



Bloore King & Kavanagh

Sales & Lettings



Flat 8 Lyttleton House, Blackberry Lane
Halesowen, B63 4NX

Asking Price £125,000

The Property

Offered with NO CHAIN is this GROUND FLOOR one bedroom over 60's retirement apartment in a great location situated close to local amenities and Halesowen Town Centre.

This lovely apartment has electric heating, double glazing, communal lounge, communal gardens and seating areas and laundry all set within this retirement complex. Briefly comprising: entrance hall with storage cupboard, spacious lounge, kitchen, bedroom and shower room.

Situated in a lovely over 60's retirement development with house manager.

EPC: C, Council Tax Band: B.

Communal Entrance

The complex has a car park to front for residents and visitors. A secure front door leads into the communal entrance hall with access to the apartments. The apartment is situated on the ground floor.

Entrance Hall

Storage cupboard.

Lounge

4.57m x 3.20m (14'11" x 10'5")

Door and window to the front. Arch into the kitchen. Electric fire with wood surround.

Kitchen

2.23m x 1.65m (7'3" x 5'4")

A good range of eye and low level units incorporating: stainless steel sink and drainer, space for a stand alone cooker with extractor over and space for fridge freezer.

Bedroom

3.65m x 2.64m (11'11" x 8'7")

Window to the front. Fitted wardrobe.

Communal facilities

Communal, maintained gardens with outdoor seating.

Communal lounge

House Manager

Residents and visitor parking



Tenure

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

We are informed by the vendors the following information:

Ground Rent: £198.80 every six months

Maintenance Charge: £1,294 every six months

90 Years remaining on the lease (as of 2024)

Over 60's retirement complex



Brochure Declaration

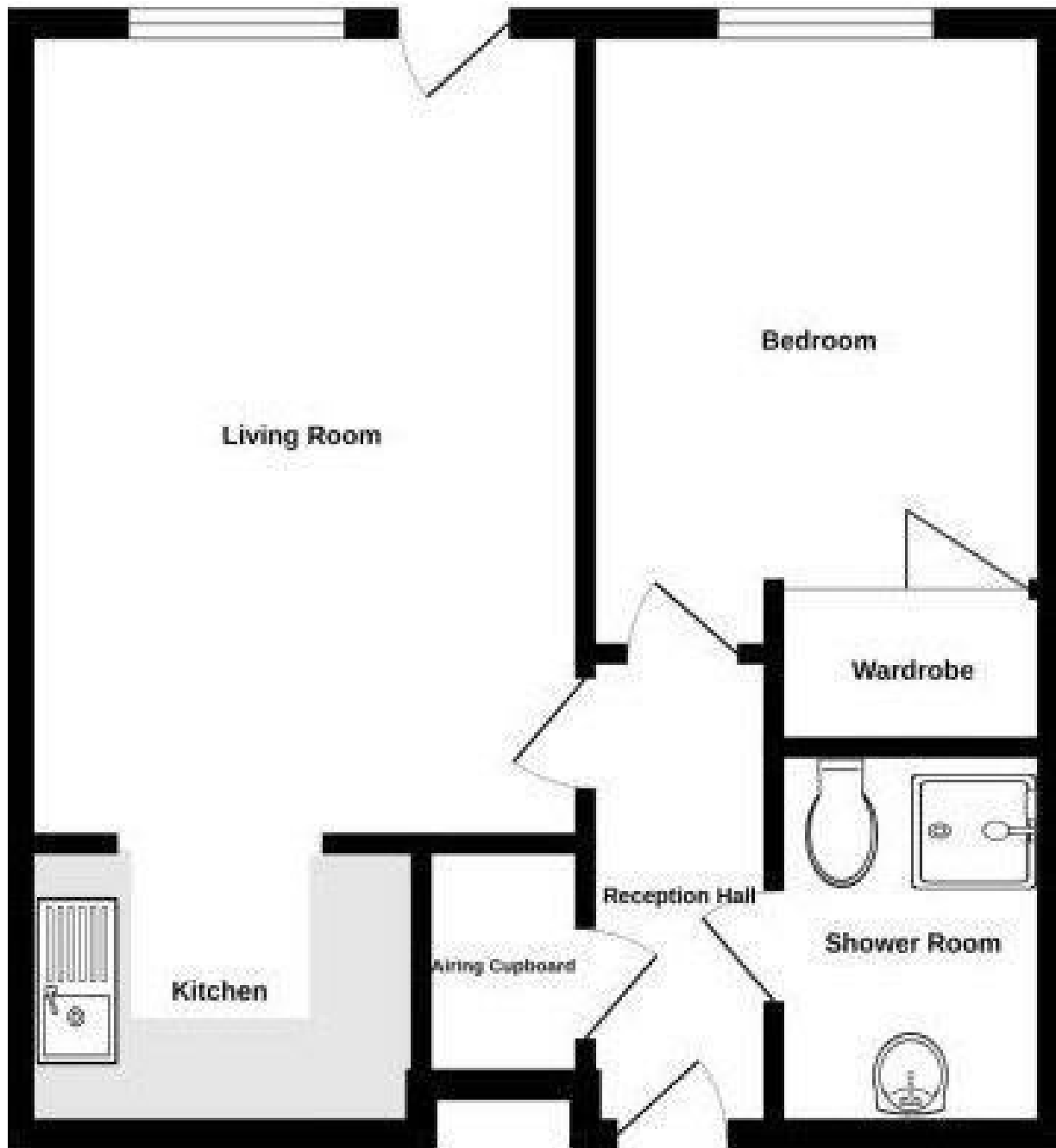
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS:

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES:

We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



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