



**Taylor's**

## Blackberry Lane, Halesowen, B63 4NX

Offers In Region Of £130,000



- Well presented throughout
- Ground floor apartment
- Bedroom with a fitted wardrobe
- Double glazing and Electric heating
- Modern shower room
- Living room with door to communal gardens
- Over 60's Retirement Complex
- Emergency Pull Cord System
- Communal lounge, laundry and gardens



A well presented ground floor retirement apartment, exclusively for residents aged 60 and over, ideally situated for convenient access to local amenities and transport links. The property benefits from double glazing and electric heating and has been thoughtfully maintained throughout.

The accommodation comprises an entrance hall, a bright and comfortable living room that opens through to a fitted kitchen, a well proportioned bedroom with a fitted wardrobe, and a modern refitted shower room.

Externally, the development offers communal living room, utility, gardens and resident parking, providing a pleasant and practical environment for comfortable retirement living.

Mains water, electricity and drainage connected. Tenure Leasehold, approx. 89 yrs remaining on lease. Present Ground Rent £223.65 per half year, Service Charge August 24 to August 25 - £1561.89 per half year [ revised annually ]. Council Tax Band B. EPC C . Broadband/Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - brick and tile. Long term flood risk - very low

### Hall

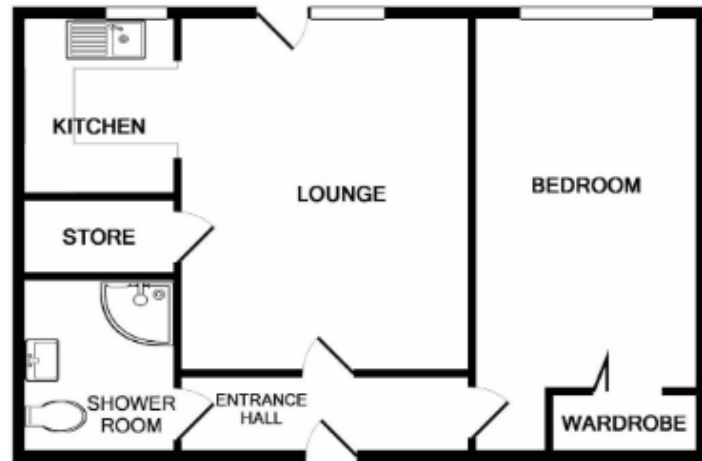
**Shower Room** - 2.06m x 1.85m (6'9" x 6'1")

**Living Room** - 4.37m x 3.58m (14'4" x 11'9") With large store

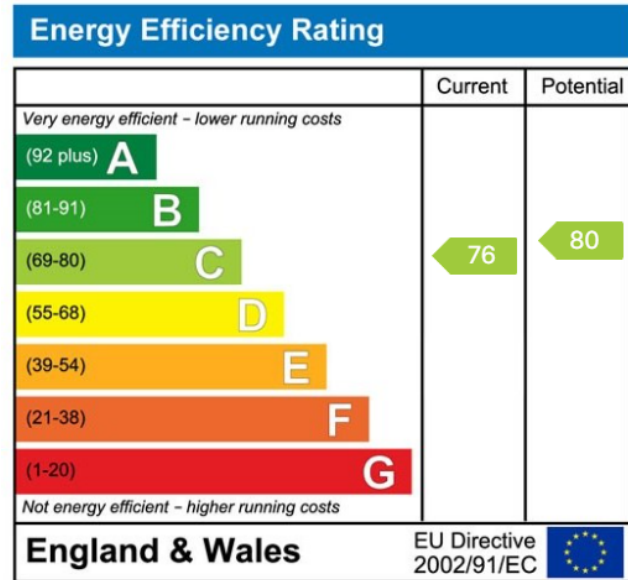
**Kitchen** - 2.24m x 1.8m (7'4" x 5'11")

**Bedroom One** - 5.33m x 2.64m (17'6" x 8'8")





LYTTLETON HOUSE, B63 4NX  
Measurements are approximate. Not to scale. Illustrative purposes only



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