

# Grove.

FIND YOUR HOME



6 Westley Court  
West Bromwich,  
West Midlands  
B71 1HH

Offers In The Region Of £120,000





### A Bright and Welcoming Apartment in Westley Court, West Bromwich

Located in the highly desirable area of Westley Court, West Bromwich, this delightful apartment is filled with natural light and is offered to the market with no upward chain—an ideal opportunity for a smooth and stress-free purchase. West Bromwich is a popular location, offering a wide range of local amenities including shops, green parks, and excellent transport links, making it easy to commute or explore the surrounding areas.

The property features a private entrance hall leading into a generously sized lounge diner, complete with a charming walk-in bay window that floods the space with light. The kitchen is conveniently accessed from the lounge, making it a practical layout for both daily living and entertaining. There are two well-proportioned bedrooms, one of which enjoys a lovely Juliet balcony, as well as a modern family bathroom. Parking is well-catered for within this gated complex, with allocated parking for residents and additional visitor spaces available, offering security and convenience in equal measure.

Whether you're a first-time buyer, an investor, or looking to downsize, this apartment presents a fantastic opportunity to enjoy a low-maintenance and comfortable lifestyle in a peaceful, well-connected neighbourhood. JH 18/08/2025 V2  
EPC=B













#### Approach

Via a gated, secure complex with telecom system.

#### Private hall

Via private entrance door into hall with security telecom entry system, fuse box, door to inner hall. with access to airing cupboard, bathroom, two bedrooms and living space.

#### Inner hall

Access to airing cupboard, bathroom, two bedrooms and living space.

#### Living area

Three double glazed windows, two central heating radiators, t.v. point and door into kitchen.

#### Kitchen 8'10" x 8'6" (2.7 x 2.6)

Double glazed window, wall and base wood effect units with roll top surface over, sink with mixer tap and drainer, splashback tiling to walls, space for fridge freezer, electric oven, gas hob, extractor, space for washing machine, central heating boiler.

#### Bathroom

Central heating radiator, w.c., bath with shower over, pedestal wash hand basin, tiling to walls.

#### Bedroom one 13'9" x 8'2" (4.2 x 2.5)

Double glazed double doors to Juliet balcony, central heating radiator.













Bedroom two 8'6" x 7'6" (2.6 x 2.3)

Double glazed window and central heating radiator.

#### Parking

Allocated parking and additional visitors parking

#### Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease length is 150 years from 21st September 2007. The annual ground rent is £150.00. The service charge is £695.90 paid half yearly.

#### Council Tax Banding

Tax Band is B

#### Money Laundering Regulations

In order to comply with Money Laundering

Regulations, from June 2017, all prospective purchasers are required to provide the following -

1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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