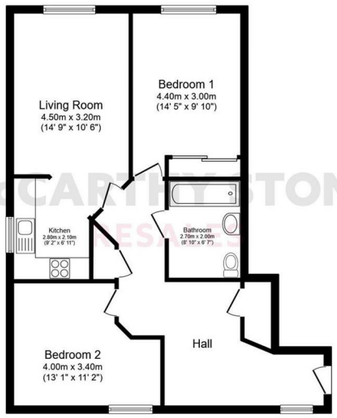
Excellent

Trustpilot

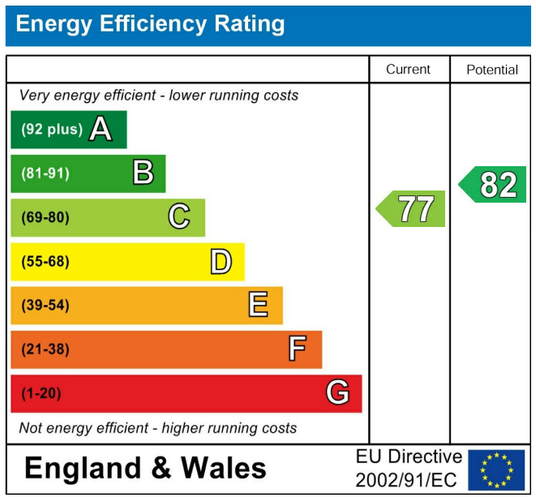
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Total floor area 73.5 sq.m. (791 sq.ft.) approx

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). Powered by www.focalagent.com





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Registered in England and Wales No. 10716544

The Property Ombudsman







28 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 28 Poppy Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
Leasehold

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

Why you'll love living here:

- Delightful Two Bed Apartment
- McCarthy Stone Retirement Living Plus for Over 70's
- Estates Manager + 24-hour on-site staffing
- Waitress service restaurant
- Homeowners Lounge
- Personal care packages available from the onsite CQC registered care agency
- Landscaped gardens
- Secure door entry system
- 24 hr emergency system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Poppy Court, Sutton Coldfield

2 | 1 | Asking price £130,000

Poppy Court
Poppy Court is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, 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 simply need a hand with anything else, our Estates Manager and on-site team are there to help. Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels. The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship (please speak to the Property Consultant for further details and a breakdown of charges).
For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm.
Poppy Court 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 every day for a modest fee.

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
A solid wooden door with spy hole and letter box leads into a welcoming entrance hallway which includes a wall mounted house alarm, emergency intercom and security door entry system.

Doors lead off to a storage cupboard. Further doors lead to the bedrooms, bathroom and living room.

Living Room
A generous living room having new carpets, with an attractive feature wall and fireplace having an inset electric fire creating a great focal point for the room. Two ceiling light fittings. TV and telephone points. Power sockets. Double glazed window with pleasant outlook. In an open plan style incorporating the kitchen area.

Kitchen
Located off the lounge the fitted kitchen includes tiled floor and splash back. Free standing fridge/freezer. Stainless steal sink unit with drainer and mixer tap sits beneath a double glazed window. Built in electric fan oven with side opening door. Electric hob with extractor hood above. Tiled floor.

Bedroom One
A double bedroom with built in mirrored fronted wardrobe. Double glazed window. Ceiling light point. TV, telephone and power points.

Bedroom Two
A second double bedroom with double glazed window. Ceiling light point. TV, telephone and power points.

Bathroom
A spacious bathroom with a low level bath with grab rails. Shower unit with curtain. WC. Vanity unit with inset wash hand basin and mirror above. Slip resistant vinyl flooring. Heated towel rail. Emergency pull-cord.

Parking
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.

Service Charge details
• 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.

Ground Rent
Ground rent: £510 per annum
Ground rent review: 1st Jan 2026

Lease Information
125 years from 1st Jan 2011.

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













