



25 Lyttleton House
Blackberry Lane, Halesowen
B63 4NX

£109,950 Leasehold

Lex Allan & Grove
lexallanandgrove.com



A well presented good sized one bedroom first floor retirement apartment being situated in the popular Lyttleton House Blackberry Lane...

...having the convenient of being close to Halesowen Town Centre and local amenities. The apartment has a security entrance with superb facilities including communal areas, washing facilities, residence and visitor parking. The property was constructed by Mcarthy and Stone and the accommodation comprising entrance hall, good sized lounge diner, kitchen, double bedroom with fitted wardrobe and bathroom. Economy 7 heating and double glazing where specified. Being warden controlled with pull cords. The property is set within lovely communal grounds. The sale price includes carpets, curtains, light fittings and fireplace but not the electric fire. Internal inspection is highly recommended to fully appreciate. Leasehold. EPC=C





Price £109,950
Leasehold

Location

The property is within close proximity to Halesowen Town Centre with its amenities including shops, supermarkets and pubs. The area has excellent transport/road links with the M5 junction 3 is within a short drive away.





Communal entrance

Private hall with store off

Lounge

5.0m max 2.6m min x 5.1m max

Bedroom

3.7m x 2.7m

Kitchen

2.2m x 1.6m

Bathroom

2.0m x 1.7m

Communal grounds



18 Hagley Road, Halesowen, B63 4RG

Info@lexallanandgrove.com

www.lexallanandgrove.com

0121 550 5400

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. There is approximately 99 years left on the lease. The service charge is £839.37 per half year with a ground rent of £397.60 per annum.

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. Lex Allan & Grove do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan & Grove 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 distances given are approximate only. 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 or whether they are year 2000 compliant.

VIEWING: View by appointment only with Lex Allan & Grove. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.



**Lex Allan
& Grove**

Halesowen

Halesowen is ideally located for commuting into Birmingham with sufficient transport links including the number 9 into Stourbridge. The area has many Primary Schools including Lutley, Tenterfields and Hasbury. The Secondary Schools are Earls and Windsor. If you fancy a lovely country walk then Clent Hills National trust is a short drive away with a number of local walks and a small cafe.



Places to eat...

Halesowen has an abundance of places to eat that offer every palate the right taste. Some of the places are listed below:

The Bell & Cross, Clent

Located on the cross roads in Clent is this delightful Village pub with a rustic-chic finish, real ales and a dining room serving an imaginative menu.

The Sun, Romsley

Nestled in the village of Romsley is the Marstons pub with a wide variety of food and being 2 for 1 makes it suitable for everyone's wallet!

The Ameena, Halesowen

For those of you who would prefer a curry there is the lovely Ameena located on the Hagley Road not far from the Lex Allan & Groves office. Offering a huge range of Indian cuisine.

Things to do...

Halesowen Leisure Centre

Located in Halesowen Town Centre is Halesowen Leisure Centre which offers a variety of fitness classes as well as a swimming pool.

Shopping

The main High Street in Halesowen offers several high street stores including WH Smith and Wilkinsons as well as the ever popular Cornbow Shopping Centre with shops such as New Look and TH Baker.



Halesowen also benefits from a beautiful church with a history stretching back over a thousand years and more. The present building was founded by Roger de Montgomery in 1083 and worship has been offered on this spot ever since. St John's is one of the five parish churches of the Halas Team Parish, working alongside St Kenelm's, Romsley, St Margaret of Antioch, Hasbury, St Peter, Lapal and St Peter, Cradley.



"A lovely town situated close to the popular Clent Hills"