

# PTN Estates

Residential Sales & Lettings



4 Fox Foot Drive, , Brierley Hill, DY5 3XQ

£220,000

Nestled in the charming Fox Foot Drive, Brierley Hill, this extended 2/3 bedroom semi-detached home is a true gem waiting to be discovered. As you step inside, you'll be greeted by a spacious reception room perfect for entertaining guests or simply relaxing with your loved ones.

This property boasts up to three cosy bedrooms, one of which is on the ground floor and could be used as home office or playroom, offering flexibility and space for a growing family.

The refitted bathroom and kitchen, along with a convenient utility room, add a touch of modernity to this traditional home. With UPVC double glazing and gas central heating, you can enjoy comfort and energy efficiency all year round.

Parking is a breeze with space for two vehicles in the driveway, ensuring convenience for busy homeowners. The landscaped rear garden provides a tranquil outdoor space where you can unwind after a long day or host summer barbecues with friends and family.

Don't miss the opportunity to make this charming semi-detached house your new home. Embrace the warmth and character of this property, and envision the possibilities that await you in this delightful abode.

Council Tax Band B

**Approach**  
Set back from the road via a tarmac driveway with ample space for two vehicles and access to the garden via a gate

**Porch 1.22 x 1.06**  
Entered via the front door with insert spotlights and tiled floor

**Lounge 3.62 x 5.35**  
Complete with upvc double glazed bay window, insert spotlights, coal effect fire, under stairs cupboard and stairs rising to 1st floor landing

**Kitchen 3.62 x 2.28**  
Entered via the glazed door, complete with wall and base units, fitted oven and gas hob, extractor hood, one and a half bowl and sink unit, tiled floor, splashback tiling, wall mounted boiler, plumbing for automated washing machine, UPVC double glazed window to the rear elevation, central heated radiator and opening to utility

**Utility 1.85 x 1.38**  
Complete with UPVC double glazed window to the rear elevation, loft access hatch, insert spotlights, gas central heated radiator and tiled floor

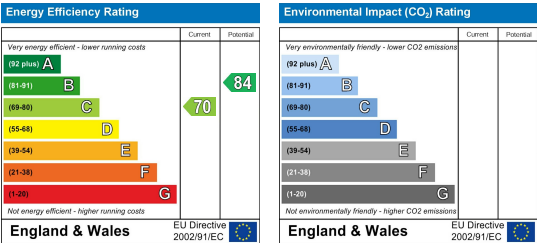
**Bedroom 3 / Office 1.85 x 2.63**  
Complete with UPVC double glazed windows to the front and side elevation, gas central heated radiator, ceiling light point and laminated flooring

**Bedroom 1 3.61 x 3.38**  
Complete with UPVC double glazed bay window, gas central heated radiator and ceiling light point

**Bedroom 2 3.62 x 2.30**  
Complete with UPVC double glaze window to the rear elevation gas central heated radiator ceiling light point and cupboard over the stairs

**Bathroom 2.64 x 1.55**  
Complete with three piece white suite, electric shower over the bath, wash hand basin set in vanity unit, black ladder style radiator, insert spotlights and extractor fan

All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.  
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



**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's 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.