

for sale

offers in the region of **£125,000**



Lyttleton House Blackberry Lane HALESOWEN B63 4NX

A well-presented second floor retirement apartment in the heart of Halesowen close to shops & transport links, The local doctors surgery, post box and chemist are all within walking distance. This popular complex has well-kept communal grounds and facilities including laundry, residents lounge with kitchen, security entrance with lift facilities to the upper floors which lead to the private apartments. Comprising: hallway, lounge/dining room, kitchen, shower room and double bedroom. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Manager is off duty there is a 24 hour emergency call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

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Approach

The property is approached via communal parking area surrounded by well-kept communal gardens, security entrance opens to the communal hall with access to the residents lounge with kitchen facilities, lifts to all floors, laundry, managers office and stairs.

Private Hallway

Security intercom, useful storage cupboard, loft access and doors leading to:

Lounge

10' 6" x 15' 5" max (3.20m x 4.70m max)

Double glazed window to rear elevation, electric heater, fireplace, archway leading to:

Re-Fitted Kitchen

5' 4" x 7' 4" (1.63m x 2.24m)

A re-fitted kitchen fitted with a range of wall and base units with work surfaces over, integrated oven, induction hob, extractor over, sink and drainer, space for appliances, integrated microwave, tiled walls, wood effect flooring.

Bedroom

8' 9" x 12' 1" (2.67m x 3.68m)

Double glazed window to rear elevation, electric heater, built in wardrobes.

Wet Room

A wet room with a shower, drainage, low level W.C, wash hand basin, extractor fan, tiling to walls, support handrail, mirrored storage cupboard.

Age Restrictions

Residents must be over the age of 60 or in the event of a couple, one must be over 60 and the other over 55.

Tenure

The property is leasehold and there are service charges payable for the communal areas and facilities.



Emergency Assist

The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system.

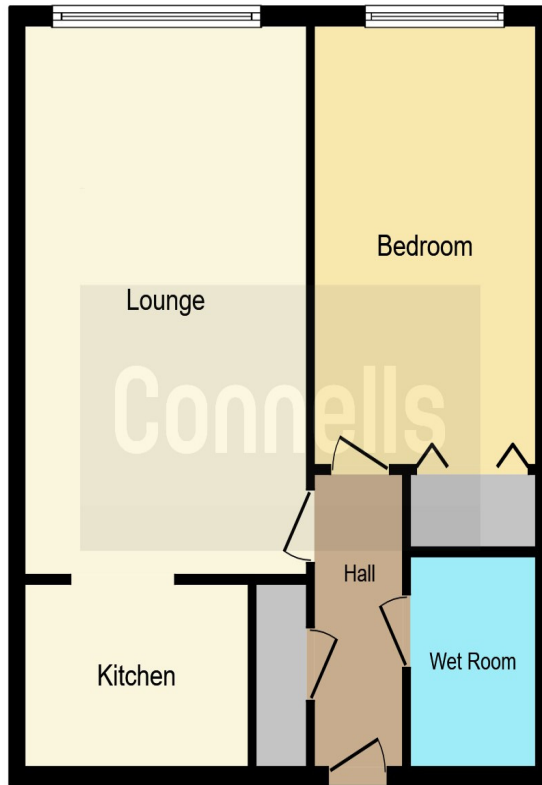
Agent Notes

The sale of this property is subject to Grant of Probate, please seek an update from the branch with regards to the potential timeframes involved.

Listers Remarks

There is allocated resident parking available as well as guest facilities. In addition, the photo of the great view is taken from the window of Flat 55.





Flat Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316129 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3143.02

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/HSW316129

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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