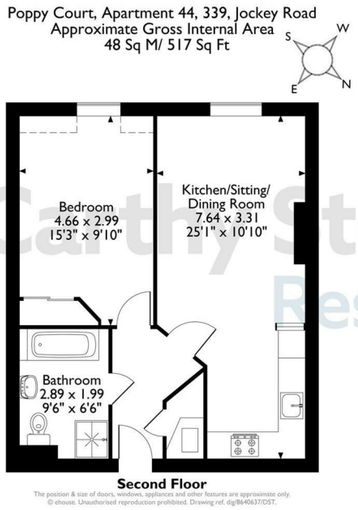
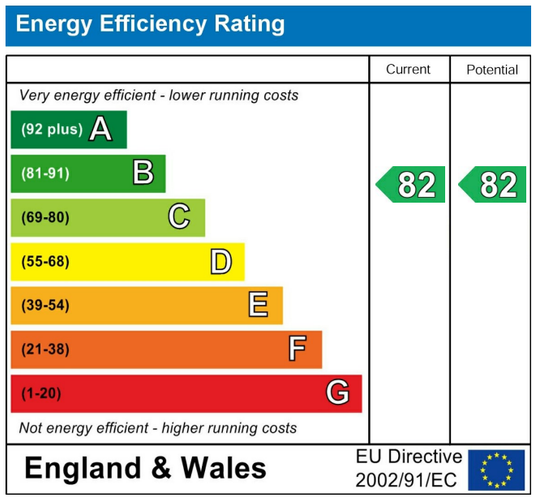
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







44 Poppy Court

339 Jockey Road, Sutton Coldfield, B73 5XF

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 44 Poppy Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £79,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estates Manager + 24-hour on-site staffing
- Waitress service restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Mobility scooter store & charging point
- Landscaped gardens
- Security entry system
- Fire detection equipment
- 24-Hour emergency call system provided by a personal pendant with call point in bathroom
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Poppy Court, Sutton Coldfield

1 | 1 | Asking price £79,950

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 onto the bedroom, 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

Double glazed window. Feature fireplace. Two ceiling light fittings. TV and telephone points.

Kitchen

Fitted kitchen with tiled floor and splash back. Integrated fridge & freezer. Easy access electric fan oven with side opening door. Induction hob with extractor hood above.

Bedroom

A double bedroom benefiting from a double glazed window filling the room with natural light. Ceiling light point. TV, telephone and power points. Built in mirrored fronted wardrobe with sliding doors.

Bathroom (wet room)

A purpose built wet room with a low level bath with hand grips. Shower unit with curtain. 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.

Annual Service charge: £11,088.66 for financial year ending 30/06/2027.

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 (annual charge)

Ground rent: £435 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













