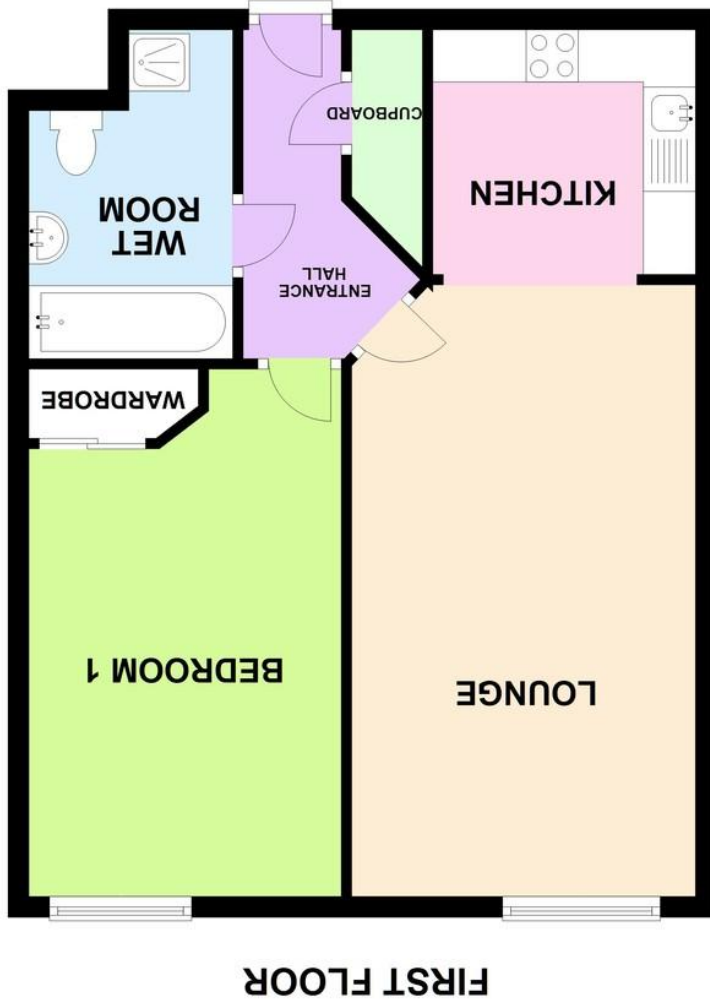
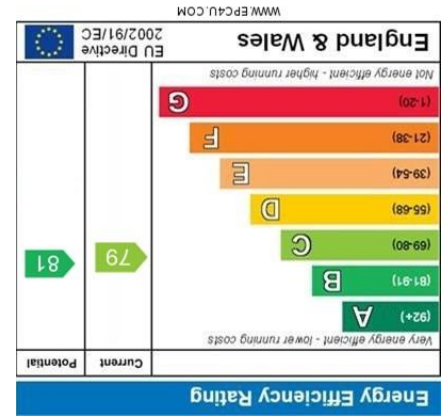


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- IMMACULATELY PRESENTED
- FIRST FLOOR RETIREMENT APARTMENT
- ONE LARGE BEDROOM
- OPEN PLAN LOUNGE/KITCHEN
- WET ROOM WITH BATH AND SHOWER

Poppy Court, Jockey Road, Sutton Coldfield, B73 5XF

£130,000





## Property Description

Green & Company delighted to bring to the market for sale this immaculately presented one bedroom retirement apartment located in the popular residency of Poppy Court. The apartment is situated on the first floor with lift access available as well as stairs. Currently owner occupied but the apartment will be sold with no onwards chain. A must view on your property list if a retirement property is what you are looking for!

Poppy Court is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay (fees apply). For your reassurance and safety the development has security camera entry systems and a 24-hour emergency call system.

**ENTRANCE HALL** Spacious entrance hall with wood effect laminate flooring, ceiling light points, intercom system, heating control, 24 hour emergency help control, storage cupboard.

### LOUNGE/KITCHEN

**LOUNGE AREA** 19' 04" x 10' 10" (5.89m x 3.3m) Carpeted, two ceiling lights, electric fire and surround, electric radiator, power points, double glazed window to front, BT internet connection.

**KITCHEN AREA** 9' 05" x 7' 00" (2.87m x 2.13m) Having tiled flooring, ceiling spotlights, tiled splash backs, stainless steel sink and drainer, built-in oven and hob, range of wall and base units.

**BEDROOM** 17' 03" x 9' 10" (5.26m x 3m) Carpeted, ceiling light, electric radiator, power points, double glazed window to front, built-in wardrobe.

**WET ROOM** 9' 04" x 6' 05" (2.84m x 1.96m) Having bath, wet room shower, hand wash basin, low level wc, part tiled walls, electric towel radiator and ceiling light.

There are communal areas including the communal lounge, communal dining area, communal laundry facilities, communal gardens and allocated parking spaces.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.



Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**SERVICE CHARGE BREAKDOWN**

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is leasehold with approximately 113 years remaining. Service Charge is currently running at £700 per month and is reviewed (to be confirmed). The Ground Rent is currently running at £217.50 half yearly and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

