Excellent

Trustpilot

McCarthy & Stone
Resales.

Ryland Place, Apartment 3, 27, Norfolk Road, Birmingham, West Midlands
Approximate Gross Internal Area
78 Sq M/840 Sq Ft

The position & size of doors, windows, appliances and other features are approximate only.
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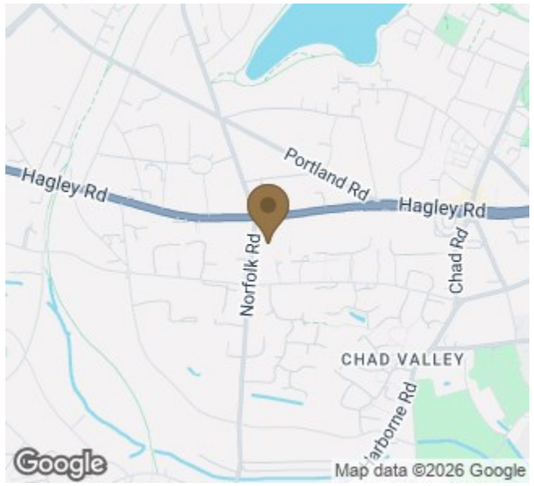
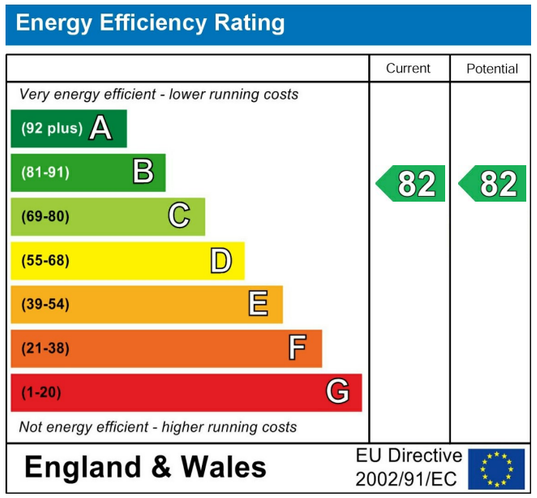




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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

3 Ryland Place

27 Norfolk Road, Birmingham, B15 3PU

2 | 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 3 Ryland Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £229,500
Leasehold

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

Why you'll love living here:

- Ground Floor Apartment with South Facing Patio
- PART EXCHANGE SCHEME AVAILABLE - PLEASE CONTACT US FOR DETAILS
- On site Bistro
- Personal care packages available from the onsite CQC registered care agency
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Homeowners' lounge
- Guest suite
- Lift to all floors
- 24-hour on-site staffing
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Ryland Place, Birmingham

2 | 1 | Asking price £229,500

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 short of 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 & Stones 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 Bistro with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years old.

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 a very welcoming entrance hall. There is a door off to a large walk -in storage and airing cupboard which houses the hot water tank and the airflow system. The security door entry system and 24 Hour emergency response system are located here along with a mains- wired smoke detector. Further doors off lead to the living room, both bedrooms, cloakroom and wet room.

Living Room
A dual aspect living room with a side window and at the far end of the room, a French door out to a private patio area. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Oak-effect door with glazed panels leads into a separate kitchen. Windows have electrical remote controlled vertical blinds.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window with electric remote controlled vertical blinds, 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
Good-sized double bedroom featuring a walk -in wardrobe housing rails and bespoke fitted shelving. TV and telephone point. Large double glazed window with electric remote-controlled vertical blinds. Emergency response pull cord.

Wet Room
Purpose-built wet room with slip resistant 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. Extractor fan.

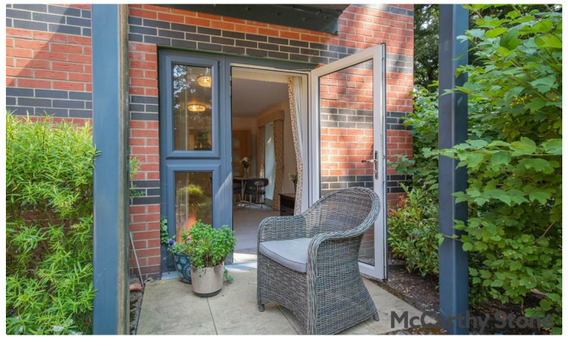
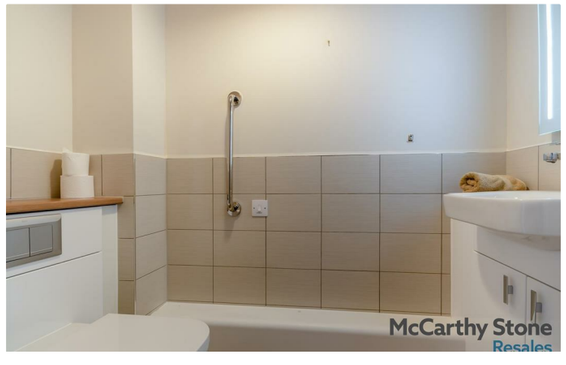
Bedroom Two
This generously sized second double bedroom could also be used as a second sitting room/office/hobby room. Large double glazed window with fitted vertical blinds looks out to the garden. TV point. Power sockets. Emergency response pull cord.

Cloak Room
Matching white suite comprising: WC and hand basin. Fitted mirror. Ceiling light. Modern cabinetry.

Service Charge details
• 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

Annual Service Charge: £14,234.65 for the financial year ending 30/06/2027.

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.

Lease Information
Ground rent: £510 per annum
Ground rent review: 15th September 2031
Lease term of 140 years from 15th Sept 2016.

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