

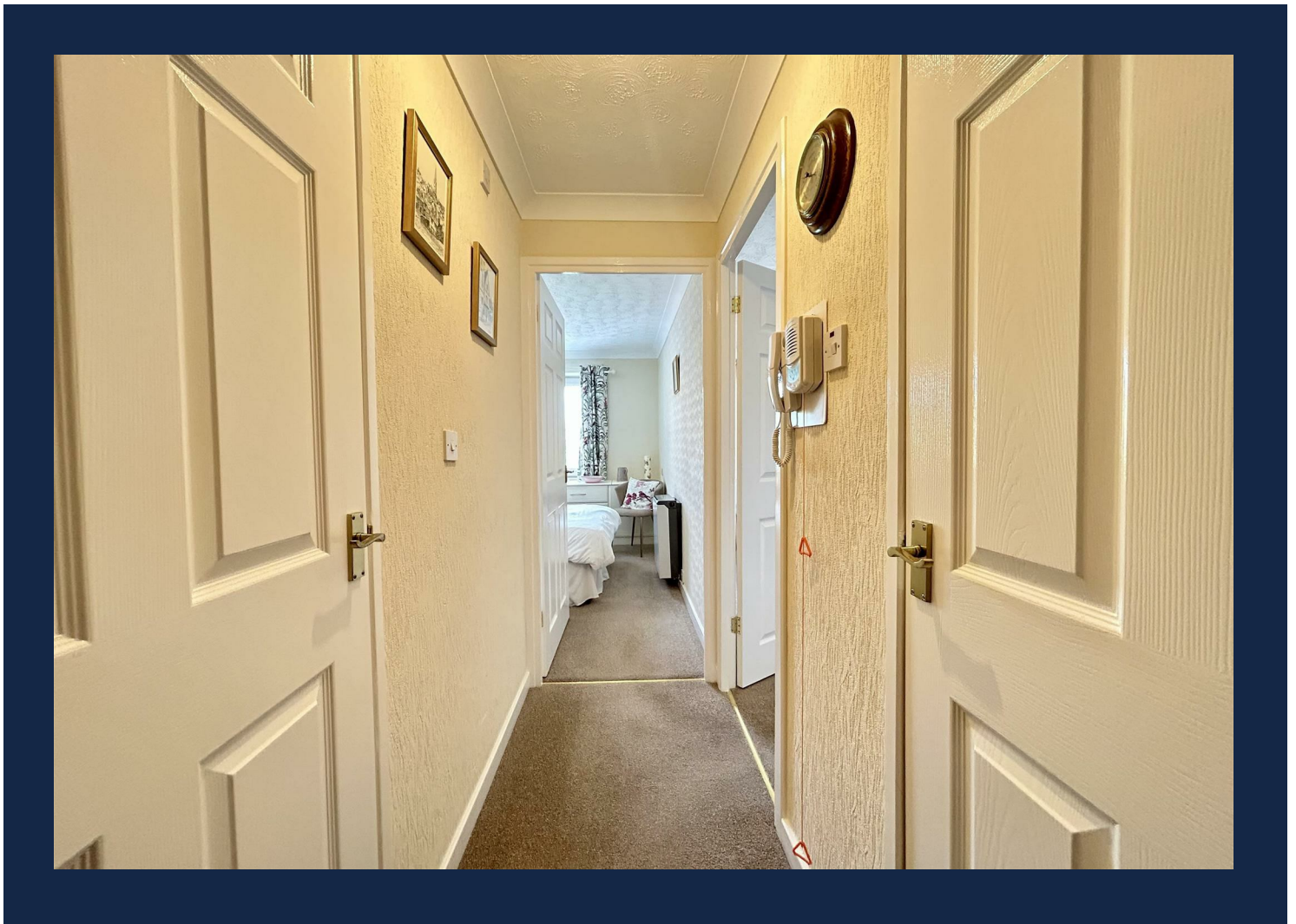
Grove.

FIND YOUR HOME



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

Offers In The Region Of £130,000



A Charming First-Floor Apartment in Lyttleton House – Over 55s Development

Located within the desirable Lyttleton House on Blackberry Lane, Halesowen, this well-presented first-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 easy walking distance. Excellent public transport links ensure convenient access to nearby towns and cities.

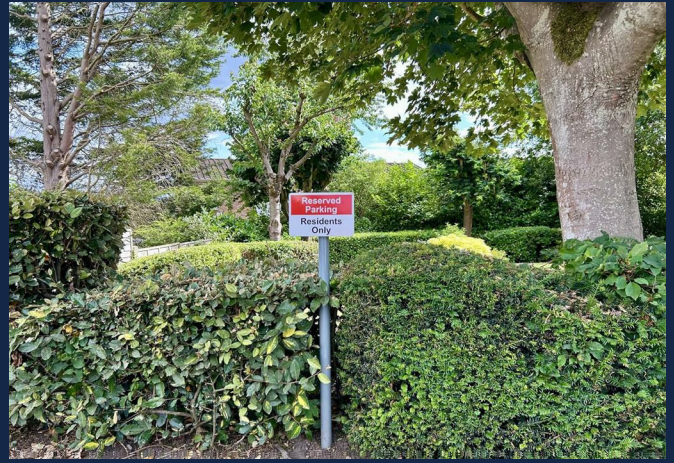
The apartment itself comprises a welcoming entrance hall with a useful storage cupboard, a bright and spacious reception room, a fitted kitchen, a well-proportioned double bedroom, and a modern shower room.

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 11/07/2025 V1 EPC=C







Approach

Via communal hallway, lift in main building, reception rooms downstairs, communal hall and dining area.

Entrance hall

Telecom entry system, emergency pull cord, decorative coving to ceiling, doors into storage cupboard housing fuse box and meters, shower room, one bedroom and reception room.

Reception room 10'5" x 15'5" (3.2 x 4.7)

Double glazed window to front, electric storage heater, coving to ceiling, electric fireplace with surround, archway to kitchen.

Kitchen 7'2" x 5'6" (2.2 x 1.7)

Coving to ceiling, complementary tiling to walls, matching wall and base units with wood effect surface over, sink with drainer and mixer tap, integrated oven, hob, extractor, space for fridge freezer.

Shower room

Coving to ceiling, emergency pull cord, vanity style wash hand basin with mixer tap, electric shower, low level flush w.c.

Bedroom 12'1" x 8'10" (3.7 x 2.7)

Double glazed window to front, emergency pull cord, electric storage heater, fitted wardrobes, fitted drawers.



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. There is a ground rent of £198.80 paid half yearly. The lease is 125 years from 1st April 1990. The service per annum is £2,588.02.

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 your 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.

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