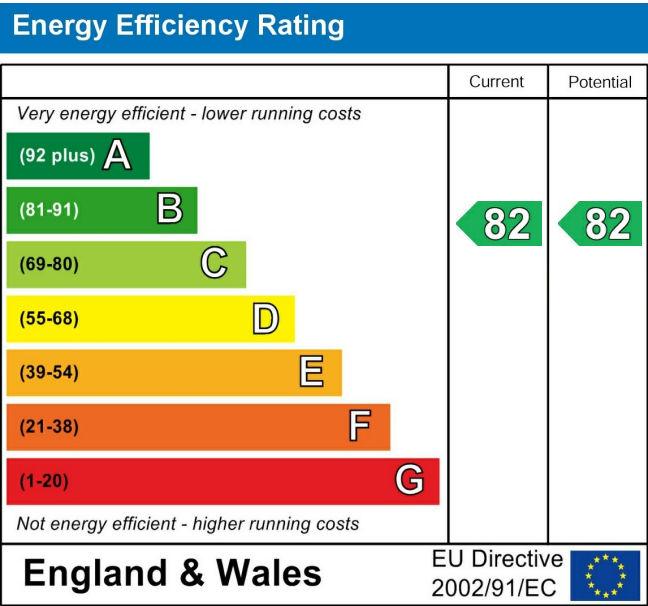
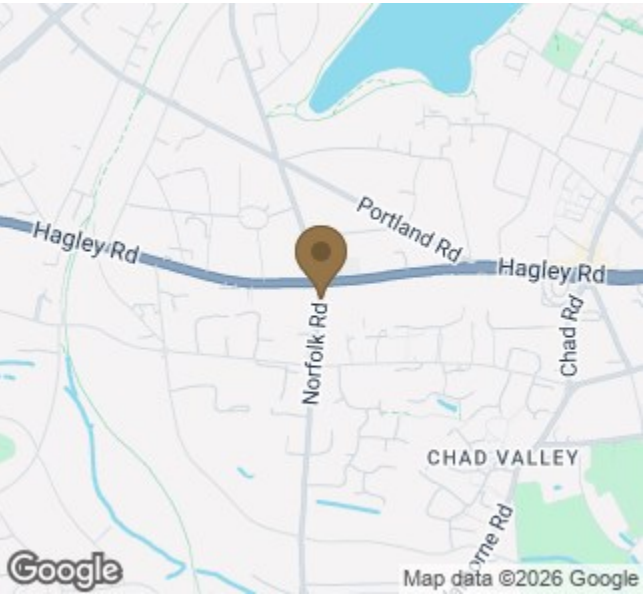
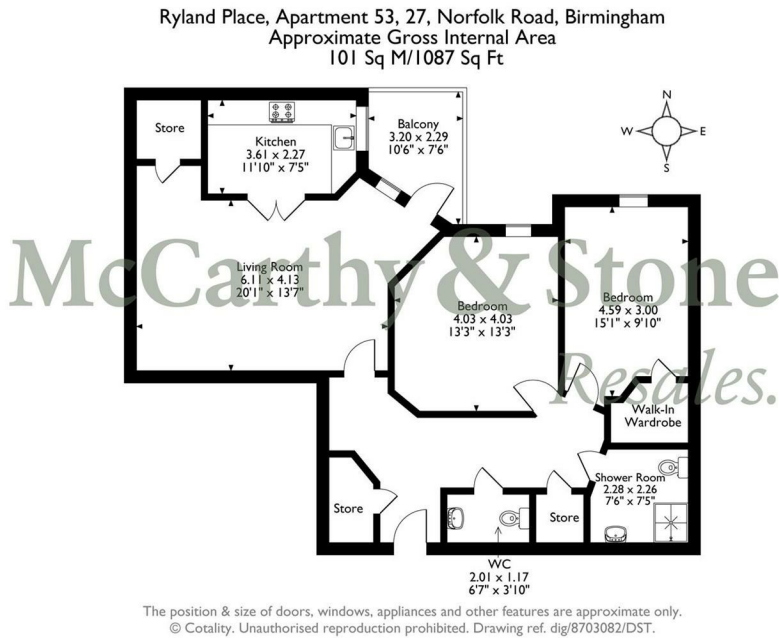




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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



53 Ryland Place

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

Asking price £210,000
Leasehold

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



Why you'll love living here:

- Two Bed Third Floor Apartment with Walk Out Balcony
- McCarthy Stone Retirement Living PLUS range for Over 70's
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- 24-hour on-site staffing
- Table service restaurant
- Lift to all floors
- Guest suite
- Pet Friendly
- Mobility scooter store and charging point

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

53 Ryland Place, Birmingham

2

|

1

|

Asking price £210,000

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 lost for 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 table service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Retirement Living Plus - With Retirement Living PLUS you retain independence in your own apartment, but have the reassurance of on-site management support and security 24 hours a day. Our qualified YourLife care professions offer around-the-clock, flexible personal care and support packages, tailored to suit your needs.

Moving Made Easy & Additional Information
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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Entrance Hall
The front door, fitted with a spy hole, opens into a welcoming entrance hall. The hallway benefits from a walk-in storage/airing cupboard, a wall-mounted 24-hour emergency response pull cord system, smoke detector, security door entry system and wall-mounted thermostat.

Doors lead from the entrance hall to the living room, two bedrooms, shower room and guest WC.

A bright and spacious living room with light-colored walls and carpet. It features a grey sofa, a brown leather armchair, a wooden dining table with chairs, and a large TV on a stand. A fireplace is visible in the background. The McCarthy & Stone Resales logo is in the bottom right corner.

Living Room
A generously proportioned and welcoming living room, offering excellent space for both comfortable seating and dining. The room is bright and inviting, with a double-glazed patio door providing direct access to the private walk-out balcony, which enjoys attractive views over the beautifully maintained communal gardens.

The room offers ample space for a dining table and chairs, making it ideal for entertaining family and friends. A feature fireplace creates an attractive focal point and adds a warm and homely feel to the room.

Further benefits include a telephone point, TV point with Sky/Sky+ capabilities, and a good range of power sockets positioned throughout the room for everyday convenience. A useful store room provides additional practical storage.

A partially glazed door leads from the living room into the separate, well-appointed kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed electrically operated window 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.

Principal Bedroom
A bright, spacious and well-proportioned double bedroom, offering plenty of room for a range of bedroom furniture while maintaining a comfortable feel. The room benefits from a large double-glazed window, allowing an abundance of natural light into the space and creating a pleasant and airy atmosphere.

A generous walk-in wardrobe provides excellent storage, fitted with a combination of hanging rails and shelving to accommodate clothing, shoes and other personal belongings.

The bedroom is further enhanced by a TV point and telephone point, together with a conveniently positioned emergency response pull cord system for added peace of mind.

Bedroom Two
A generously proportioned second double bedroom, offering excellent versatility to suit a variety of needs. The room provides ample space for bedroom furniture and benefits from part glazed fitted units offering useful storage space.

The room could also be easily adapted for use as a home study, hobby room, occasional guest bedroom or additional dining space, depending on individual requirements.

Further features include a TV point, a good range of power sockets and an emergency response pull cord system, providing added convenience and peace of mind.

Shower Room
Purpose built wet room style shower room with slip resistant flooring, tiled walls and fitted suite comprising: level access 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.

Guest WC
A conveniently located guest WC with wash hand basin is located off the entrance hallway.

Service Charge Details
Service Charge -

- 24-Hour on-site staffing
- 1 hour's domestic assistance per week

A dining area featuring a wooden table with four chairs. In the background, there is a kitchen unit with a microwave and oven. A doorway leads to another room. The McCarthy & Stone Resales logo is in the bottom right corner.

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

Annual Service Charge: £14234.65for the financial year ending 30/06/2027.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Lease Information
Ground rent: £510
Ground rent review: 15th September 2031
Lease: 140 years from 15th Sept 2016

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking Permit Scheme
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.

A modern kitchen with white cabinetry, a dark countertop, and a stainless steel sink. It includes a built-in oven, a microwave, and a range hood. The McCarthy & Stone Resales logo is in the bottom right corner.

A bright bedroom with a double bed, a wooden dresser, and a large window with curtains. The room is decorated with framed pictures and a chandelier. The McCarthy & Stone Resales logo is in the bottom right corner.

A bedroom featuring a large white wardrobe with glass doors, a window with curtains, and a chair. The room is well-lit and tidy. The McCarthy & Stone Resales logo is in the bottom right corner.

A bedroom with a large white wardrobe, a wooden door, and a window. The room is carpeted and has a clean, modern look. The McCarthy & Stone Resales logo is in the bottom right corner.