



**RE/MAX**  
Prime Estates



**14 Foxhills Park, Netherton, DY2 0JQ**  
**Offers in the region of £220,000**

This semi-detached house, located in the desirable Foxhills Park, Netherton, presents an excellent opportunity for first-time buyers seeking a property with potential. The home features three well-proportioned bedrooms and two reception rooms that offers ample space for relaxation or entertaining.

The property is situated in a quiet cul-de-sac, providing a peaceful environment while still being conveniently close to local amenities. Residents will benefit from easy access to nearby shops, schools, and recreational facilities, ensuring that everyday needs are met within a short distance. The area is well-served by public transport, making commuting straightforward for those who work in nearby towns or cities.

While the house is in need of some modernisation, this presents a unique opportunity for buyers to personalise the space to their taste and requirements. The property also boasts parking for up to four vehicles, a valuable feature in this area, allowing for convenience and ease of access.

In summary, this semi-detached house in Foxhills Park is a promising option for those looking to invest in a property that they can make their own, all while enjoying the benefits of a well-connected and community-oriented location.

## Approach



With a tarmacadam drive with lawn border offering access to front door, vehicle access to the garage

## Porch

With a door leading from the front, double glazed windows to the front and a door leading to;

## Entrance Hall

With a door leading from the porch, double doors to the living room, stairs ascending to the first floor and a central heating radiator

## Living Room 12'6" x 13'6" (3.83 x 4.12)



With double doors leading from the entrance hall, an archway leading to the dining room, fireplace with decorative surround and hearth, under-stairs storage access, a double glazed window to the front and a central heating radiator

## Dining Room 8'2" x 10'3" (2.50 x 3.14)



With an archway leading from the living room, a door leading to the kitchen, a double glazed window to the rear and a central heating radiator

## Kitchen 7'2" x 10'3" (2.19 x 3.13)



With a door leading from the dining room, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, a double glazed window to the side and a door leading to the rear garden

## Landing

With stairs ascending from the entrance hall, a double glazed window to the side and doors to various rooms

### Bedroom 8'10" x 12'8" (2.71 x 3.88)



With a door leading from the landing, fitted wardrobe storage, access to built in store, a central heating radiator and a double glazed window to the front

### Bedroom 9'5" x 9'1" (2.88 x 2.79)



With a door leading from the landing, access to built-in store, a central heating radiator and a double glazed window to the rear

### Bedroom 6'8" x 9'11" (2.05 x 3.03)



With a door leading from the landing, access to built-in store, a central heating radiator and a double glazed window to the front

### Bathroom



With a door leading from the landing, WC, hand wash basin, shower cubicle with glass screen, a double glazed window to the rear and a central heating radiator

### Garden



With a door leading from the kitchen, block paving throughout with raised beds to the rear, access to the garage and a side access gate

### Garage

With an up-and-over style garage door to the front and a door offering access to the garden

### Money Laundering Regulations

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

### Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

**Conveyancing Referrals:**

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

**Financial Services Referrals:**

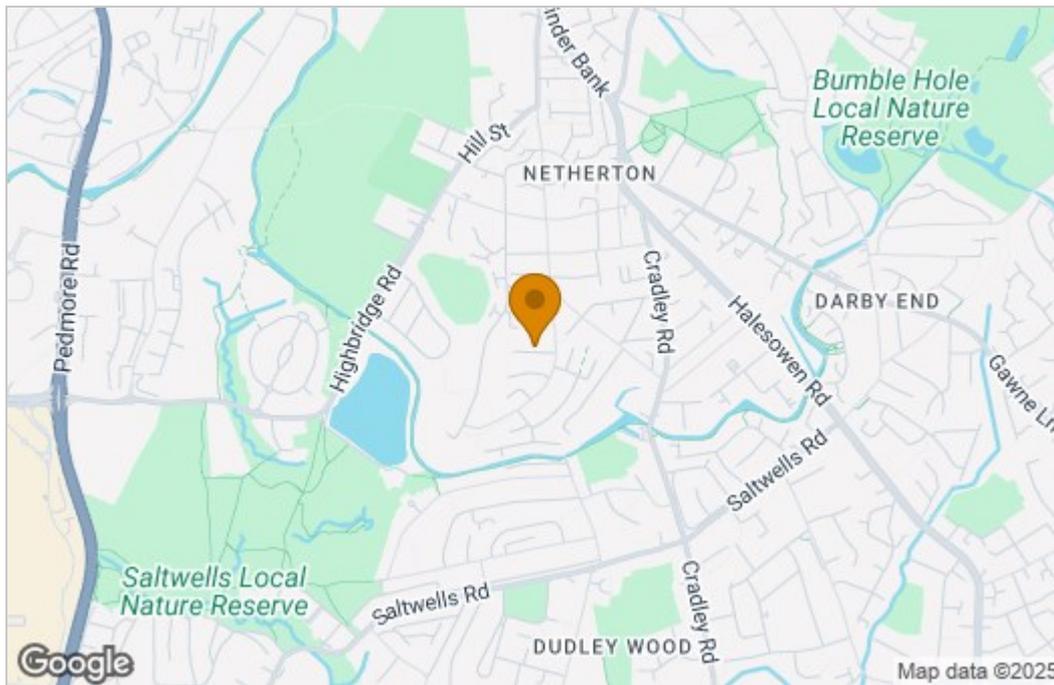
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

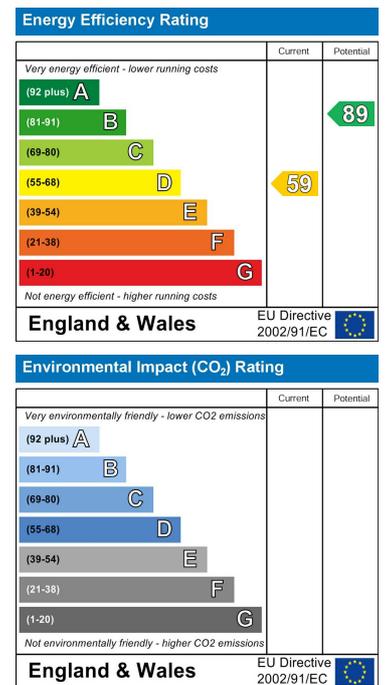
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Stourbridge, West Midlands, DY8 1DX

Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk <https://remax.uk/locations/RE-MAX-Prime-Estates>