

Flat 4 Lyttleton House Blackberry Lane, Halesowen, B63 4NX



## Flat 4 Lyttleton House Blackberry Lane,

Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU



0121 585 66 67



[sales@hickshadley.com](mailto:sales@hickshadley.com)



<https://www.hickshadley.co.uk>

**\*\*NO UPWARD CHAIN\*\* \*\*OVER 60's\*\* \*\*PREVIOUSLY A TWO BEDROOM APARTMENT\*\***

A superbly positioned one bedroom, ground floor apartment with direct garden access on this most sought after of age restricted (over 60's) apartment complexes; ideal for easy access to bus routes and Halesowen town centre. The property briefly comprises: entrance hall with storage cupboard, spacious open plan lounge/diner, fitted kitchen, modern shower room and double bedroom with storage cupboard and integrated wardrobe. The property further benefits from: double glazing, beautifully kept communal gardens, communal laundry room, visiting house manager and 24 hour emergency careline. GREAT POSITION. VIEWING HIGHLY RECOMMENDED. RARE EXAMPLE OF ONE WITH GENUINE LOUNGE/DINER OPTION. EPC: D

Hicks Hadley

Offers In The Region Of £135,000 - Leasehold



#### Entrance Hall

With storage cupboard, secure intercom and doors into open plan lounge/diner, shower room and bedroom.

#### Spacious Open Plan Lounge/Diner 19'4 x 15'3 (max) (5.89m x 4.65m (max))

Having two wall mounted electric storage heaters, feature fireplace, electric fire, double glazed window to side elevation, double glazed door into garden and access into:

#### Fitted Kitchen 7'3 x 5'3 (2.21m x 1.60m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, electric hob, extractor over, space for fridge and splash back tiling.

#### Double Bedroom 18'9 x 8'10 (max) (5.72m x 2.69m (max))

Having electric storage heater, integrated wardrobe, storage cupboard and double glazed window to front elevation.

#### Shower Room 6'7 x 5'4 (max) (2.01m x 1.63m (max))

Having walk in shower cubicle, low flush wc, heated towel rail, vanity wash hand basin with extra cupboard space and ceramic tiling.

#### Outside

Having car park to the front, lawns and well stocked garden area reaching around the side.

#### Communal Aspects

The building has a secure entry to the front of the building leading on to communal hall, residential lounge and outdoor patio area from which residents can enjoy the garden.

There is also a visiting house manager, communal laundry room and lifts to the upper floors.



#### Agents Note

Council Tax Band: B

EPC: D

We have been informed that the property is leasehold.

We have been informed that the lease length is approximately 89 years.

We have been informed that the property has a ground rent of £248.50 per half year and a service charge of £4740 per annum.

All main services connected except for gas.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



#### Vendor Note

The property used to be a two bedroom apartment; the dining room section was originally the second bedroom.

