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7 Lyttleton House, Blackberry Lane
Halesowen,
West Midlands
B63 4NX

Price £125,000



A Ground Floor Apartment in Lyttleton House – Over 55s Development

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 55s community. The development is ideally positioned close to a variety of local amenities, including a Co-op, restaurants, and parks, all within walking distance. Excellent public transport links ensure convenient access to nearby towns and cities.

The apartment itself comprises a welcoming entrance hall with a useful storage cupboard, a bright and spacious reception room with storage room, a fitted kitchen, a well-proportioned double bedroom, and a modern shower room.

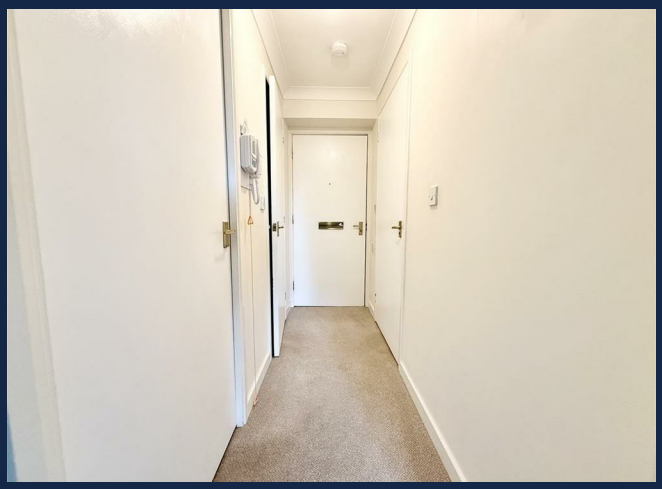
Residents at Lyttleton House benefit from a secure entrance system and the presence of a house manager, available Monday to Friday between 10am and 3pm. Communal facilities include a comfortable residents' lounge, a laundry room, and a lift providing access to all floors. Externally, the development offers attractive communal gardens, along with both residents' and visitor parking.

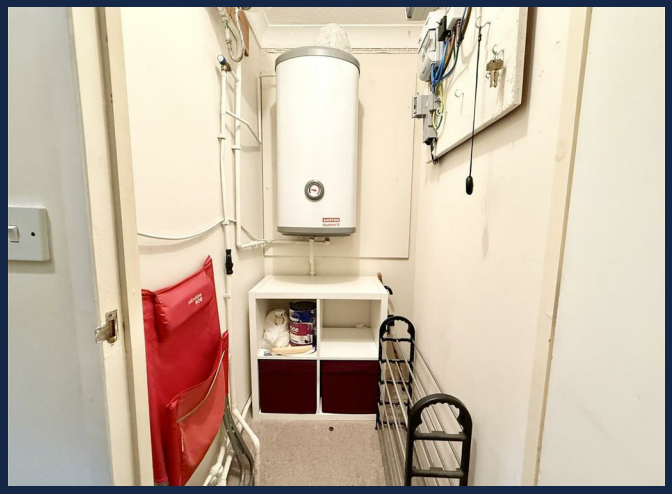
Offered on a leasehold basis, this delightful apartment is perfect for those looking to retire in a welcoming and well-maintained environment. With its excellent location and thoughtful amenities, early viewing is highly recommended. Leasehold. JH 29/10/2026 V4 EPC=C






BOSCH









Approach
Via door into private entrance hall.

Entrance hall
Coving to ceiling, safety pull cord, intercom system, door to storage cupboard housing water cylinder, fuse box and meters, door into shower room, bedroom and living area.

Living area 16'8" max 15'8" min x 8'10" min 16'4" max (5.1 max 4.8 min x 2.7 min 5.0 max)
Double glazed window and door, coving to ceiling, electric storage heater, electric feature fire, archway into kitchen, safety pull cord, door into storage cupboard.

Storage cupboard 4'3" x 4'11" (1.3 x 1.5)

Kitchen 7'2" x 5'2" (2.2 x 1.6)
Wall and base units with square top surface over, splashbacks, sink with mixer tap and drainer, hob, extractor, coving to ceiling, integrated oven.

Bedroom 12'1" x 8'10" (3.7 x 2.7)
Double glazed window, electric storage heater, coving to ceiling, built in wardrobes with bifold doors.

Shower room
Complementary tiling to walls, electric towel radiator, vanity style wash hand basin with mixer tap, low level flush w.c., shower with fitted seat and safety pull cord.

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. The lease is 125 years from 1st April 1990. The ground rent which is paid 6 monthly is £198.80 and the annual service charge is £3,162.00.

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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