



RE/MAX
Prime Estates



Flat 11, Lyttleton House Blackberry Lane, Halesowen, B63 4NX
£105,000

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

Money Laundering Regulations

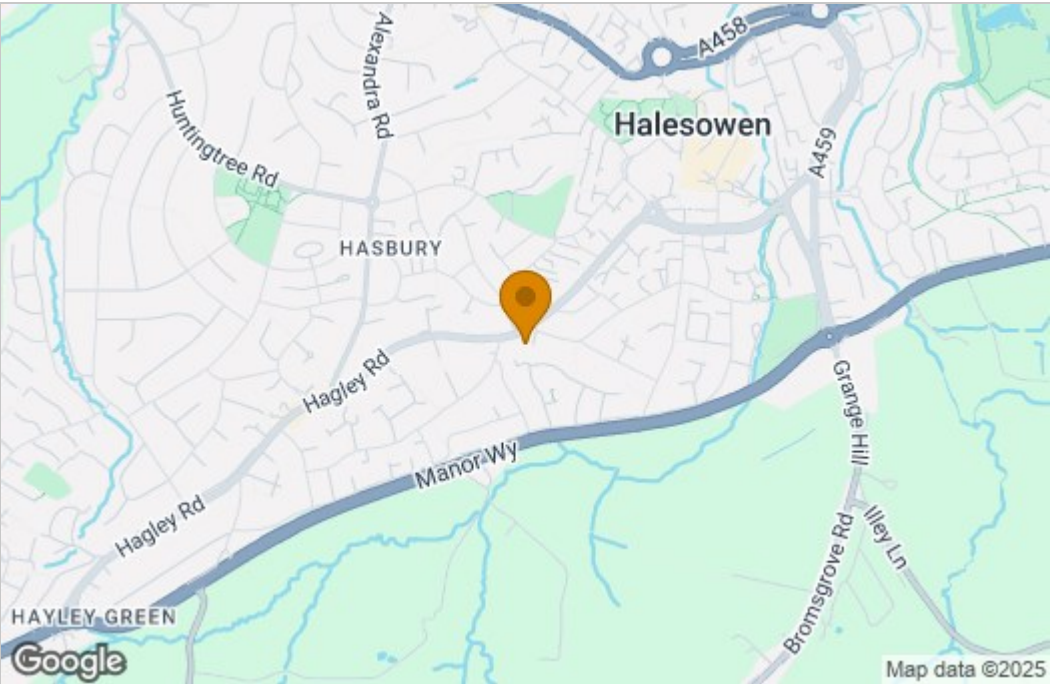
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

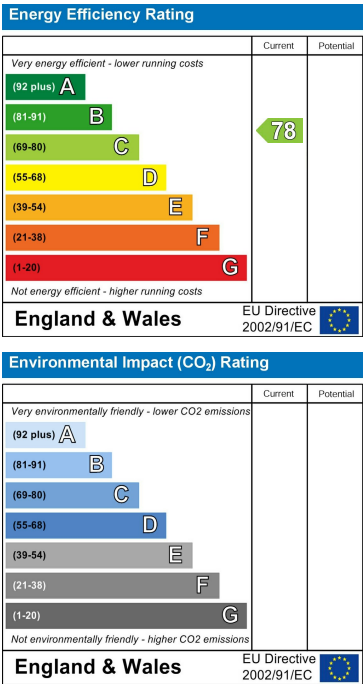
Floor Plan



Area Map



Energy Efficiency Graph



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