

PTN Estates

Residential Sales & Lettings



115 Foxdale Drive, , Brierley Hill, DY5 3GZ

£95,000

Welcome to Foxdale Drive, Brierley Hill - a charming location that could be your new home! This purpose-built flat, with an extended lease was constructed in 1989. Offering a cozy setting with a splendid lounge with fabulous trees and canal views, two bedrooms, master with built in wardrobe and bathroom with electric shower over.

Situated on the first floor, this reappointed apartment boasts lovely canal views, providing a tranquil and picturesque backdrop to your daily life. The lounge, kitchen, and bathroom are well-appointed, ensuring both style and functionality.

With UPVC double glazing and electric heating this property offers modern amenities for your comfort. Additionally, the allocated parking space for one vehicle provides convenience and peace of mind.

Don't miss the opportunity to make this delightful flat your own - book a viewing today and envision the possibilities that await you at Foxdale Drive!

Council Tax A

Approach

The front of this apartment block is located facing the Dudley canal surrounded by beautiful trees and foliage. Entered via a intercom entrance hall with the front door situated on the the first floor, left hand side. Entry to the rear is onto the main Foxdale Drive roadway

Porch 0.97 x 1.17

Through the entrance door into the porch with artex ceiling and light point. A further door leads into the hallway

Hallway 1.06 x 4.13

With artex ceiling, light point, Economy seven heating and intercom telephone. There is a handy storage cupboard with shelving housing the water tank

Lounge 4.66 max x 3.83 max

Located to the front of the building enjoying fabulous canal views and benefiting from UPVC double glazing, electric heating and artex ceiling with light point. There is a handy built in archway giving access to the reappointed kitchen

Reappointed Kitchen 2.49 x 2.26

This splendid reappointed kitchen comprises of white base and wall units with rolled edge work tops complimented with tasteful tiled splash back and enhanced with stainless steel effect single drainer sink unit, electric cooker point with chrome splash back and plumbing for an automatic washing machine. Benefits include ceiling light point and extractor fan

Master Bedroom 2.86 x 2.68

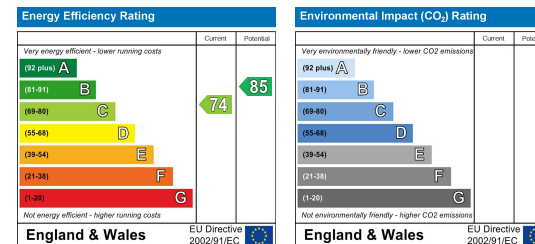
Located to the rear of the property boasting built in wardrobes and benefiting from UPVC double glazing, electric heating and artex ceiling with light point

Bedroom Two 2.36 x 2.36

Located to the rear of the property and benefiting from UPVC double glazing, electric heating and artex ceiling with light point

Bathroom 2.28 x 2.07

This most attractive bathroom comprises of a white three piece suite that consists of a paneled in bath with mixer tap, Triton power shower over, pedestal wash hand basin with mixer tap and close coupled W.C. Complimented with tasteful tiled splash back and Aqua boarding. Benefits include wall electric heating, extractor fan and artex ceiling with light point



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624