



Total floor area 82.1 m² (884 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		76	82
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

1 Poppy Court

Jockey Road, Sutton Coldfield, B73 5XF



Offers in the region of £185,000 Leasehold

A beautiful GROUND FLOOR retirement apartment. With patio doors leading from the living room out onto a PATIO AREA.

TWO BEDROOMS, master bedroom with built in wardrobes. Modern fitted kitchen with integrated appliances. Tiled bathroom with bath suite and level access shower.

A McCarthy Stone RETIREMENT LIVING PLUS for over 70's

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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339 Jockey Road, Sutton Coldfield

2 bed | £185,000

Summary

Boldmere is a residential area of Sutton Coldfield, approximately 7 miles from Birmingham City centre. It's home to Poppy Court, a McCarthy & Stone Retirement Living PLUS development (formally Assisted Living). The development is 150 yards from the nearest bus station where local services provide access to Sutton Coldfield town centre. Boldmere itself has a variety of shops and amenities including a golf course.

Poppy Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call systems. The development has a homeowners' lounge which provides a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to both bedrooms, bathroom and living room. Two ceiling light fittings. A wall mounted emergency call module. Further safety features consist of a smoke detector and illuminated light switches.

LIVING ROOM

This room benefits from a double glazed door, with matching side panel, which opens out onto a patio area. Wall mounted electric heater. Feature fireplace. Two ceiling light fittings. TV point with Sky+ connectivity (subscription fees may apply). Telephone points.

KITCHEN

Fitted kitchen with tiled floor and splash back. Integrated fridge & freezer. A double glazed window positioned above a stainless steel sink unit with drainer. Easy access electric fan oven with side opening door. Induction hob with extractor hood above. Ceiling spot lights.

Master Bedrooms

The master bedroom is fitted with a built in wardrobe that has sliding mirrored doors. TV, telephone, and power points. Central ceiling light fitting. Wall mounted electric heater. Double glazed window.

BEDROOM TWO

A second bedroom with double glazed window. Ceiling light point. TV and power points. Wall mounted electric heater.

BATHROOM

A purpose built bathroom with a low level bath with hand grips. Shower unit with curtain and grab rails. WC. Vanity unit with inset wash hand basin and mirror above. Non slip vinyl flooring. Heated towel rail. Emergency pull-cord.

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.

Service charge: £13,796.26 per annum (for financial year ending 31/03/2025)

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Ground rent - £510 per annum
Ground rent review: Jan 2026

Lease - 125 years from 1st Jan 2011

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

