



Taylor's

Foxdale Drive, Brierley Hill, DY5 3GX

Offers In Region Of £110,000

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A STUNNING & BEAUTIFULLY APPOINTED, TWO BEDROOM, FIRST FLOOR APARTMENT wonderfully situated within this POPULAR & MODERN DEVELOPMENT, and furthermore encompassing a DECEPTIVELY SPACIOUS layout of accommodation with Double Glazing. This STYLISHLY PRESENTED PROPERTY is PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder, and together with being IMMACULATELY MAINTAINED throughout, offers the PERFECT COMBINATION of 'Ready-to-move-into-accommodation', Affordable Living Costs & a HUGE CONVENIENT RESIDENTIAL LOCATION. 'Foxdale Drive' is a DESIRABLE & MODERN DEVELOPMENT, conveniently located within the POPULAR TOWN of Brierley Hill, which provides EASY ACCESS to an OUTSTANDING RANGE of Good Schooling, Regular Transport Links & Local Amenities. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Flats Own Hall, Stylish Lounge Diner, Modern Well Fitted Kitchen, Two Well Proportioned Bedrooms & Luxury Well Appointed Bathroom. Externally with both Allocated & Visitor Off Road Parking, Communal Hall, Stairs & Landing and Well Maintained Communal Gardens & Grounds.

ROOM DIMENSIONS

GROUND FLOOR

Flats Own Hall

Stylish Lounge Diner - 4.69m x 3.78m (15'4" x 12'4")

(Measurements taken at widest available points)

Modern Well Fitted Kitchen - 2.47m x 2.27m (8'1" x 7'5")

Bedroom 1 - 2.88m x 2.66m (9'5" x 8'8")

(Measurements taken at widest available points)

Bedroom 2 - 2.35m x 2.22m (7'8" x 7'3")

Luxury House Bathroom - 2.19m x 2.11m (7'2" x 6'11")

(Measurements taken at widest available points)

OUTSIDE

Communal Gardens & Grounds

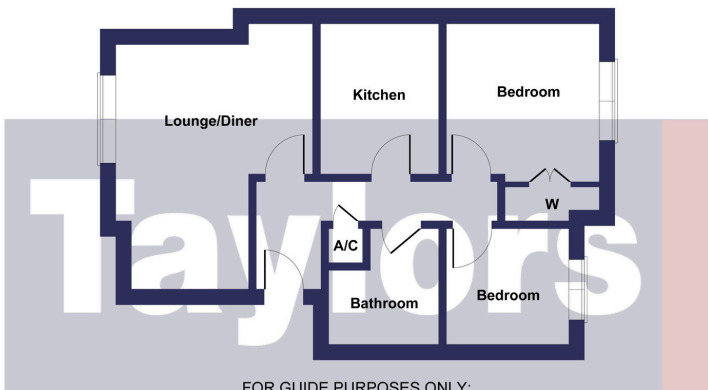
Allocated & Visitor Parking

Communal Hall, Stairs & Landing

EPC: C. Council Tax Band: A. Mains Electrical, Mains Water & Mains Drainage services 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: The property is of a Leasehold tenure with 122 years left remaining on the lease (Expiry Date: 21/04/2148) and has an annual service charge of £2184 per year & a yearly ground rent of £100 per annum. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).



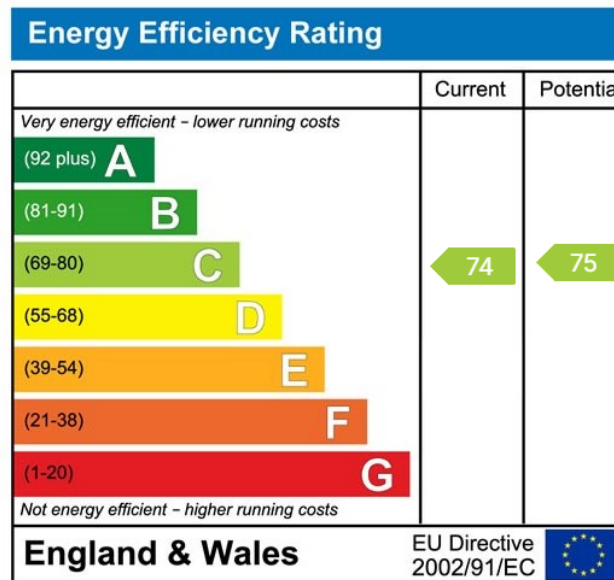
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FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- STUNNING & BEAUTIFULLY APPOINTED APARTMENT
- DELIGHTFULLY SITUATED WITHIN THIS MODERN DEVELOPMENT
- LUXURY WELL APPOINTED BATHROOM
- ALLOCATED & VISITOR PARKING
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- SECURE FIRST FLOOR POSITION
- MODERN WELL FITTED KITCHEN
- TWO WELL PROPORTIONED BEDROOMS
- WELL MAINTAINED LAYOUT WITH DOUBLE GLAZING
- PERFECT FOR FIRST TIME BUYERS LOOKING TO GET ONTO THE PROPERTY LADDER



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.