

Grove.

FIND YOUR HOME



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

Offers In The Region Of £120,000



Offered for sale with No Onward Chain! A spacious and well appointed 1 bedroomed apartment located in ever popular Lyttleton House. This development is well-positioned for access to local amenities with a CO-OP convenience store nearby.

The layout in brief comprises of Entrance hall with storage cupboard, a well proportioned Lounge, a modern kitchen with space for fridge freezer, a generous double bedroom with built in wardrobe, and the bathroom.

In addition this development offers a security entrance system, house manager (Monday to Friday between 10am and 3pm), residents' communal lounge, guest suite and communal utility room and lift to all floors. Outside, there is both residents' and visitor parking and communal gardens to surround. Leasehold. AF 9/7/25 V1 EPC=B







Approach

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

Entrance hall

Ceiling light point, coving to ceiling, access to store cupboard, lounge with access to kitchen, bedroom and bathroom.

Lounge 10'5" x 15'5" (3.2 x 4.7)

Double glazed window to rear, feature fireplace, electric storage heater, wall mounted lighting, coving to ceiling.

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

Wall lighting, coving to ceiling, three walls tiled, wall and base units, stone effect work top, electric hob, extractor, oven, stainless steel sink and drainer, fridge freezer, microwave.

Bedroom 8'10" x 12'1" min 14'1" max into wardrobes (2.7 x 3.7 min 4.3 max into wardrobes)

Double glazed window overlooking communal gardens and far reaching views, coving to ceiling, wall lighting, built in wardrobes, electric storage heater.

Bathroom

Coving to ceiling, wall lighting, shower cubicle, tiled walls, low level w.c., wash hand basin with storage beneath, tiled surfaces, wall mounted extractor fan, wall mounted heater.



Outside

There is communal parking for visitors,

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. The lease is 125 years from 1990. There is a ground rent of £397.60. There is an annual service charge of £2,928.00.

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.