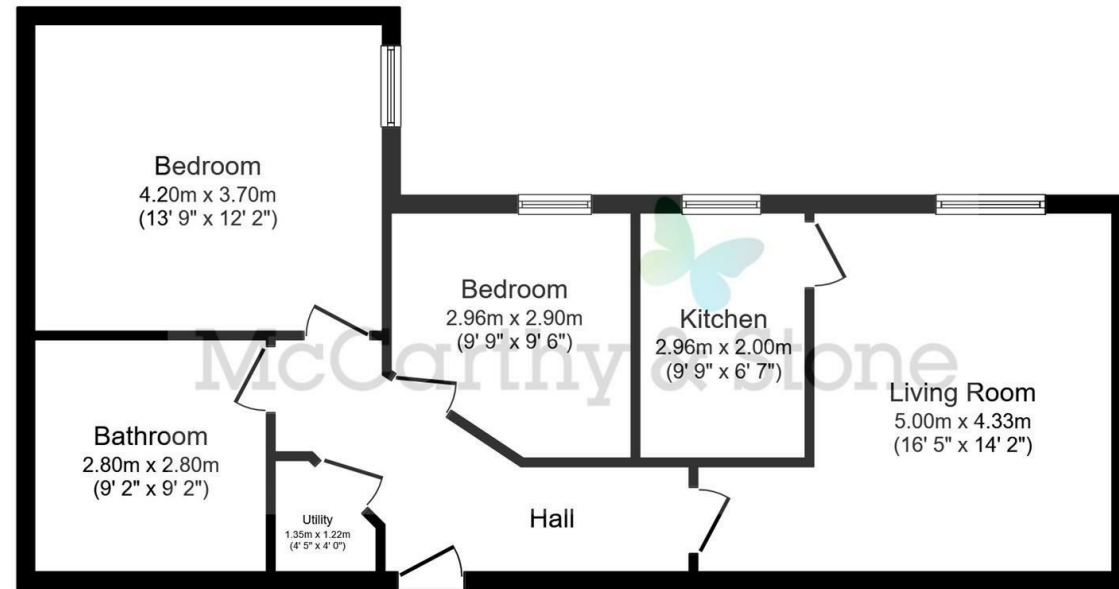


McCARTHY STONE RESALES

12 POPPY COURT

339 JOCKEY ROAD, SUTTON COLDFIELD, B73 5XF

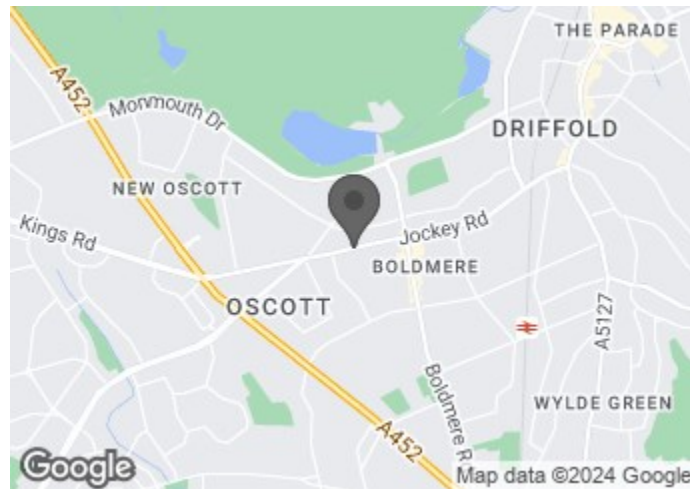


Floor Plan

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). Plan produced for McCarthy & Stone. 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		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A beautiful GROUND FLOOR retirement apartment. GARDEN FACING. Patio doors leading from the living room out onto a PATIO AREA.

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

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PRICE REDUCTION

OFFERS OVER £160,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

POPPY COURT, 339 JOCKEY ROAD,

2 BEDROOMS £160,000

POPPY COURT

"Poppy Court is one of McCarthy & Stones Retirement Living PLUS developments and is all about making life easier. That includes providing a great value in-house restaurant, for when you don't feel like food shopping and cooking yourself, plus a spacious homeowners' lounge for socialising, and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or sometimes need a hand with anything else, our Estates manager and on-site team are there to help. And our support packages are totally flexible, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hours domestic assistance per week, so for many of our homeowners, they use this hour to have their apartment cleaned. Other tasks, which you can choose to be carried out by our services team as part of your domestic assistance allowance, include; changing bedding, managing heating systems, shopping for food and posting letters or parcels. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hours domestic assistance included in your service charge, there're an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication and Companionship (please speak to the Property Consultant for further details and a break down of charges). 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 for a modest fee. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to both bedrooms, wetroom 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 small patio and then the communal landscaped gardens. 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 BEDROOM

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.

WET ROOM

A purpose built wet room 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.

SECOND BEDROOM

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

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 (up to financial year end 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.

GROUND RENT

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

LEASE LENGTH

125 years from 1st Jan 2011

ADDITIONAL INFORMATION & SERVICES

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

