

# Grove.

FIND YOUR HOME



10 Westley Court  
West Bromwich,  
B71 1HH

Offers Over £125,000

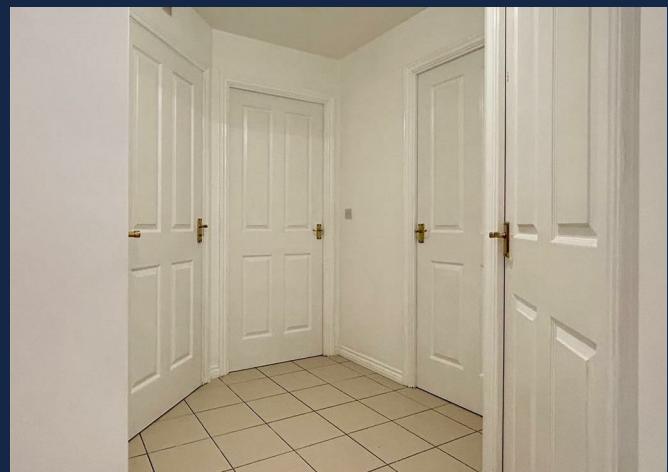


Set on the top floor of the sought-after Westley Court development, this bright and well-presented apartment offers a peaceful setting with plenty of natural light. Available with no upward chain, it's an excellent option for a straightforward purchase.

The apartment opens into a welcoming entrance hall, leading to a spacious lounge diner featuring a walk-in bay window that enjoys elevated views and a light, airy feel. The kitchen is neatly positioned off the living space, ideal for everyday living and entertaining. There are two generous bedrooms, including one with a Juliet balcony, along with a modern family bathroom.

The gated complex benefits from allocated resident parking plus visitor spaces, providing both security and convenience. Well located for local shops, parks, and transport links, Westley Court is ideal for commuters, first-time buyers, investors, or those looking to downsize. Leasehold. JH 03/02/2026 V1 EPC=B







Council Tax Banding  
Tax Band is B

Approach  
Via a gated, secure complex with telecom system.

Entrance hall  
Housing the fuse box, door into inner hall, loft access.

Inner hall  
Having doors into storage cupboard having light and further doors into two bedrooms, bathroom and open plan living area.

Open plan living area 12'1" x 17'8" (3.7 x 5.4)  
Three double glazed windows, two central heating radiators, door into kitchen.

Kitchen 8'10" x 8'6" (2.7 x 2.6)  
Double glazed window, wood effect wall and base units, roll top surface over, splashback tiling to walls, space for fridge freezer, integrated oven, gas hob, extractor, space for white goods, central heating boiler, sink with mixer tap and drainer.

Bedroom one 13'9" x 8'2" (4.2 x 2.5)  
Double opening doors to Juliet balcony, central heating radiator.







## 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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Bedroom two 7'6" x 8'6" (2.3 x 2.6)  
Double glazed window and central heating radiator.

Bathroom  
Low level flush w.c., pedestal wash hand basin, bath with shower over, central heating radiator.

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 is 150 years from 21th September 2007. The ground rent is £150 per annum and the service charge per annum if £1,391.80.

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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 you 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 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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