

for sale

offers in the region of **£125,000** Leasehold

**Paul  
Dubberley**



Westley Court West Bromwich B71 1HH

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## Property Description

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## Entrance

Having door and further door into entrance hall.

## Entrance Hall

Having door, central heating radiator, storage cupboard and doors to.

## Lounge

Having double glazed windows, TV point, central heating radiator, access to the kitchen.

## Kitchen

Fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven and hob, plumbing for washing machine, fridge freezer and central heating boiler.

## Bedroom One

Having a double glazed window, central heating radiator and door to ensuite.

## Ensuite

Tiled to splash prone areas, low level WC, wash hand basin, shower cubicle and central heating radiator.

## Bedroom Two

Having a double glazed window, and central heating radiator.

## Bathroom

Part tiled, with low level WC, wash hand basin, bath with shower over and central heating radiator









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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290 - 292 High Street  
 WEST BROMWICH B70 8EN

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1300.00

Ground Rent:  
 150.00

**view this property online** [PaulDubberley.co.uk/Property/PWB104736](http://PaulDubberley.co.uk/Property/PWB104736)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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