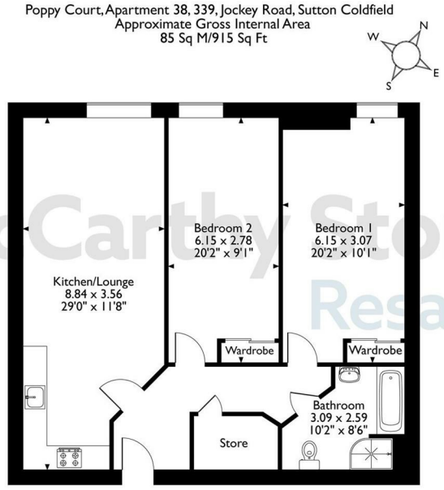
Excellent

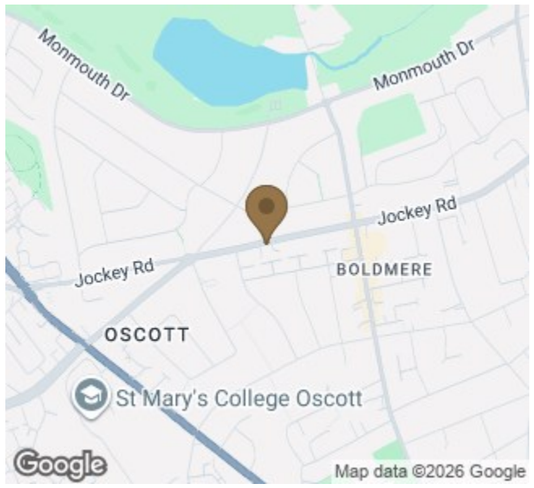
Trustpilot

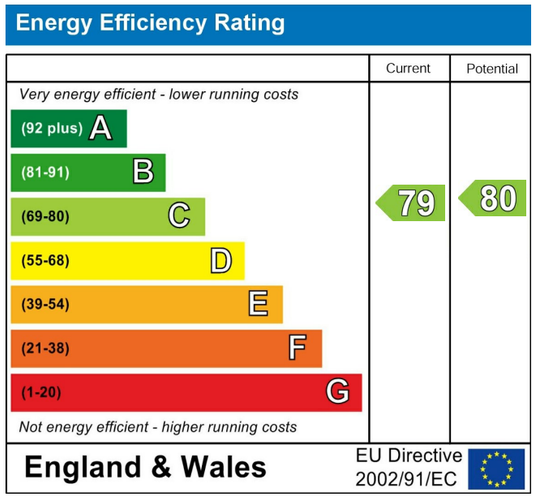
McCarthy & Stone
Resales.

Poppy Court, Apartment 38, 339, Jockey Road, Sutton Coldfield
Approximate Gross Internal Area
85 Sq M/915 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







38 Poppy Court

Jockey Road, Sutton Coldfield, B73 5XF

2 | 1 | Council Tax Band: D

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 38 Poppy Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £120,000
Leasehold

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

Why you'll love living here:

- Estates Manager
- Table service restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- 24-hour on-site staffing
- Landscaped gardens
- Security entry system
- Fire detection equipment
- Mobility scooter store & charging point
- 24-Hour emergency call system provided by a personal pendant and pull cords

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

38 Poppy Court, Sutton Coldfield

2 | 1 | Asking price £120,000

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 are 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 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 Hall
Front door with spy hole leads into the entrance hall. Door opening to spacious storage cupboard. Further doors lead onto the bedrooms, bathroom and living room. Two ceiling light fittings. A wall mounted emergency call module. Panel heater. Further safety features consist of a smoke detector and illuminated light switches.

Living Room
A well-proportioned lounge featuring a uPVC double glazed window, allowing for plenty of natural light and enjoying a pleasant outlook. The room is designed in an open-plan style, offering ample space for both comfortable seating and a dining area, with open access through to the kitchen.

The lounge is equipped with TV and telephone points, including Sky/Sky+ connectivity, along with two ceiling light fittings to ensure good illumination. Raised electric power sockets are also in place, providing added convenience and ease of use.

Kitchen
A well-fitted kitchen featuring a tiled floor and complementary splashback, offering a practical and easy-to-maintain space. The kitchen is equipped with integrated fridge and freezer, along with a stainless steel sink unit incorporating a drainer and mixer tap.

Further benefits include a built-in electric fan oven with a convenient side-opening door, as well as an induction hob with an extractor hood positioned above, combining functionality with a modern finish.

Master Bedroom
A well-proportioned double bedroom featuring a built-in wardrobe with mirrored fronts. Includes a double-glazed window, ceiling light fitting, and a range of TV, telephone, and power points for convenience.

Bedroom Two
A generously sized second double bedroom, which could also be utilised as a home office, or hobby space. The room benefits from a built in wardrobe, central ceiling light fitting, a double-glazed window, and TV and power points.

Bathroom
A purpose-built wet room featuring a low-level bath with grab rails and a level-access showering area with curtain rail. The room also includes a WC, a vanity unit with inset wash hand basin and mirror above, non-slip vinyl flooring, a heated towel rail, and an emergency pull-cord for added safety.

Service Charge (breakdown)
• Cleaning of communal windows
• Subsidised Meal Costs
• 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: £14,858.55 for financial year ending 31/03/2027.

Lease Length
125 years from 1st Jan 2011.

Ground Rent
Annual fee - £510.
Ground Rent Review 01/01/2026

Additional Information & Services
• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage











