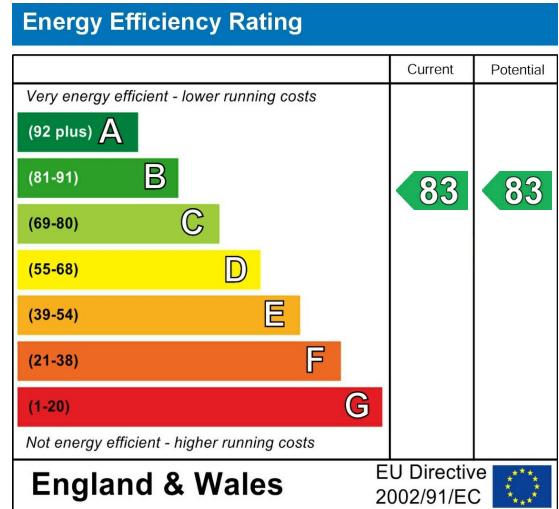




Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**Council Tax Band: C**



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## 26 Poppy Court

Jockey Road, Sutton Coldfield, B73 5XF



**Asking price £90,000 Leasehold**

\*Join us for coffee and cake at our Open Day - Thursday 19th March 2026 - from 10am - 4pm - **BOOK YOUR PLACE TODAY!**\*

A first floor RETIREMENT APARTMENT in our prestigious Poppy Court development.  
The apartment benefits from a larger style lounge and a pleasant outlook.



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

# 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're 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.



**1 bed | £90,000**

## Wet Room

Wet room with slip resistant flooring. Low level bath with hand grips. Shower unit with grab rails and shower curtain. WC. Vanity unit wash hand basin with storage below and a fitted mirror above. Emergency pull cord.



## Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hours 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



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 please contact your Property Consultant or Estate Manager.

Annual service charge: £10,584.13 for financial year end 30/06/2026.

## 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.



## Lease Length

125 years from 1st Jan 2011

## Ground Rent

Ground rent: £435 per annum

Ground rent review: Jan 2026

## Additional Information & Services

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

