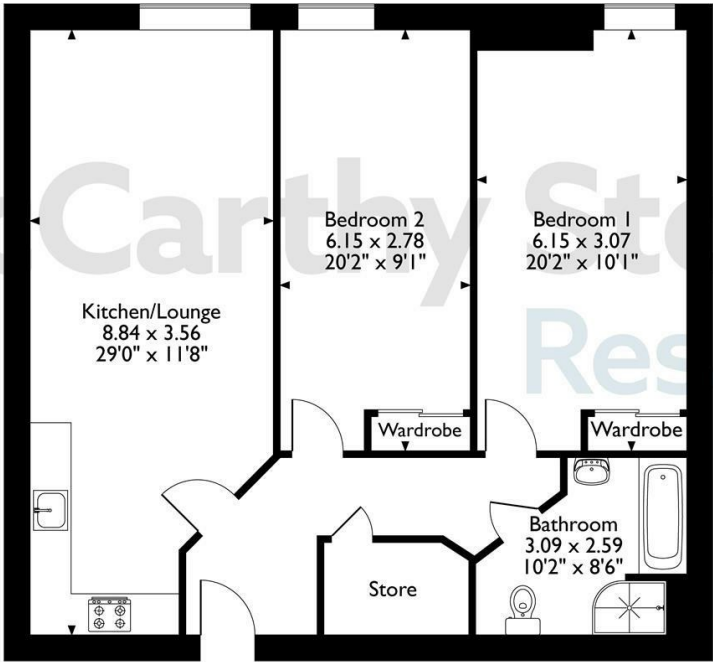
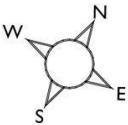
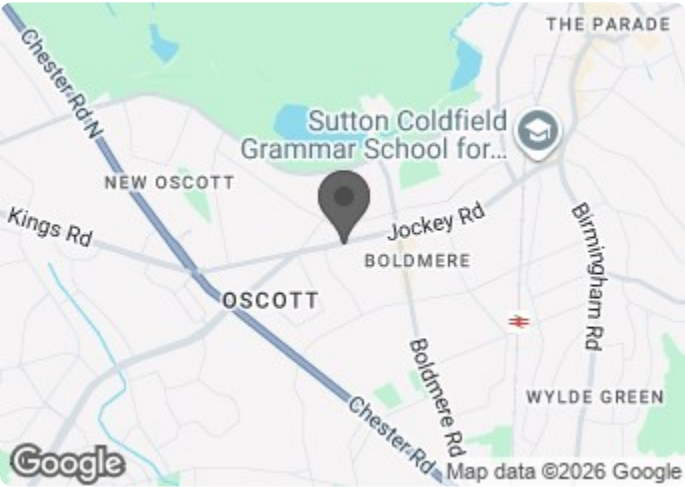


Poppy Court, Apartment 38, 339, Jockey Road, Sutton Coldfield  
Approximate Gross Internal Area  
85 Sq M/915 Sq Ft



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



| 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>                            | 79                         | 80        |
| (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<br>2002/91/EC |           |

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. 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 duplication or usage for any purpose is strictly prohibited.



## 38 Poppy Court

Jockey Road, Sutton Coldfield, B73 5XF



## Asking price £125,000 Leasehold

This spacious two-bedroom, second-floor retirement apartment forms part of McCarthy & Stone's exclusive Retirement Living PLUS range, offering comfort, convenience and peace of mind in a welcoming community setting.

The property features a bright and generously proportioned open-plan living room and dining area, seamlessly incorporating a modern kitchen fitted with a range of integrated appliances, ideal for both everyday living and entertaining.

There are two well-appointed bedrooms both complete with a built-in wardrobes, providing excellent storage. The accommodation is further enhanced by a contemporary wet room-style bathroom, thoughtfully designed with both a bath and a separate showering area to suit all preferences.

This apartment combines practicality with stylish living, perfectly suited for those seeking a secure and low-maintenance retirement lifestyle.

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

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



# Poppy Court, Jockey Road, Sutton Coldfield

## 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 are 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 on-site 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 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

Front door with spy hole leads into the entrance hall. Door opening to spacious storage cupboard. Further doors lead onto the bedrooms, bathroom and living room. Two ceiling light fittings. A wall mounted emergency call module. Panel heater. Further safety features consist of a smoke detector and illuminated light switches.

## Living Room

A well-proportioned lounge featuring a uPVC double glazed window, allowing for plenty of natural light and enjoying a pleasant outlook. The room is designed in an open-plan style, offering ample space for both comfortable seating and a dining area, with open access through to the kitchen.

The lounge is equipped with TV and telephone points, including Sky/Sky+ connectivity, along with two ceiling light fittings to ensure good illumination. Raised electric power sockets are also in place, providing added convenience and ease of use.

## Kitchen

A well-fitted kitchen featuring a tiled floor and complementary splashback, offering a practical and easy-to-maintain space. The kitchen is equipped with integrated fridge and freezer, along with a stainless steel sink unit incorporating a drainer and mixer tap.

Further benefits include a built-in electric fan oven with a convenient side-opening door, as well as an induction hob with an extractor hood positioned above, combining functionality with a modern finish.

# 2 bed | £125,000

## Master Bedroom

A well-proportioned double bedroom featuring a built-in wardrobe with mirrored fronts. Includes a double-glazed window, ceiling light fitting, and a range of TV, telephone, and power points for convenience.

## Bedroom Two

A generously sized second double bedroom, which could also be utilised as a home office, or hobby space. The room benefits from a built in wardrobe, central ceiling light fitting, a double-glazed window, and TV and power points.

## Bathroom

A purpose-built wet room featuring a low-level bath with grab rails and a level-access showering area with curtain rail. The room also includes a WC, a vanity unit with inset wash hand basin and mirror above, non-slip vinyl flooring, a heated towel rail, and an emergency pull-cord for added safety.

## Service Charge (breakdown)

- 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.

## Lease Length

125 years from 1st Jan 2011.

## Ground Rent

Annual fee - £510.  
Ground Rent Review 01/01/2026

## Additional Information & Services

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

