



Taylors

Foxdale Drive, BRIERLEY HILL.

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This MOST APPEALING & WELL PROPORTIONED, TWO BEDROOM FLAT enjoys a SECURE & ENVIABLE FIRST FLOOR POSITION within this MODERN & POPULAR DEVELOPMENT which has MERRY HILL SHOPPING COMPLEX & BRIERLEY HILL TOWN CENTRE CLOSE BY. This WELL ARRANGED PROPERTY is for sale with NO UPWARD CHAIN.

ROOM DIMENSIONS

Hallway

Sitting Room - 3.79m x 4.59m (12'5" x 15'0")

Kitchen - 2.26m x 2.45m (7'4" x 8'0")

Bathroom - 2.22m x 2.09m (7'3" x 6'10")

Bedroom 1 - 2.82m x 2.66m (9'3" x 8'8")

Bedroom 2 - 2.23m x 2.34m (7'3" x 7'8")

OUTSIDE

Allocated & Visitor Parking

Communal Hall, Stairs & Landing

Communal Gardens and Grounds

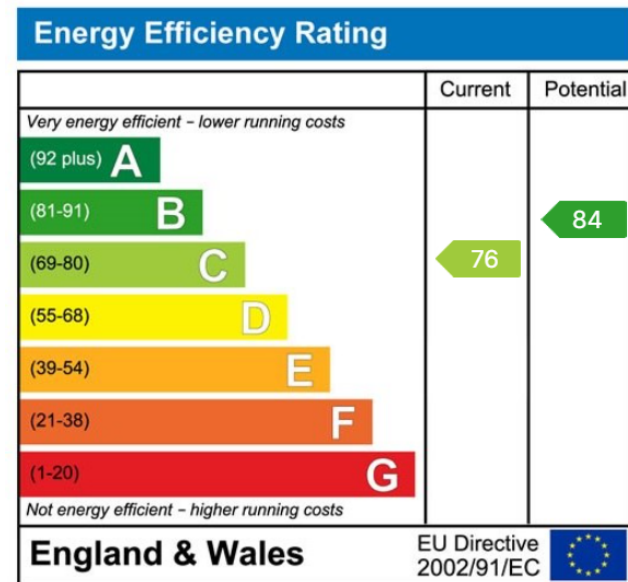
ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

EPC: C. Council Tax Band: A. Mains Electric & Mains Water are connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Our vendor is client has made us aware that the property is leasehold & will have an EXTENDED LEASE upon completion (currently lease was 99 years from 01/10/1989 BUT as mentioned will be extended upon completion) and they have also made us aware that there is an annual service charge of £1304.81 per year and a ground rent of approximately £150 per year. (The selling agents would stress that this leasehold information would need to be clarified by any perspective buyers conveyancing solicitor).





- MOST APPEALING & WELL PROPORTIONED FLAT
- TWO BEDROOMS
- EXTENDED LEASE UPON COMPLETION
- BRIERLEY HILL HIGH STREET WITHIN WALKING DISTANCE
- FIRST FLOOR POSITION
- NO UPWARD CHAIN
- ALLOCATED OFF ROAD PARKING
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- EARLY VIEWING ADVISED
- DOUBLE GLAZING



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.