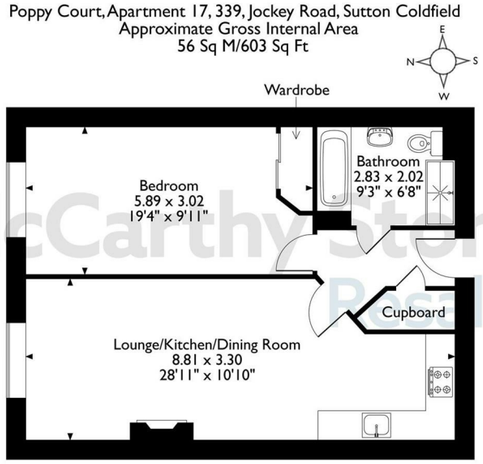
Excellent

Trustpilot

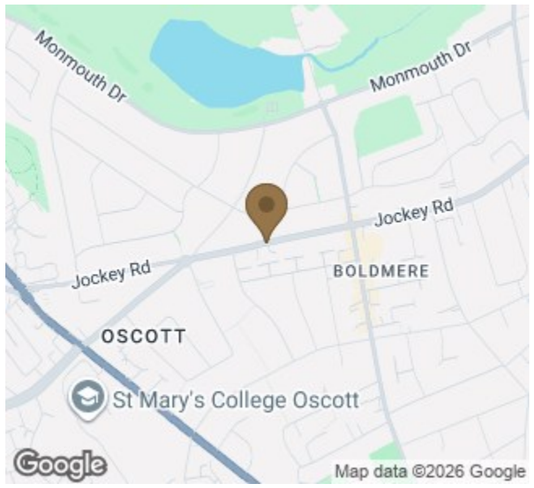
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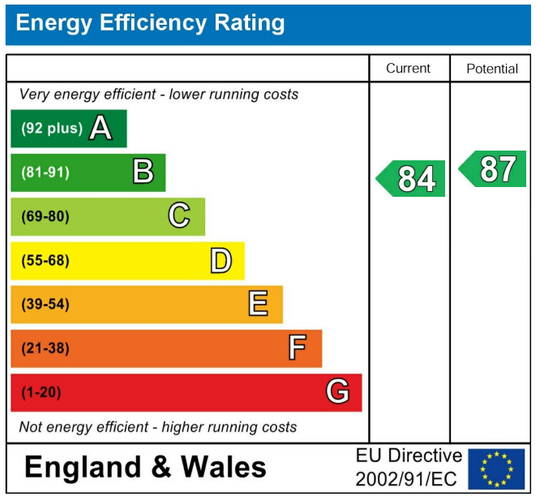
Poppy Court, Apartment 17, 339, Jockey Road, Sutton Coldfield
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



McCarthy Stone Resales

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







17 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 17 Poppy Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £85,000
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

17 Poppy Court, Sutton Coldfield

1 | 1 | Asking price £85,000

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'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.

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
Solid wooden door with spy hole and letter box. Wall mounted emergency intercom and security door entry system. Door to storage cupboard. Doors leading to the Bedroom, Living Area and Bathroom

Living Room
The spacious living and dining area provides a welcoming space, ideal for both relaxing and entertaining.

The room is centred around an attractive feature fireplace with an inset electric fire, creating a warm and inviting focal point. Two ceiling light fittings provide excellent illumination, while Sky TV and telephone points are available (connection fees may apply), ensuring the space is well equipped for modern living.

In an open plan style which seamlessly connects the living area to the kitchen, creating a sociable layout that is both practical and appealing.

Kitchen
Located off the living area having a fitted kitchen with a range of wall and base storage units. Roll edge granite style work surfaces with a tiled splash back. Integrated fridge/freezer. Easy access Beko oven with side opening door. Induction hob with extractor hood above. Ceiling spot lighting. Tiled floor. Stainless steel sink unit with drainer and mixer tap.

Bedroom
A generously proportioned double bedroom offering a comfortable and peaceful retreat. The room benefits from a large double-glazed window, allowing for plenty of natural light, while a central ceiling light fitting provides additional illumination.

Excellent storage is provided by a built-in mirrored wardrobe, enhancing both practicality and the sense of space. Further features include a wall-mounted heater for year-round comfort, together with TV and telephone points and ample power sockets to accommodate modern living requirements.

Bathroom
Designed with accessibility and comfort in mind, this wet room-style bathroom features non-slip flooring and a low-level bath fitted with supportive hand grips for added safety. A separate shower area is equipped with grab rails and a shower curtain, providing practicality and ease of use.

The suite is completed by a low-level WC and a vanity unit incorporating a wash hand basin with useful storage beneath and a fitted mirror above. An emergency pull-cord system offers additional peace of mind, making this a well-appointed and thoughtfully designed bathroom.

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.

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

To find out more about the service charges please contact your Property Consultant or House Manager.

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.

Lease Length
125 years from 1st Jan 2011

Ground Rent
Ground rent: £435 per annum
Ground rent review: 1st Jan 2026

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













