

# PTN Estates

Residential Sales & Lettings



231 Foxdale Drive, , Brierley Hill, DY5 3GX

£140,000

Nestled in the charming Foxdale Drive with close access to the canal, this delightful one-bedroom cluster house offers a perfect blend of comfort and convenience. Built in 1992, this attached property spans an inviting 570 square feet, making it an ideal choice for first-time buyers or those seeking a low-maintenance home.

Upon entering, you are welcomed into a cosy reception room that flows seamlessly into a divided kitchen, providing a functional space for cooking and entertaining. The lounge area is bright and airy, perfect for relaxation after a long day. The property features a spacious landing that leads to a generously sized double bedroom, ensuring ample space for your furnishings and personal touches.

The bathroom is well-appointed, complete with a power shower over the bath, offering both practicality and comfort. The house benefits from gas central heating, featuring a new combi boiler, ensuring warmth and efficiency throughout the colder months. Additionally, the new UPVC double-glazed windows enhance energy efficiency and provide a peaceful living environment.

Outside, the property boasts a charming front garden, perfect for enjoying the fresh air, while the absence of a rear garden allows for easy upkeep. An allocated parking space adds to the convenience of this lovely home, making it an attractive option for those with a vehicle.

In summary, this one-bedroom cluster house on Foxdale Drive presents a wonderful opportunity to own a well-maintained freehold property in a desirable location. With its modern amenities and inviting atmosphere, it is sure to appeal to a variety of buyers looking for a comfortable and convenient living space.

Please note the property is subject to a yearly charge for the parking space and maintenance of the front lawn of approximately £130 per annum

**Approach**  
Approached from the front via the car park with allocated parking leading to a UPVC front door with obscure glazed panel

**Lounge 5.9 x 3.8**  
Complete with ceiling light point, gas central heated radiator, UPVC double glazed window to the front elevation

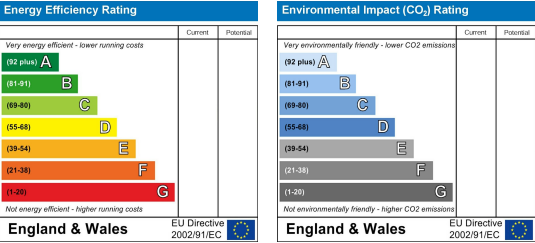
**Kitchen 2.1 x 2.8**  
Complete with wall and floor units, ceiling light point, UPVC double glazed window to front elevation, plumbing for automatic washing machine and handy storage cupboard underneath the stairs

**Landing**  
Complete with loft access hatch and handy over stair storage cupboard housing new combination boiler

**Bathroom 2.1 x 1.7**  
Complete with obscured UPVC double glazed window to front elevation, gas central heated radiator, ceiling light point, extractor fan, power shower over bath, three-piece white suite consisting of panelled in bath, pedestal basin and low flush WC

**Bedroom 3.8 x 3.8 (widest point)**  
Complete with ceiling light into heated radiator and UPVC double glazed window to front elevation

**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 £25+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.



GROUND FLOOR



1ST FLOOR

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**Accuracy of Brochures**  
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's 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.