



Bloore King & Kavanagh

Sales & Lettings



49 Lyttleton House, Blackberry Lane
Halesowen, B63 4NX

£135,000

We are delighted to offer this top floor, much improved one bedroom retirement apartment close to local amenities. NO CHAIN.

This lovely property benefits from electric heating, double glazing, communal lounge, lifts, communal gardens and seating areas, laundry and briefly offers: entrance hall with storage cupboard, modern shower room, bedroom with fitted wardrobe's, lounge and modern fitted kitchen.

Situated in a lovely retirement development for over 60's with house manager. EPC C, Council Tax B.

Entrance Hall

Doors to all room, access to loft space, storage cupboard with water heater and telephone entry system.

Lounge

3.19m x 5.15m (10'5" x 16'10")

Window to front, wooden fire surround, storage heater and archway to:

Kitchen

2.2m x 1.6m (7'2" x 5'2")

Modern refitted kitchen with lovely range of eye and low level units incorporating: stainless steel sink and drainer, electric hob, 'Electrolux' oven and space for a fridge freezer. Vinyl flooring.

Bedroom

2.65m x 3.69m plus wardrobes (8'8" x 12'1" plus wardrobes)

Window to front. Range of fitted wardrobes with sliding door, electric heater and wall light.

Shower Room

1.62m x 1.89m (5'3" x 6'2")

Modern three piece suite comprising: shower cubicle, vanity unit wash hand basin and low level WC. Electric heater and vinyl flooring.

Communal facilities

Communal, maintained gardens with outdoor seating.

Communal lounge with drink making facilities

House Manager

Car Park with allocated parking



Leasehold

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.

Lease length remaining 90 years

Service charge £1294 every 6 months

Ground Rent £198.80 every 6 months

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.



Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 39.4 sq. metres (423.9 sq. feet)

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