

PTN Estates

Residential Sales & Lettings



235 Foxdale Drive, , Brierley Hill, DY5 3GX

£95,000

Nestled in the charming area of Brierley Hill, this delightful flat on Foxdale Drive offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples or individuals seeking a peaceful retreat.

Upon entering, you are greeted by a spacious lounge that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, with a hallway that leads seamlessly to all rooms, ensuring easy access throughout the flat.

The kitchen and bathroom are functional and well-maintained, featuring a shower over the bath, which adds versatility to your daily routine. The flat benefits from UPVC double glazed windows, ensuring warmth and quietness, while the electric heating system provides a reliable source of comfort during the cooler months.

For those with a vehicle, the property includes parking for one car, a valuable asset in this desirable location.

In summary, this flat on Foxdale Drive is a wonderful opportunity for anyone looking to settle in Brierley Hill. With its spacious living areas, convenient amenities, and a welcoming community, it is a property that truly deserves your attention.

hallway 0.8 x 4.31

with intercom telephone, ceiling light feature, doors to the lounge, bathroom, and both bedrooms. storage for boiler

lounge 4.27 x 3.81 (max)

UPVC double glazed window, electric heater, ceiling light

kitchen 2.48 x 2.27

wall units, ceiling light, electric cooker

bathroom 2.2 x 2.08

aqua panel tiles, triton cara shower over bath, ceiling light

bedroom 1 2.86 x 2.68

ceiling light, UPVC double glazed window, electric heater, fitted wardrobe

bedroom 2 2.2 x 2.3

ceiling light, double glazed UPVC window, electric heating

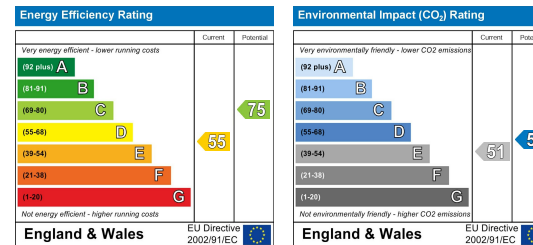
Lease Information

The lease has been extended to 125 years there service charge is £1100 Per annum and the ground rent is £100 Per annum

Important Information

All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



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PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.