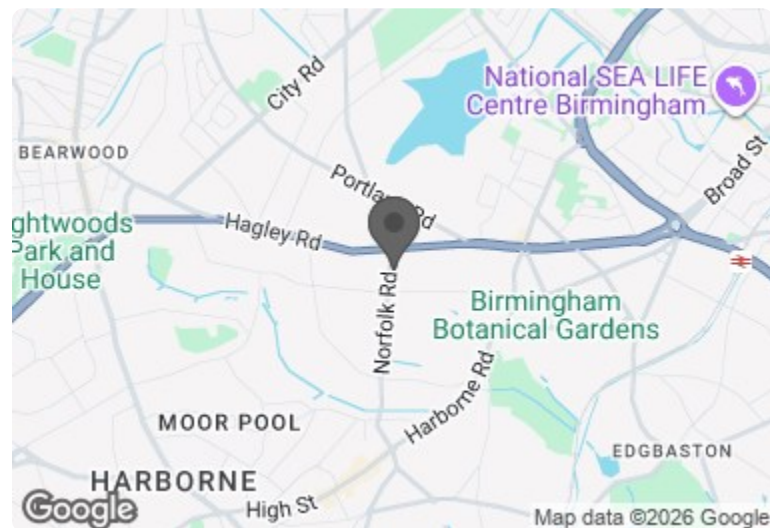


Total floor area 77.1 sq. m. (830 sq. ft.) approx

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>84</b>	<b>84</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**30 Ryland Place**

Norfolk Road, Birmingham, B15 3PU



**PRICE REDUCTION**

**Offers in the region of £239,000 Leasehold**

DELIGHTFUL TWO DOUBLE BEDROOM APARTMENT WITH JULIET BALCONY. SOUTH WEST FACING and being DUAL ASPECT.

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# Ryland Place, Norfolk Road, Edgbaston

## 2 Bed | £239,000

PRICE  
REDUCED

### Ryland Place

Ryland Place is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. Located in a suburb of Birmingham, you will never be lost for things to do and places to go at Ryland Place. Sitting between Harborne and Moseley, whether you fancy catching up with friends over a coffee and cake or a bit of retail therapy, you will find all the facilities and amenities you need nearby.

Being situated just off the Hagley Road, transport links in the area are excellent, helping you easily access the surrounding towns, Birmingham city centre itself and further afield too. A number of bus stops are nearby depending on your destination.

McCarthy & Stone's Retirement Living PLUS range (formerly Assisted Living) is facilitated to provide its homeowners' with extra care. An Estate 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's 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 a 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom.

The development has a homeowners' lounge which is 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 (for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

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 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.
- 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 Hallway

Front door with spy hole leads to the entrance hall. There are doors to the walk-in storage/airing cupboard and an additional cupboard for storage. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, both bedrooms, cloakroom, and wet room.

### Living Room

This living room is complimented by having a modern feature fireplace, dual aspect double glazed windows and a Juliet style balcony with an inward opening double glazed door. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed double doors lead into a separate kitchen.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed electrically operated window sits above a single sink unit with drainer and mixer tap. Integrated electric oven, microwave and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

### Master Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. TV and telephone point. Large double glazed window. Emergency response pull cord.

### Wet Room

Purpose built wet room with non slip flooring, tiled walls and fitted suite comprising; walk in shower unit with fitted curtain and grab rails, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

### Bedroom Two

This generously sized second double bedroom could also be used as a second sitting room/office/hobby room. Large double glazed window. TV point. Power sockets. Emergency response pull cord.

### Cloak Room

Matching white suite comprising WC and hand basin. Fitted mirror. Ceiling light.

### Retirement Living PLUS

With Retirement Living PLUS you retain independence in your own apartment, but have the reassurance of on-site management support and security 24 hours a day. Our qualified YourLife care professions offer around-the-clock, flexible personal care and support packages, tailored to suit your needs.

### Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hour's domestic assistance per week
- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual service charge: £13,812.45 for financial year ending 30/06/2026.

### Ground Rent

Ground rent: £510 per annum  
Ground rent review: 15th Sept 2031

### Lease Length

140 years from 15th Sept 2016

### Additional Information & Services

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

