



*Powell House*

Sutton Coldfield

**McCarthy Stone**

Retirement living *your way*





# Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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# Live life your way

## with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite<sup>^</sup>, which has en-suite facilities.

### Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week\*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

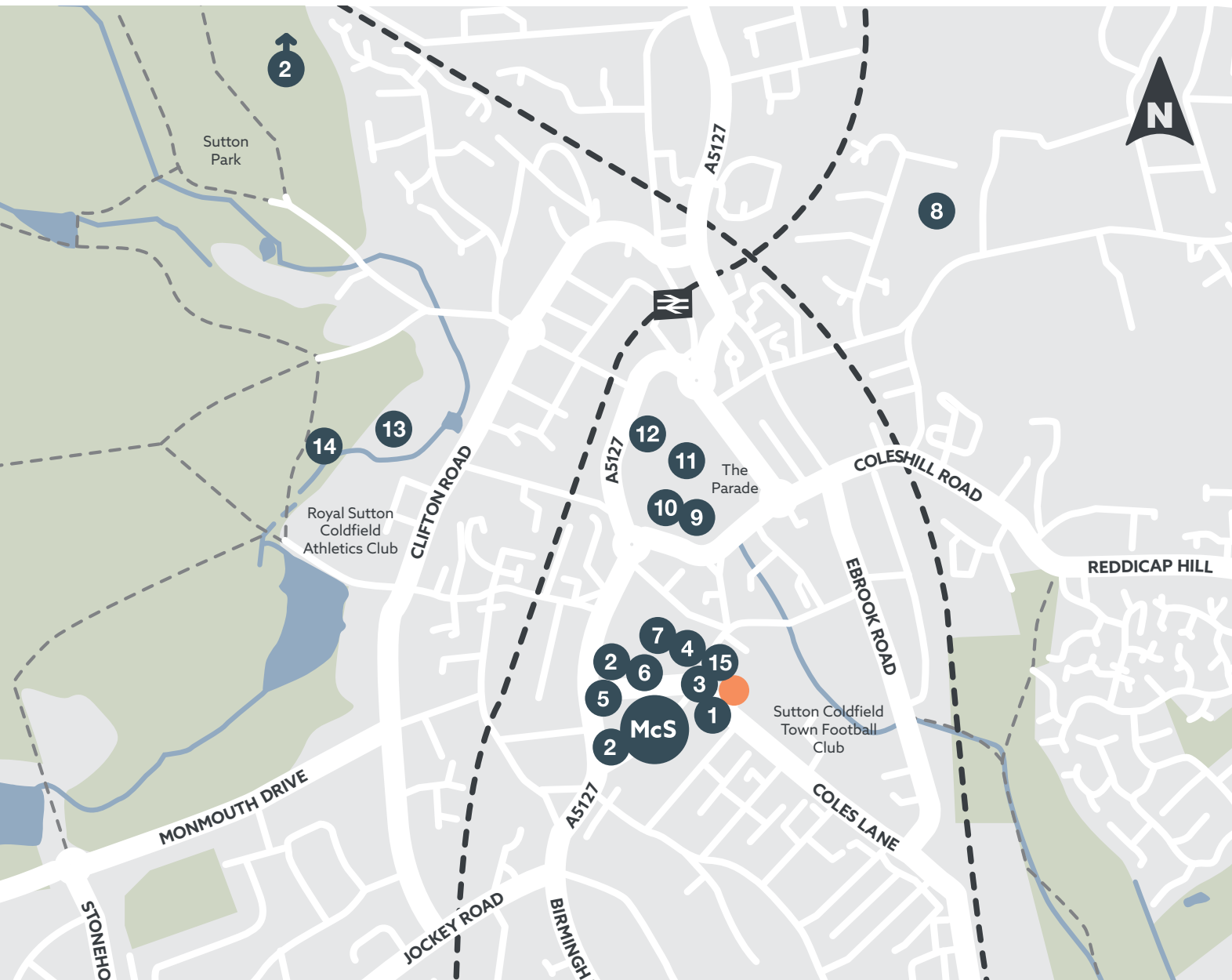
An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.





# Sutton Coldfield

Stylish living in a leafy suburb



- |                   |                |   |
|-------------------|----------------|---|
| 1 Hair Salon      | 6 Dentist      | 11 Shopping Centre  |
| 2 Supermarket     | 7 Public House | 12 Post Office  |
| 3 Pharmacy        | 8 Hospital     | 13 Leisure Centre   |
| 4 Doctors Surgery | 9 Coffee Shop  | 14 Sutton Park  |
| 5 Takeaway        | 10 Bakery      | 15 Veterinary Surgery   |
|                   |                |  Bus Stop |



Powell House is close to the town centre and local amenities. Tesco Express is yards from the development and Aldi is just a 10-minute walk away. There's also a Tesco Superstore 5 miles away. Gracechurch Shopping Centre (0.6 miles) has a chemist, hearing centre and opticians, plus banks and a post office. Nearby Mere Green (2.5 miles) has an M&S Food Hall and a large Sainsbury's, and once a month there's a food and craft market at The Parade. Foodies will be spoilt for choice. Just around the corner, The Coffee Tree serves homemade meals and cakes. Streetly Balti, recently voted as serving 'the best curry' in the Midlands is within a 9-minute drive.

## Live life your way

Two community-run theatres, plus a town hall with a rich programme of live performances guarantee a thriving cultural scene. Film lovers will be able to enjoy cinema at 'The Royal'. There's plenty to do in 'Sutton' as locals call it. Abundant



green space offers a range of outdoor activities. Sutton Park, a vast nature reserve with seven lakes and extensive ancient woodlands, is excellent for fishing, cycling and walking. New Hall Valley Country Park (0.6 miles) has multiple cycle trails and walking routes too. For those who enjoy regular sports, there are five golf clubs as well as top fishing and water sport locations. Wyndley Leisure Centre (0.9 miles) has a gym and two swimming pools. Nearby destinations include Birmingham, with its world-class cultural attractions and the historic town of Lichfield. Catch a bus to the town centre, or the train station (0.8 miles) connects you to Birmingham New Street in 20 minutes or Birmingham Airport in 40 minutes.

## You'll be well looked after in Sutton Coldfield

Designed with the over 60s in mind, Powell House is built to high standards and is an ideal place to live life your way.



# Designed

with you in mind

As you approach Powell House, you won't fail to be impressed by its exterior. The building's grey and cream brickwork is wrapped with a white render surround to give a sleek and modern impression. A flat roof, grey window frames and occasional steel balconies spell stylish design. The development is bordered by a neat hedge and iron metal gating to provide an elegant finish.

Enter the entrance lobby to find a light and airy reception, which offers a warm welcome to homeowners, friends and family alike. Turn right to access ground level apartments or a lift to upper floors or walk straight ahead to discover the communal lounge.

This elegant space is where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering filled with fun and laughter.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Exit the lounge via patio doors to our outdoor terrace, walking through this paved area you will find benches to relax and enjoy the landscaped gardens and surrounding greenery, it's a wonderful, secluded spot for some socialising or just soaking up some sun during the warmer months.

From here you can admire the planting that edges the perimeter of the development. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues. It's made to be enjoyed throughout the seasons. What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep the garden immaculate. We look after all the outside spaces for you.







# More for you

## Guest Suite<sup>^#</sup>

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

## House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

## Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

## Parking<sup>#</sup>

Spaces are available for purchase, all with electric vehicle charging.



# Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Powell House is no exception.

Comprising 44 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

## We're here to help

When purchasing or renting your apartment at Powell House, we can help you every step of the way\*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



# Powell House

## Ground Floor



## First Floor



## Second Floor



## Third Floor



- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Reception
- RR - Refuse & Recycling
- S - Store
- T - Terrace
- - Electric Vehicle Charging

Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit or visit [mccarthystone.co.uk/powell-house](https://mccarthystone.co.uk/powell-house)



# Your new home

## in detail

### General

- ▶ Double glazing to all windows
- ▶ Walk-out or Juliette balcony to all upper floor apartments
- ▶ Shelf and fitted hanging rail to wardrobe in master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Fibreoptic provision for broadband/telephone connection
- ▶ NHBC 10-year warranty

### Kitchen

- ▶ Fitted kitchen with integrated ceramic hob, fridge and freezer
- ▶ Stainless steel cooker hood and glass splashback
- ▶ Black Silgranit composite sink
- ▶ Washer Dryer provided in utility cupboard
- ▶ Lever mixer taps

### Heating and finishes

- ▶ Electric panel heaters
- ▶ Neutral décor
- ▶ White internal doors
- ▶ Chrome door furniture and fittings

### Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Additional shower room on selected 2 bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel rail

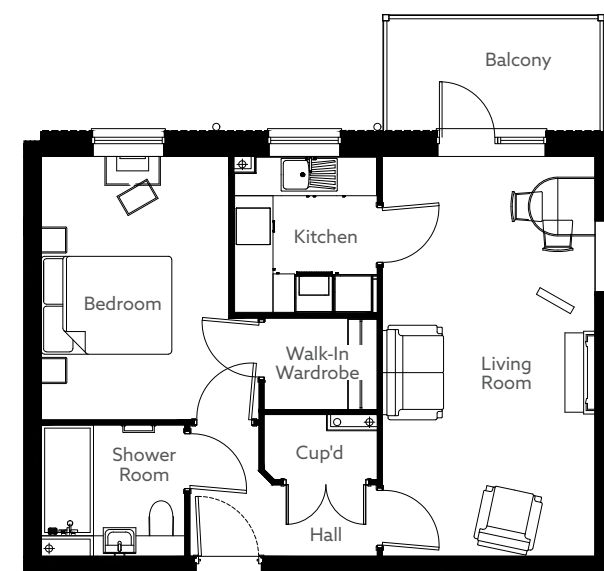
### Safety and security

- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

## Typical apartment layouts

Approximate room sizes

### One Bedroom



#### Living Room

20'1" x 10'5" / 6130mm x 3180mm

#### Kitchen

7'10" x 7'2" / 2400mm x 2200mm

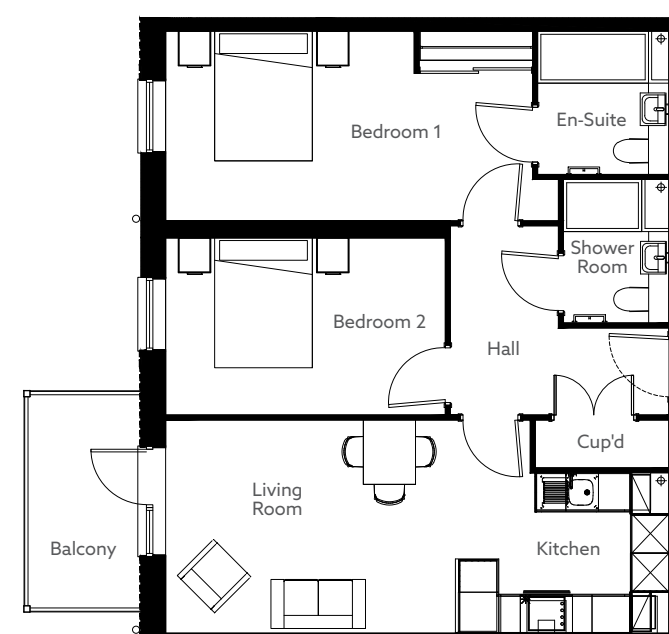
#### Bedroom

13'1" x 9'1" / 4000mm x 2790mm

#### Shower Room

6'7" x 7'2" / 2015mm x 2200mm

### Two Bedroom



#### Living Room

14'7" x 10'5" / 4445mm x 3185mm

#### Kitchen

8'0" x 10'10" / 2460mm x 3325mm

#### Bedroom 1

18'5" x 9'6" / 5625mm x 2900mm

#### En Suite

6'7" x 7'2" / 2015mm x 2200mm

#### Bedroom 2

14'0" x 9'3" / 4290mm x 2830mm

#### Shower Room

7'2" x 5'3" / 2200mm x 1620mm



# The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Powell House and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

## Services covered include providing and maintaining:

- ▶ Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Powell House's web page.

## Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

**When you're ready to find out more, we will happily explain these charges in more detail.**



## Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit [mccarthystone.co.uk/powell-house](https://mccarthystone.co.uk/powell-house) to find out more about buying or renting one of our apartments.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

*McCarthy Stone Homeowner*



A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

June 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/powell-house](https://mccarthystone.co.uk/powell-house)

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