



Taylors

Foxdale Drive, Brierley Hill, DY5 3GX

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A VERY WELL PROPORTIONED & MOST APPEALING, END-OF-TERRACE CLUSTER HOUSE enjoying a SECLUDED POSITION within this SOUGHT AFTER DEVELOPMENT, and furthermore encompassing a DELIGHTFULLY ARRANGED Layout of accommodation with Double Glazing. This CHARMING PROPERTY offers FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOW MAINTENANCE HOME, which is VERY WELL PROPORTIONED throughout, and altogether provides the IDEAL COMBINATION of Modern Living, 'Turn Key' Accommodation & an EXTREMELY POPULAR Residential Address. An EARLY INTERNAL VIEWING is ADVISED if to appreciate the accommodation on offer, which briefly comprises: Attractive Well Fitted Kitchen being OPEN PLAN to a Lovely Sitting Room Area, Landing, Good Sized Bedroom & House Bathroom. Externally with Allocated & Visitor Off Road Parking and Pleasant Communal Gardens & Grounds. Perspective purchasers would also like to be made aware that this QUALITY STARTER HOME is being sold with NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Attractively Fitted Kitchen being OPEN PLAN to Sitting Area - 5.66m x 3.7m (18'6" x 12'1")

FIRST FLOOR

Landing

Bedroom 1 - 3.69m x 3.65m (12'1" x 11'11")

House Bathroom - 1.93m x 1.71m (6'3" x 5'7")

OUTSIDE

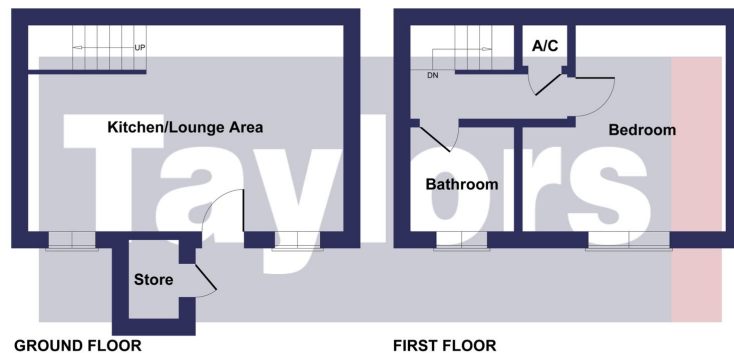
Allocated & Visitor Off Road Parking

Well Maintained Communal Gardens & Grounds

EPC: E. Council Tax Band: A. Mains Electrical, Water & 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: Freehold - Please note - Even though the property is freehold, the property is subject to a yearly charge for the parking space and maintenance of the front lawn of approximately £310.00 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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GROUND FLOOR

FIRST FLOOR

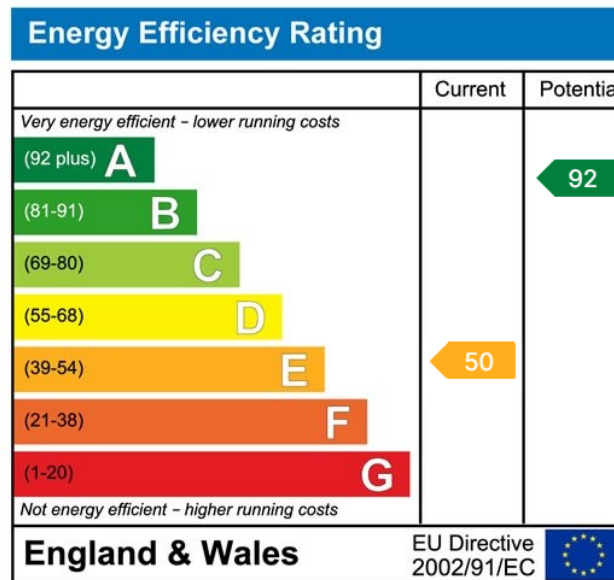
FOR GUIDE PURPOSES ONLY:

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).



- VERY WELL PROPORTIONED & MOST APPEALING, END-OF-TERRACE CLUSTER HOUSE
- MERRY HILL SHOPPING COMPLEX WITHIN CLOSE PROXIMITY
- NO UPWARD CHAIN
- EARLY VIEWING ADVISED
- WELL MAINTAINED COMMUNAL GARDENS & GROUNDS
- EXCELLENT RANGE OF LOCAL AMENITIES & REGULAR TRANSPORT LINKS CLOSE BY
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- SECLUDED & LOVELY POSITION WITHIN THIS MODERN DEVELOPMENT
- ATTRACTIVE WELL FITTED KITCHEN BEING OPEN PLAN TO LOUNGE AREA
- ALLOCATED & VISITOR OFF ROAD PARKING



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.