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Flat 1 Lyttleton House Blackberry Lane
Halesowen,
West Midlands
B63 4NX

Price £125,000



Located within the desirable Lyttleton House on Blackberry Lane Halesowen, this well presented ground floor apartment offers a wonderful opportunity to enjoy comfortable independent living in a friendly over 55's community. The development is ideally positioned close to a variety of local amenities including a Co-op, restaurants and parks and all within easy walking distance. Excellent public transport links ensure convenient access to nearby towns and cities.

The layout in brief comprises of entrance hall with two storage cupboards, a well proportioned lounge, a modern kitchen with integrated appliances, a generous double bedroom with built in wardrobe and shower room.

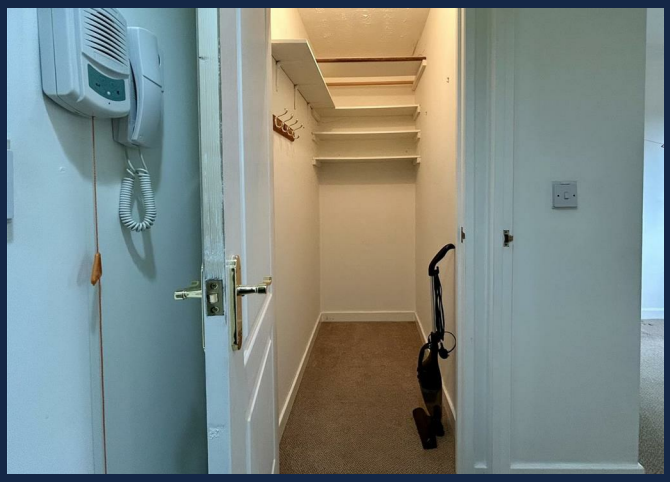
In addition this development offers a security entrance system, house manager (Monday to Friday between 10am and 3pm), residents communal lounge, guest suite and communal utility room and lift to all floors. Outside there is both resident and visitor parking and communal gardens to surround. Leasehold. JH 29/09/2026 V3 EPC=C














Approach
Via communal hallway, reception rooms downstairs, communal hall and dining area. Private door into entrance hall

Entrance hall
Coving to ceiling, doors to shower room, two storage cupboards, reception room and bedroom.

Reception room 14'1" x 14'5" max 8'2" min (4.3 x 4.4 max 2.5 min)
Double glazed door to the front facing the car park area, double glazed window to front, coving to ceiling, electric radiator, electric fireplace, feature archway to kitchen.

Kitchen 5'10" x 10'5" (1.8 x 3.2)
Double glazed window to front, coving to ceiling, matching glass wall and base units with wood effect surface over, integrated oven, integrated fridge freezer, sink with mixer tap and drainer, hob and extractor over.

Bedroom 14'5" x 8'6" (4.4 x 2.6)
Double glazed window to front, coving to ceiling, electric radiator, fitted wardrobes.

Shower room
Vertical electric towel rail, vanity set with low level flush w.c., wash hand basin with mixer tap, double electric shower.

Outside gardens
A beautiful space with paved patio area, steps leading down to lawn with various mature planter beds and established borders with hedging and fence panels. To the rear of the garden is a vegetable patch which looks out onto the equestrian centre at the rear, a peaceful setting for any keen gardener.

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 125 years from 1st April 1990. The service charge per annum is approximately £2,800 with an annual ground rent of £450.00.

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 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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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