



**RE/MAX**  
Prime Estates



**Flat 11, Lyttleton House Blackberry Lane, Halesowen, B63 4NX**  
**£110,000**

Situated in a popular retirement complex, this first-floor apartment offers a safe and comfortable living environment just a short walk from shops, transport links, a doctor's surgery, post box, and chemist.

The well-maintained development features beautiful communal gardens, a residents' lounge with a kitchen, a laundry room, and a secure entry system with lift access to all floors. The apartment itself comprises a hallway, spacious lounge/dining room, fitted kitchen, double bedroom, and modern shower room.

For peace of mind, the property benefits from an on-site Visiting Development Manager and a 24-hour emergency call system. Available to residents aged 60 and over (or 55+ for a second occupant), this is an ideal opportunity for independent yet supported living.

Viewing highly recommended!



### Communal Area

The property has the added benefit of a communal seating area, available to all residents to socialise

### Entrance Hall

With a door leading from the communal hallway, doors to various rooms

### Living Room 17'3" x 10'5" (5.26 x 3.20)



With a door leading from the entrance hall, archway leading to the kitchen, fireplace with decorative surround and hearth, a double glazed window to the front and a wall mounted electric storage heater

### Kitchen 5'4" x 7'3" (1.64 x 2.23)



With an archway leading from the living room, a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, integrated oven with hob and extractor hood above

### Bedroom 13'10" x 8'8" (4.24 x 2.65)



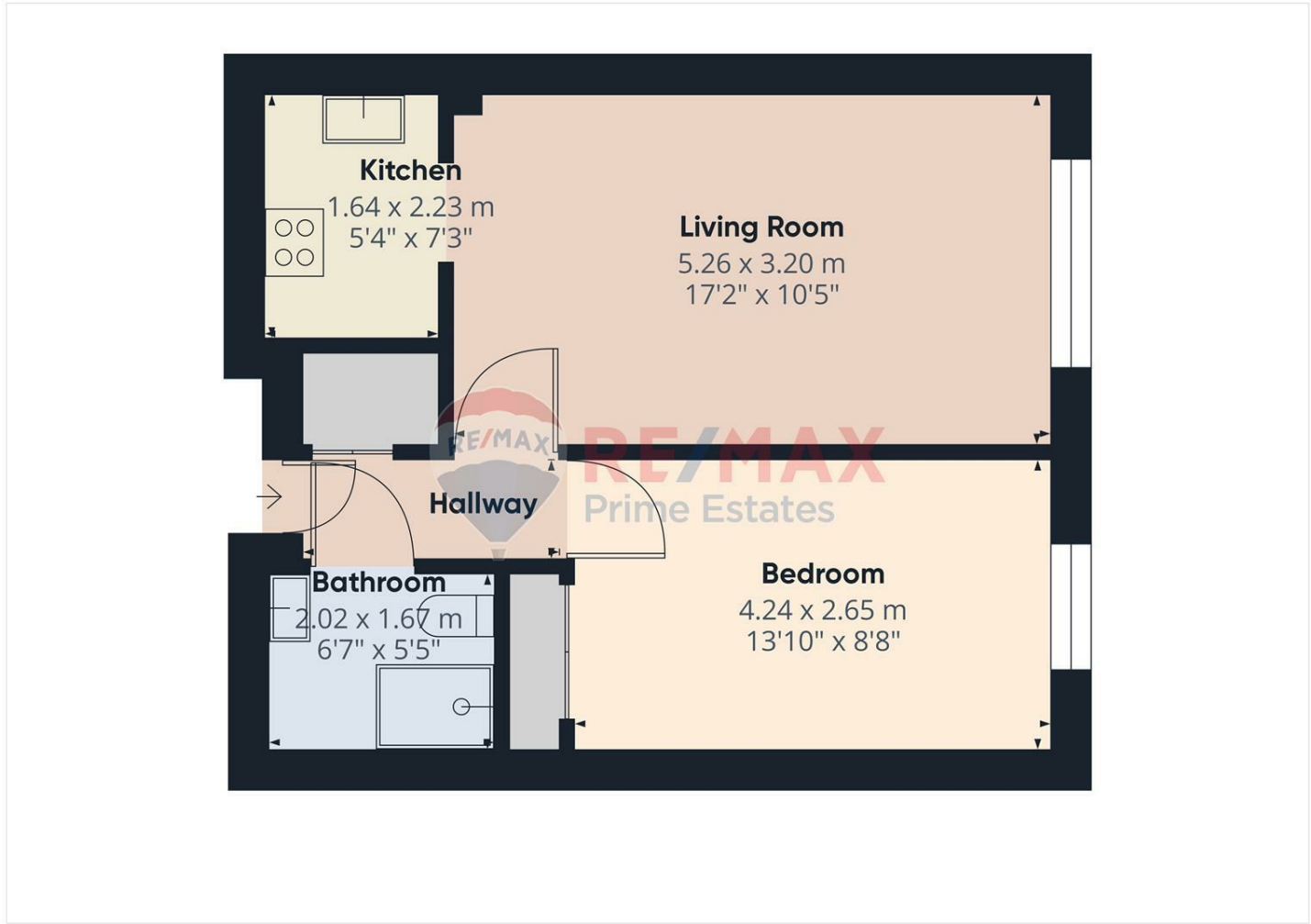
With a door leading from the entrance hall, built in wardrobe storage, a double glazed window to the front and a wall mounted electric storage heater

### Bathroom 6'7" x 5'5" (2.02 x 1.67)

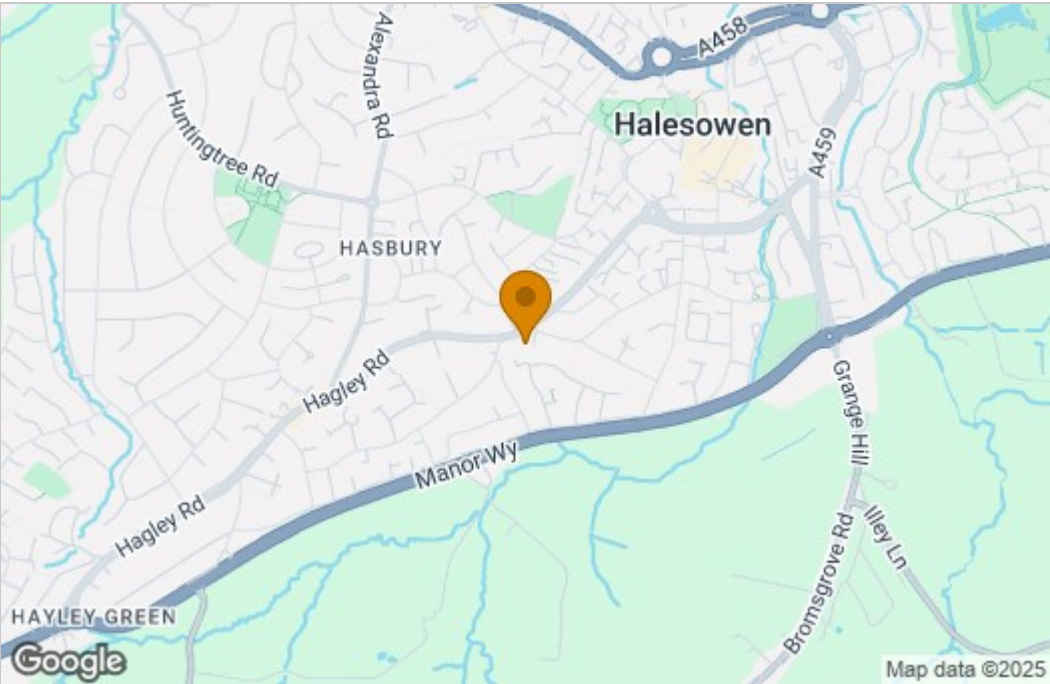


With a door leading from the entrance hall, full height tile surround, corner shower cubicle with glass shower screen, WC, hand wash basin and an extractor fan

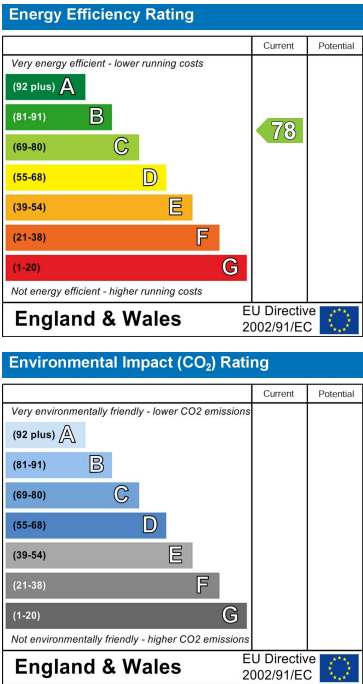
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.