



44 Fox Foot Drive
Brierley Hill, DY5 3XQ

Asking Price £180,000

Property Description

A two bedroom semi detached style property, situated in a cul-de-sac location within close proximity to the Dell stadium. Benefitting from an off road parking space to the front and an enclosed rear garden.

Briefly comprising of; entrance porch, lounge, fitted kitchen, two bedrooms and upstairs bathroom. Gas central heating and double glazing throughout.

This is an ideal first time buyer purchase and/or buy to let investment and is offering no upward chain. EPC - D / CT Band - B

Location

Brierley Hill is a small town situated approximately 2.5 miles south of central Dudley and 2 miles north of Stourbridge. Part of the Black Country, and is best known for glass and steel manufacturing, although the industry has declined considerably since the 1970s. One of the largest factories in the area was the Round Oak Steelworks, which was closed down and redeveloped in the 1980s to become the Merry Hill Shopping Centre. Brierley Hill was originally in Staffordshire, but is now part of the West Midlands metropolitan county since its creation in 1974.

Entrance Porch

1.07m x 1.24m (3'6" x 4'0")

Door leading to lounge.

Lounge

5.22m x 3.62m (17'1" x 11'10")

Windows to front. Gas fire installed with wooden surround (inoperable). Stairs leading to the first floor and door leading to fitted kitchen.

Fitted Kitchen

2.28m x 3.61m (7'5" x 11'10")

Window to rear and door leading to side access. A range of eye level and base units incorporating: a brand new electric oven/grill, with brand new gas hob and extractor hood over and plumbing for a washing machine. Eye level cupboard houses boiler.

Landing

2.65m x 0.91m (8'8" x 2'11")

Doors leading to all upstairs rooms. Loft access available.

Bedroom One

3.37m wp x 3.62m (11'0" wp x 11'10")

Window to front.

Bathroom

1.60m x 2.61m (5'2" x 8'6")

Window to side. Three piece bathroom suite comprising: panelled bath with electric shower over, low level flush and pedestal wash hand basin.

Bedroom Two

2.29m x 3.62m (7'6" x 11'10")

Window to rear. Built in storage available.



Outside

FRONT: One off road parking space directly to the front of the property. Small lawned area to the side. Side access also available.

REAR: Small area of astroturf laid with bark on surrounding borders. Lawned area towards the bottom of the garden with a medium sized shed available.

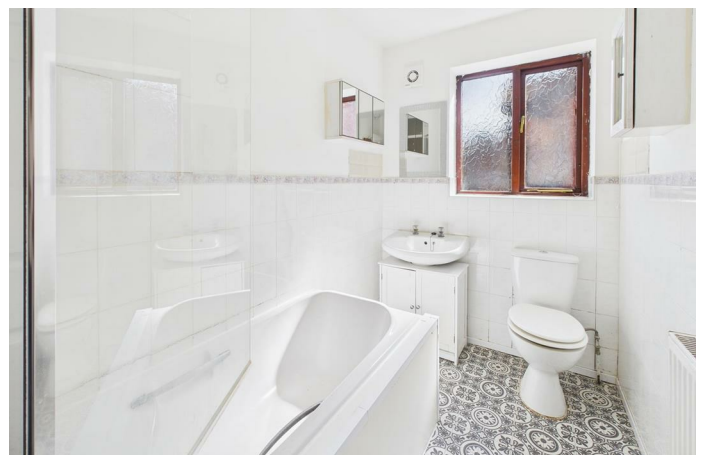
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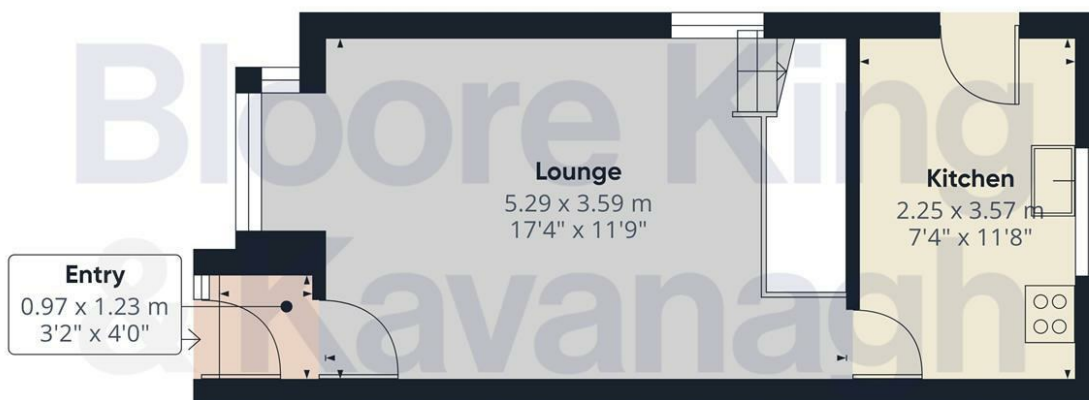
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate branch for advice or confirmation on any points.

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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0



Floor 1

Approximate total area⁽¹⁾
54.7 m²
588 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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