





Taylors

Foxdale Drive, Brierley Hill, DY5 3GX

Offers In Region Of £150,000

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This BEAUTIFULLY PRESENTED & ATTRACTIVELY DECORATED, TWO BEDROOM, END-TERRACE RESIDENCE is superbly situated within this MODERN & POPULAR DEVELOPMENT, which has Merry Hill Shopping Complex and a host of local amenities & regular transportation links close by, and furthermore encompasses a DELIGHTFULLY PROPORTIONED & MOST APPEALING layout of accommodation, of which is VERY WELL MAINTAINED throughout. This WONDERFUL PROPERTY offers an EXCITING OPPORTUNITY for FIRST TIME BUYERS looking to get on the property ladder or INVESTORS seeking an Astute Buy-to-let investment and together with being for sale with NO UPWARD CHAIN, in brief comprises: Entrance Hallway, Spacious Sitting Room, Modern Well Fitted Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & White Suite House Bathroom with electric shower. Bedroom one includes a FITTED WARDROBE and build in cupboard. Furthermore with both Allocated & Visitor Parking, Double Glazing, Gas Central Heating & Fantastic Garden Aspect with outside storage. EARLY VIEWING ESSENTIAL! EPC: D. Council Tax Band: A. All main services 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: The property is Freehold but there is a yearly service charge of approximately £310.80 per year.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Modern Well Fitted Kitchen - 3.81m x 1.73m (12'6" x 5'8")

Spacious Sitting Room - 4.43m x 4.26m (14'6" x 13'11")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.26m x 3.18m (10'8" x 10'5")

(Measurements taken at widest available points)

Bedroom 2 - 2.74m x 1.83m (8'11" x 6'0")

House Bathroom - 1.87m x 1.75m (6'1" x 5'8")

(Measurements taken at widest available points)

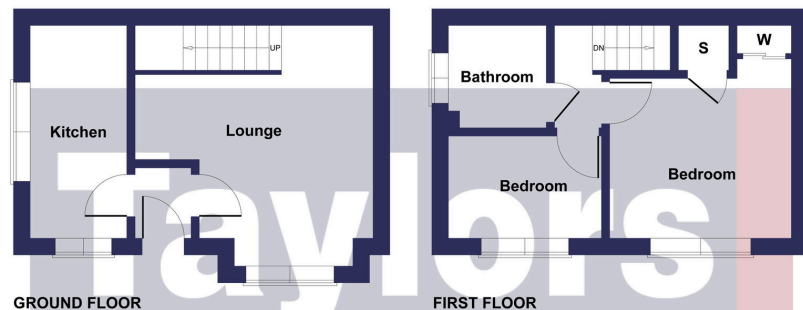
OUTSIDE

Allocated Off Road Parking

Pleasant Gardens



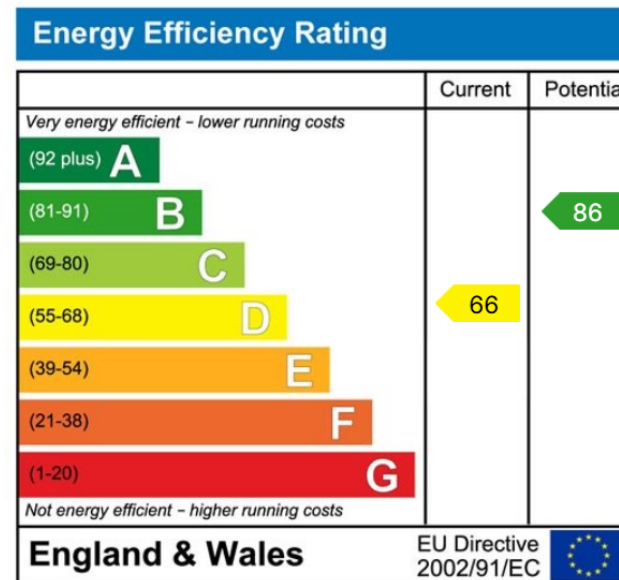
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- BEAUTIFULLY PRESENTED & ATTRACTIVELY DECORATED, END-TERRACE RESIDENCE
- MODERN WELL FITTED KITCHEN
- NO UPWARD CHAIN
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- WHITE SUITE HOUSE BATHROOM
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- SUPERBLY SITUATED WITHIN THIS POPULAR DEVELOPMENT
- EARLY VIEWING ADVISED



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.