Scriven & Co.
Est. 1937

Residential Sales



Flat 39, Lyttleton House, Blackberry Lane, Halesowen, B63 4NX

Offers In The Region Of £95,950

- OVER 60'S RETIREMENT PROPERTY SITUATED ON THE FIRST FLOOR AT THE FRONT OF THE DEVELOPMENT
- FITTED KITCHEN & WELL-PROPORTIONED LOUNGE/DINING ROOM PROVIDING A COMFORTABLE LIVING & DINING SPACE
- BEDROOM WITH FITTED WARDROBE PROVIDING USEFUL STORAGE & SHOWER ROOM
- DOUBLE-GLAZED WINDOWS & ELECTRIC HEATING AS SPECIFIED
- CARELINE ALARM SERVICE PROVIDING ADDED REASSURANCE WHILST RETAINING INDEPENDENCE
- ACCESS TO COMMUNAL FACILITIES INCLUDING THE RESIDENTS' LOUNGE & LAUNDRY AND PARKING
- LIFT ACCESS WITHIN THE DEVELOPMENT
- ACCESS TO COMMUNAL GARDENS AND OUTDOOR SEATING AREAS
- CONVENIENT LOCATION WITH A BUS STOP IMMEDIATELY OUTSIDE THE DEVELOPMENT
- CO-OP SUPERMARKET LOCATED DIRECTLY OPPOSITE FOR EVERYDAY SHOPPING & GP SURGERY CLOSE BY

A well-positioned one-bedroom first-floor retirement apartment with an outlook towards Hagley Road, conveniently situated close to the lift. The property comprises a kitchen/living room, bedroom with fitted wardrobe and shower room, and is offered for sale with vacant possession and no upward chain. Priced to encourage a prompt sale.

Accommodation comprising – Reception hall, store cupboard, lounge/dining room, kitchen, bedroom with fitted wardrobe, shower room, electric heaters as specified, double glazing to windows as specified.

Lyttleton House is a well-established retirement development comprising 54 leasehold apartments, conveniently situated on Blackberry Lane, Halesowen. Built in 1990, the development provides independent retirement living for residents aged 60 years and over, with a choice of one and two-bedroom apartments.

The development benefits from resident management staff and a Careline alarm service, providing reassurance whilst allowing residents to retain their independence. There is a lift within the building, together with a range of communal facilities including a residents' lounge, laundry, kitchenette and guest facilities. The development is complemented by communal gardens, providing pleasant outdoor space for residents to enjoy and communal car park.

The location is particularly convenient for day-to-day living, with a bus stop situated immediately outside the development and a Co-op supermarket directly opposite. A GP surgery is approximately 100 yards away, whilst the post office and Halesowen town centre are approximately half a mile distant, providing access to a wider range of shops, services and amenities.

Lyttleton House also benefits from an active and sociable community, with a variety of regular activities and events arranged for residents. This provides residents with the opportunity to meet and socialise with neighbours whilst enjoying an active and engaging retirement lifestyle.

Pets are generally accepted, subject to the terms of the lease and the landlord's permission. With its combination of independent living, on-site facilities, resident management, communal areas and exceptionally convenient local amenities, Lyttleton House offers an attractive retirement setting for those looking to enjoy a more manageable and sociable lifestyle in Halesowen

The apartment is located on the first floor from the Communal Entrance Hall, there is a reception area and residents lounge. The apartment can either be accessed via staircase or lift leading to the first floor.

ENTRANCE HALL: (inner)
Coving to ceiling, emergency pull cord system, doors radiating off, door opening onto:

STORE CUPBOARD: (inner)
Shelving.

SHOWER ROOM: (inner) 2.04m (1.78m) x 1.67m max
Panelled wood effect floor finish, wc, shower cubicle with electric shower, walls tiled, mirror to wall, strip light, corner storge unit, wash hand basin with vanity unit.

BEDROOM: (front) 2.67m x 3.70m plus wardrobe recess
Coving to ceiling, electric heater, double glazed window, fitted wardrobe with hanging rail and shelves, emergency pull cord. Wall light, emergency pull cord.

LOUNGE/DINING ROOM: (front) 3.18m max x 5.13m max
Double glazed window, coving to ceiling, electric heater, two wall lights, emergency pull cord, archway onto:

KITCHEN: (inner) 2.25m x 1.65m
Base units with cupboards and drawers, store cupboards at high level, work tops, single bowl single drainer sink with hot and cold taps, cooker, four ring electric hob, cooker hood above, recess for fridge/freezer, strip light, walls part tiled. Coving to ceiling.

COMMUNAL GARDEN:
The apartments sit in attractive well-maintained gardens with seating areas to the rear which residents may enjoy in fine weather.

COMMUNAL PARKING

SERVICE CHARGE:
We are advised that a service charge if paid half yearly, this is currently £1,700.01 per half year (and £3,400.02 per annum) the amount is subject to change. This includes buildings insurance, services of the house manager, heating of common areas and maintaining of the gardens. Further details can be provided upon request. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE :
Leasehold with a term of 125 years from the 1st April 1990. We are advised that the Ground rent is currently £400.00 paid half yearly which will be subject to review. Details will be provided upon request. The agents have not checked the legal The Agent has not checked the legal documents to verify the leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

AGENTS' NOTE: The vendor of the property is a member of staff of Scriven & Co. The staff member is acting as an executor of the estate of the former owner, who is deceased.

TENURE
The Agent has not checked the legal documents to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Useful links for property information:

Find information about a property in England or Wales:
https://search-property-information.service.gov.uk

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:
https://checker.ofcom.org.uk

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:
https://www.gov.uk/request-flooding-history

Long term flood risk check of an area in England:
https://www.gov.uk/check-long-term-flood-risk

Service provider information: we would suggest the following:

Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

Electric supply:

https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

Consumer code for house builders:
https://consumercode.co.uk

AML & Extra Services

Money Laundering Regulations –
In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.
Customer due diligence will normally be validated through an electronic verification process. This means certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a charge of £54.00 including VAT per person.

Extra services -
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.
Scriven & Co offers the following services and has the following referral arrangements in place: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.
Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them equating on average to a figure in the order of £200 per referral.
Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. Should the client or a buyer decide to use any of these companies please note that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves 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.
The agent routinely refers sellers (and buyers) to a Removals and Storage Company. Should the client or a buyer decide to use this company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.
For full referral fee details go to our website: www.scriven.co.uk : Disclosure of Referral Fees

VIEWING
By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).



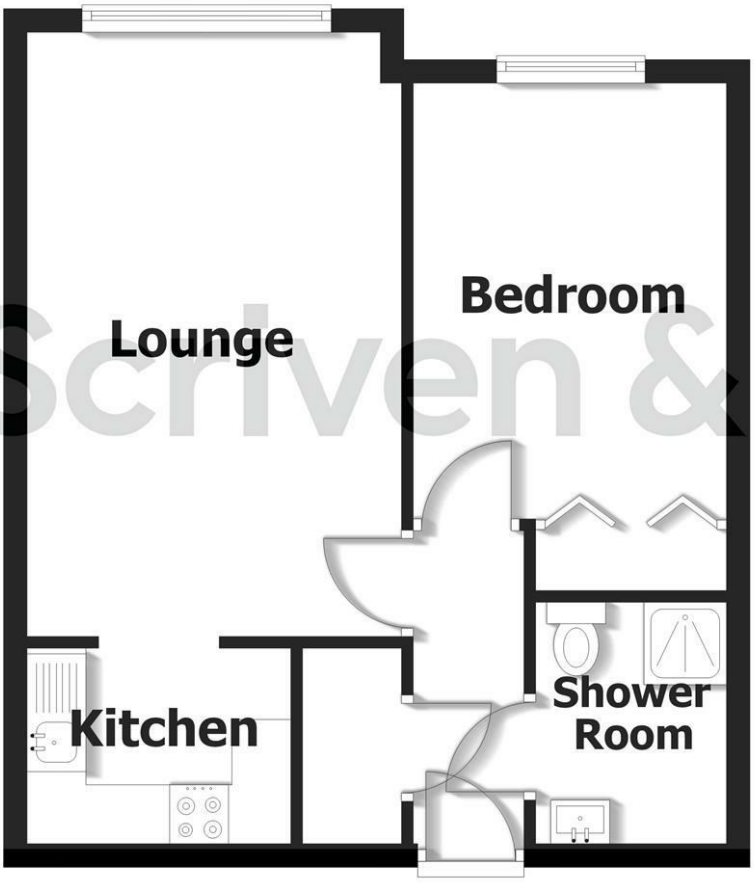






Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).

Floor Plan

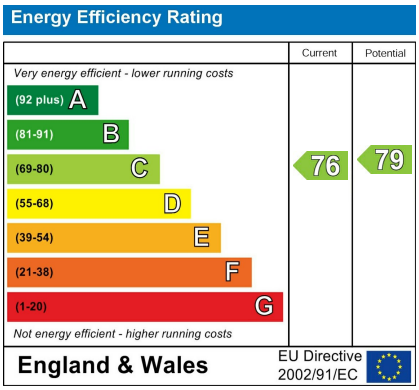






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