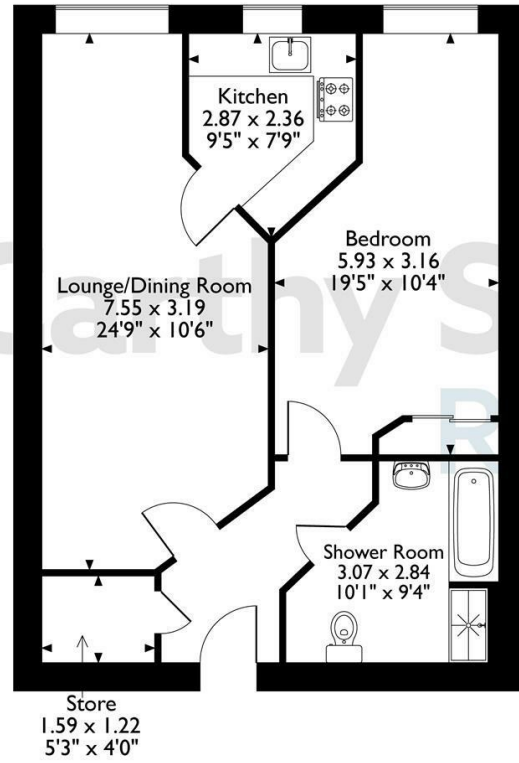
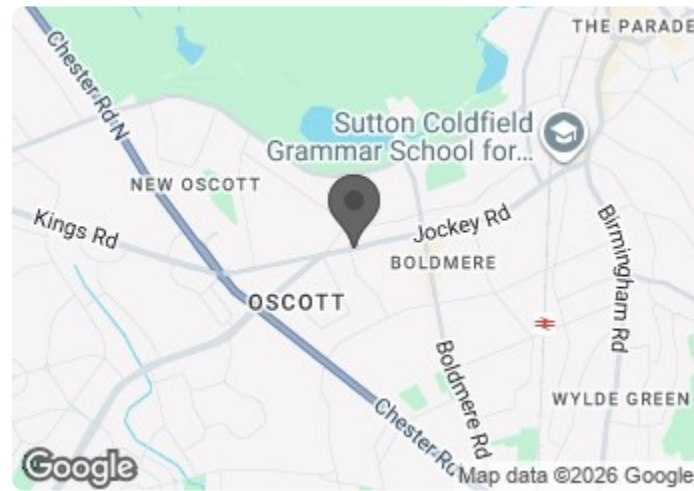


Poppy Court, Apartment 46, 339, Jockey Road, Sutton Coldfield  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 46 Poppy Court

339 Jockey Road, Sutton Coldfield, B73 5XD



## Asking price £85,000 Leasehold

A well maintained one-bedroom retirement apartment, located on the second floor of the highly sought-after Poppy Court development, exclusively for the over-70s.

This attractive apartment offers bright and spacious accommodation throughout, with a welcoming entrance hall leading into a generously sized living and dining room. The versatile living space provides plenty of room for both relaxation and entertaining, creating a comfortable and inviting atmosphere.

The contemporary kitchen is fitted with a range of integrated appliances and offers ample cupboard and worktop space, making it both functional and stylish for everyday living.

The well-proportioned double bedroom enjoys a pleasant outlook and benefits from a built-in wardrobe, providing excellent storage. The bathroom is fitted in a wet room style and comprises a bath with shower facilities, thoughtfully designed to offer both comfort and ease of use.

Perfect for those looking to enjoy independent living in a safe and friendly community, this apartment combines low-maintenance living with the reassurance and convenience of a purpose-built retirement development.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 reproduction is strictly prohibited.



# 46 Poppy Court, 339 Jockey Road, Sutton Coldfield

1 bed | £85,000

## Summary

Boldmere is a residential area of Sutton Coldfield, approximately 7 miles from Birmingham City centre. It's home to Poppy Court, a McCarthy & Stone Retirement Living PLUS development (formally Assisted Living). The development is 150 yards from the nearest bus station where local services provide access to Sutton Coldfield town centre. Boldmere itself has a variety of shops and amenities including a golf course.

Poppy Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care. An Estates 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 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 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.

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 Room 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.

## KITCHEN

Located off the living room 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 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 spacious double bedroom providing a bright and relaxing environment. A large double-glazed window allows natural light to flood the room, creating an airy and welcoming feel, while a central ceiling light fitting ensures excellent illumination when required.

The room benefits from a fitted mirrored wardrobe, offering useful storage and contributing to the sense of space. Additional features include a wall-mounted heater for comfort throughout the seasons, along with TV and telephone points and a range of conveniently positioned power sockets to support modern-day living.

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

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

## Lease Information

125 years from 1st Jan 2011

## Ground Rent

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

## 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.

## Additional Information & Services

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

