

for sale

offers in excess of **£120,000** Leasehold

**Paul  
Dubberley**



**Westley Court West Bromwich B71 1HH**

# Westley Court West Bromwich B71 1HH



## Property Description

Welcome to this well-presented two-bedroom ground floor flat situated in the popular Westley Court development in West Bromwich. Ideal for first-time buyers, downsizers, or investors, this home offers a blend of comfort, convenience, and easy living.

Step inside to find a bright and airy living area, perfect for relaxing or entertaining. The modern fitted kitchen provides ample storage and workspace, ideal for everyday cooking. Both bedrooms are generously sized, with the second room offering flexibility as a guest room, home office, or nursery.

A clean and well-maintained bathroom completes the layout, offering a practical and functional space.

Outside, residents benefit from, parking facilities, and a quiet, well-kept setting. The property is ideally located within easy reach of West Bromwich town centre, local shops, schools, and excellent transport links including bus routes and the Metro network—perfect for commuters.

## Entrance Porch

Having door to the front and further door into the hallway.

## Entrance Hall

Having door, storage cupboard and doors to.

## Lounge

Having double glazed windows to the rear elevation, central heating radiator TV point and door to kitchen.

## Kitchen

Fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas, integrated electric oven and gas hob, with cooker hood over, plumbing to washing machine and dishwasher and cupboard housing central heating boiler.

## Bedroom One

Having a double glazed window to the rear central heating radiator.

## Bedroom Two

Having a double glazed window to the rear elevation and central heating radiator.

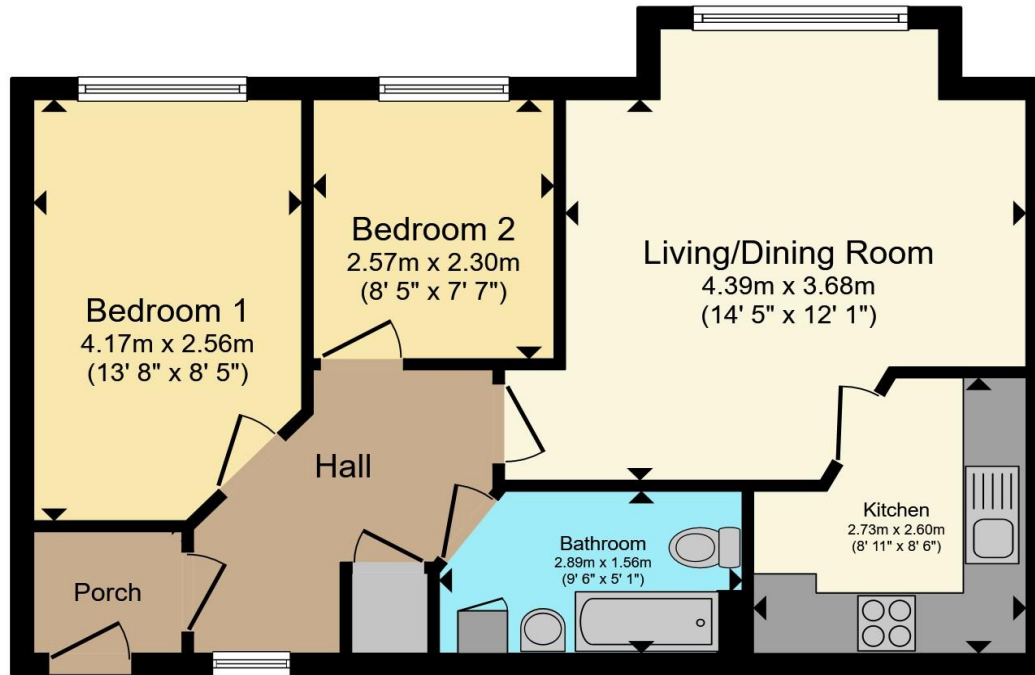
## Bathroom

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









### Ground Floor

Total floor area 53.6 m<sup>2</sup> (577 sq.ft.) approx

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.propertybox.io



To view this property please contact Paul Dubberley on

**T** 0121 525 2111  
**E** westbromwich@pauldubberley.co.uk

290 - 292 High Street  
 WEST BROMWICH B70 8EN

EPC Rating: B    Council Tax Band: B    Service Charge: 1637.90    Ground Rent: 125.00

**view this property online [PaulDubberley.co.uk/Property/PWB105250](http://PaulDubberley.co.uk/Property/PWB105250)**

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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