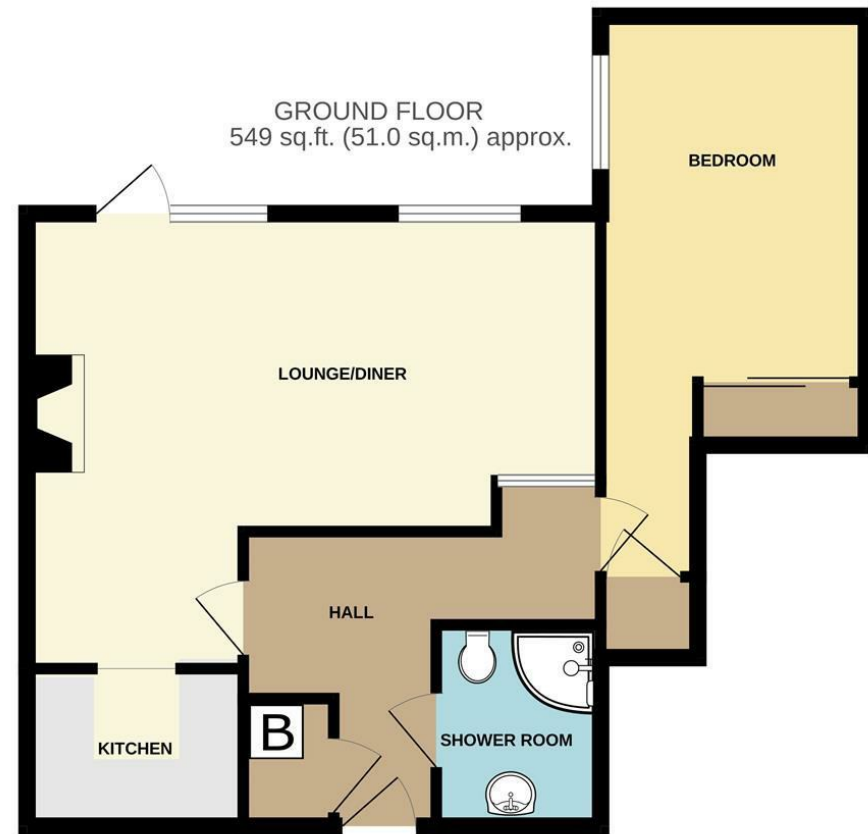


Flat 4 Lyttleton House Blackberry Lane, Halesowen, B63 4NX



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 4 Lyttleton House Blackberry Lane,

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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****NO UPWARD CHAIN****

A superbly positioned one bedroom, ground floor apartment with direct garden access on this most sought after of age restricted (over 60's) apartment complexes; ideal for easy access to bus routes and Halesowen town centre. The property briefly comprises: entrance hall with storage cupboard, spacious open plan lounge/diner, fitted kitchen, modern shower room and double bedroom with storage cupboard and integrated wardrobe. The property further benefits from: double glazing, beautifully kept communal gardens, communal laundry room, visiting house manager and 24 hour emergency careline. GREAT POSITION. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £140,000 - Leasehold

Hicks Hadley



Entrance Hall

With storage cupboard, secure intercom and doors into open plan lounge/diner, shower room and bedroom.

Spacious Open Plan Lounge/Diner 19'4 x 15'3 (max) (5.89m x 4.65m (max))

Having two wall mounted electric storage heaters, feature fireplace, electric fire, double glazed window to side elevation, double glazed door into garden and access into:

Fitted Kitchen 7'3 x 5'3 (2.21m x 1.60m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, electric hob, extractor over, space for fridge and splash back tiling.

Double Bedroom 18'9 x 8'10 (max) (5.72m x 2.69m (max))

Having electric storage heater, integrated wardrobe, storage cupboard and double glazed window to front elevation.

Shower Room 6'7 x 5'4 (max) (2.01m x 1.63m (max))

Having walk in shower cubicle, low flush wc, heated towel rail, vanity wash hand basin with extra cupboard space and ceramic tiling.

Outside

Having car park to the front, lawns and well stocked garden area reaching around the side.

Communal Aspects

The building has a secure entry to the front of the building leading on to communal hall, residential lounge and outdoor patio area from which residents can enjoy the garden.

There is also a visiting house manager, communal laundry room and lifts to the upper floors.



Agents Note

Council Tax Band: B

EPC: D

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 89 years.

We have been informed that the property has a ground rent of £248.50 per half year and a service charge of £4740 per annum.

All main services connected except for gas.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Vendor Note

The property used to be a two bedroom apartment; the dining room section was originally the second bedroom.

