



Connells

Westley Court
West Bromwich

Westley Court West Bromwich B71 1HH

for sale offers in excess of
£120,000



Property Description

Situated within the Hateley Heath area of West Bromwich and within walking distance of Phoenix Academy and local shops. This currently rented 2 bedroom upper floor apartment briefly comprises; communal entrance with stairs leading upto the apartment, spacious lounge with kitchen off, two great sized bedrooms, bathroom, en suite to master, central heating and double glazing (where specified). There is also access to communal gardens and an allocated parking space.

Entrance Hall

Entrance to the property is via a communal hall, benefiting from a storage cupboard and providing access to the bedrooms, bathroom, and lounge.

Lounge/Diner

Benefiting from a Juliet balcony and a central-heating radiator, with an archway leading through to the kitchen.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, splash-back tiling, a stainless-steel sink and drainer, space and plumbing for a washing machine, an integrated oven and hob, and a central-heating radiator.

Bedroom One

Benefiting from a juliet balcony the room comprises of a central heating radiator and a door to the en suite.

En Suite

Fitted with a shower cubicle, wash hand basin, WC, extractor fan, and part-tiled walls.

Bedroom Two

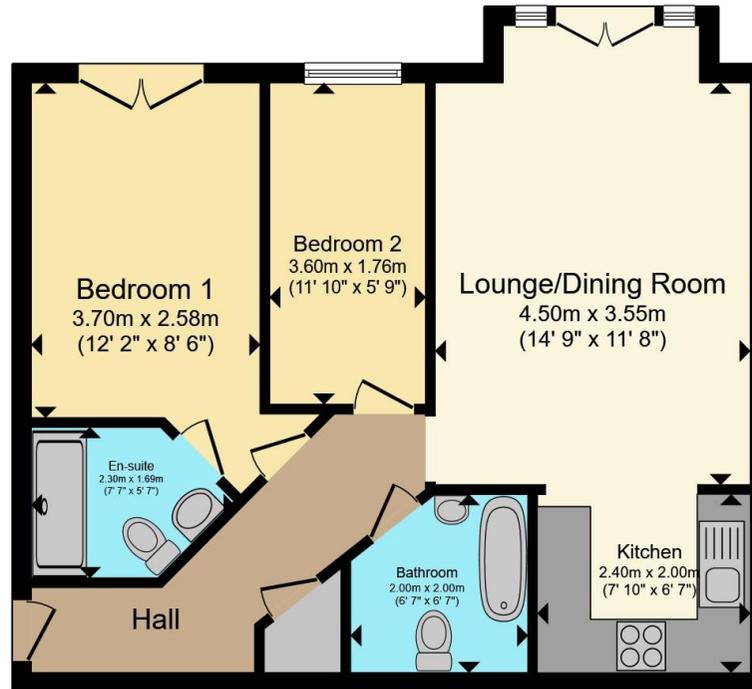
Featuring a double-glazed window to the front and a central-heating radiator.

Bathroom

Fitted bathroom suite comprising a panel bath with shower over, wash hand basin, WC, part-tiled walls, and an extractor fan.







Floor Plan

Total floor area 54.8 m² (590 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 Connells on

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3 Astle Park
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EPC Rating: B Council Tax Band: A

Service Charge: 1600.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW311189

This is a Leasehold property with details as follows; Term of Lease 150 years from 21 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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