



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

£100,000

Sutton Coldfield

£100,000



Superbly located close to Boldmere High street with excellent public transport links and amenities this assisted living apartment offers a little extra having a double bedroom, fitted kitchen, wet room with bath and additional dining room. The onsite facilities include a communal lounge, restaurant / dining room and gardens with management staff on site 7 days a week. An early viewing is essential to fully appreciate the opportunity on offer.

- ABOVE AVERAGE SIZED RETIREMENT APARTMENT
- ASSISTED LIVING FOR OVER 70'S
- ONE DOUBLE BEDROOM
- WET ROOM / BATHROOM
- GENEROUS LOUNGE
- ADDITIONAL DINING ROOM
- FITTED KITCHEN
- SECURE INTERCOM ENTRY
- LAUNDRY ROOM
- RESTAURANT AND RESIDENTS LOUNGE
- VIEWING ESSENTIAL





Property Specification

The property benefits from Double Glazing and briefly affords:-

Hallway	3' 9" x 9' 5" x 6' 4" (1.14m x 2.87m x 1.93m)
Bathroom/ Wet Room	9' 4" x 6' 7" (2.84m x 2.01m)
Kitchen	9' 5" x 7' 1" (2.87m x 2.16m)
Lounge	15' 5" x 10' 4" (4.70m x 3.15m)
Dining Room	9' 10" x 7' 0" (2.99m x 2.13m)
Bedroom One	15' 3" x 9' 11" (4.64m x 3.02m)

Agent's Note:

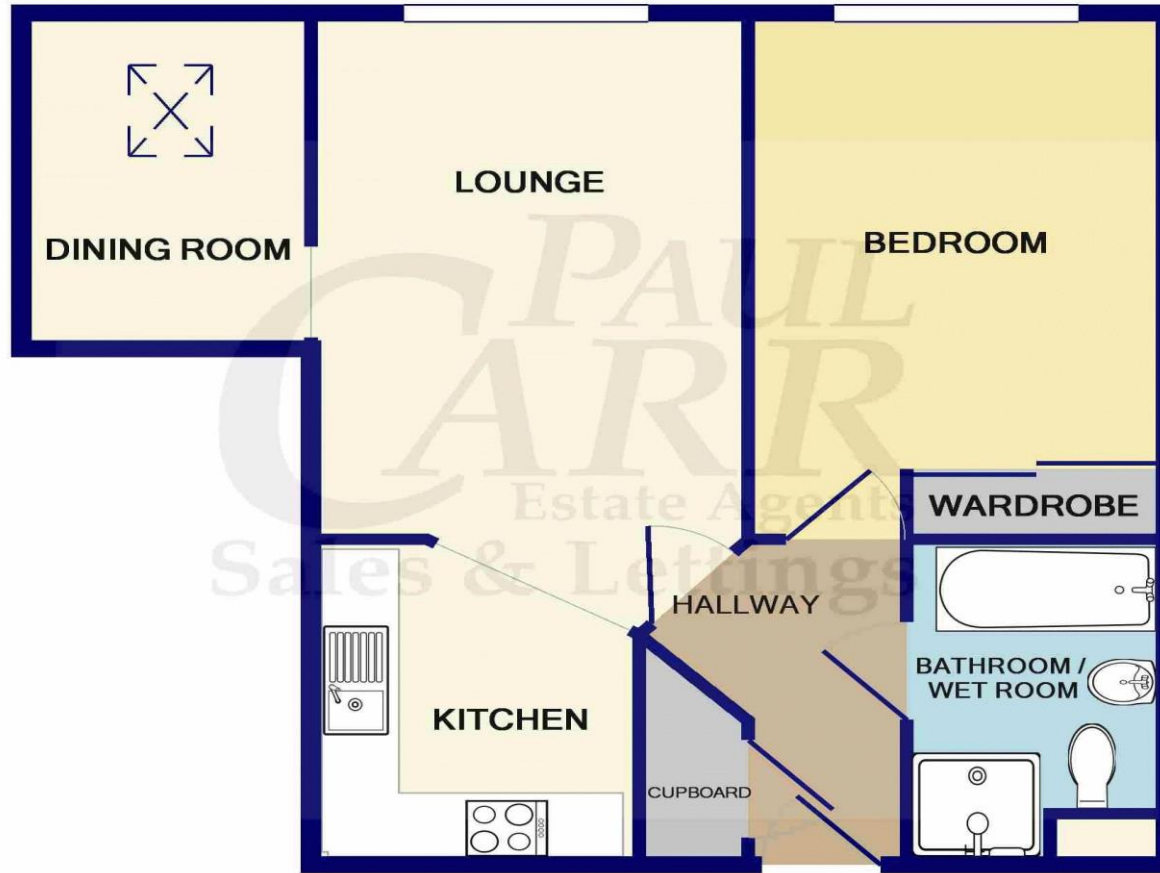
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 7th October 2019 JD/CH V1

Viewer's Note:

Services connected: Electricity & Water Mains
Council tax band: C
Tenure: Leasehold 125 years from 2011
Ground Rent: 475.00
Service Charge 568.00 p.c.m
Restrictions: Not available to Sub-Let

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

