



Bloore King & Kavanagh

Sales & Lettings



Flat 11 Lyttleton House
Blackberry Lane
Halesowen, B63 4NX

Offers Over £99,000

Communal Entrance

Secure entrance with house managers office.
Communal residents lounge with kitchen area where residents meet for coffee and regular activities.

Entrance Hall

Doors to all rooms. Storage cupboard housing fuse box and electric meter. Telephone entry system.

Lounge Diner

Window to front and arch way to kitchen. Electric fire with stone surround, electric storage heater and coving.

Kitchen

Good range of eye and low level unit incorporating: stainless steel sink and drainer, electric oven, electric hob with extractor over and freestanding fridge freezer.

Bedroom

Window to front. Coving and fitted wardrobes.

Shower Room

Three piece suite comprising: double shower cubicle with Triton electric shower, vanity unit wash hand basin and low level WC. Fully tile walls. Extractor fan.

Outside

Communal garden with mature planting and seating area.

Communal parking area.

Communal Facilities

Residents at Lyttleton House benefit from a secure entrance system and the presence of a house manager, available Monday to Friday between 10am and 3pm. Communal facilities include a comfortable residents' lounge, a laundry room, and a lift providing access to all floors. Externally, the development offers attractive communal gardens, along with both residents' and visitor 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.

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 1st April 1990. The ground rent which is paid 6 monthly is £198.80 and the annual service charge is £3,162.00.

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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