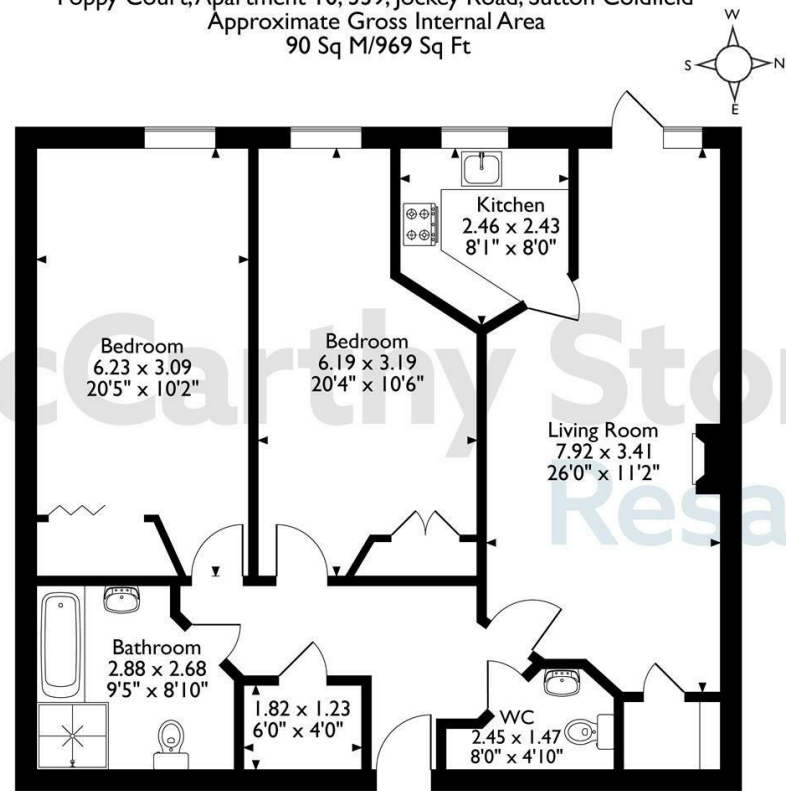
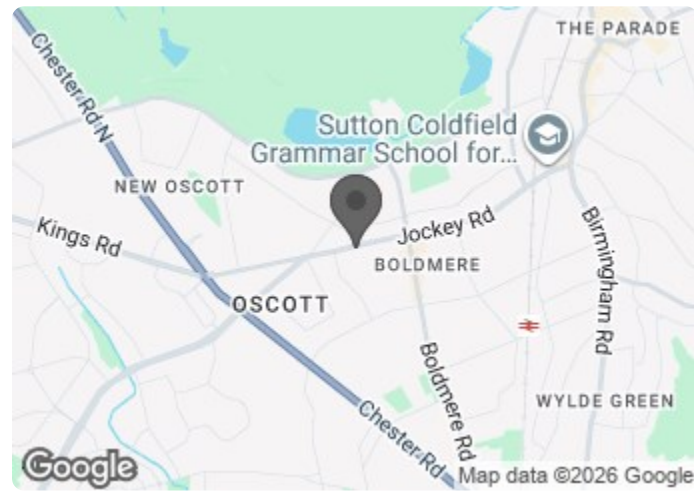


Poppy Court, Apartment 10, 339, Jockey Road, Sutton Coldfield
Approximate Gross Internal Area
90 Sq M/969 Sq Ft



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		79	85

10 Poppy Court

Jockey Road, Sutton Coldfield, B73 5XF



Offers in the region of £185,000 Leasehold

An excellent opportunity to acquire a well presented two-bedroom ground floor retirement apartment, featuring direct access to a private walk-out patio, perfect for enjoying outdoor space from the comfort of your home.

This thoughtfully designed property forms part of an exclusive Retirement Living Plus development, tailored specifically for the over 70s, offering a safe, secure, and community-focused environment. The apartment combines independent living with the added benefit of on-site support and a range of high-quality facilities, providing peace of mind for both residents and their families.

Internally, the accommodation is well-proportioned and designed with comfort and practicality in mind, while the ground floor position ensures easy accessibility throughout.

Call us on 0345 556 4104 to find out more.

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

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Poppy Court, 339 Jockey Rd, Boldmere, Sutton Coldfield B73 5XF

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 front door, complete with spyhole and letterbox, opens into the hallway, where there is access to a useful storage cupboard. Having the benefit of a wall-mounted intruder alarm, an emergency intercom system, and a secure door entry system for added peace of mind.

From the hallway, doors lead through to the bedrooms, bathroom, living room and guest wc, providing a well-laid-out and easily accessible living space.

Living Room

A very generously sized living room, feature fireplace and inset electric fire with ample room for dining. Glazed doors lead out to a patio area overlooking mature gardens. Ceiling light fitting, TV and telephone points. Door off the lounge to a good size cupboard.

Kitchen

A modern fitted kitchen with a range of wall and base storage units. Roll edge granite style work surfaces with a tiled splash back. Integrated fridge and freezer. Easy access oven with side opening door. Induction hob with extractor hood above. Ceiling spot lights and under-cupboard lighting. Tiled floor. Stainless steel sink unit with drainer and mixer tap sits under the window which overlooks the garden.

Bedroom one

A generous well-appointed double bedroom with a central ceiling light fitting, providing ample illumination throughout. A built-in double wardrobe with mirrored sliding doors offers generous storage while enhancing the sense of space and light within the room. A wall-mounted heater ensures comfort year-round, complemented by conveniently positioned power points, as well as TV and telephone connections.

2 bed | £185,000

A double glazed window allows for natural light and enjoys a pleasant, unobstructed aspect, creating a bright and private living environment.

Bedroom Two

A second double bedroom having additional built in wardrobes, Central ceiling light fitting. Wall mounted heater. TV and telephone point. Power points. Double glazed window with pleasant outlook.

Bathroom

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

Guest WC

Conveniently located off the hallway and comprising white Suite with wash basin and WC.

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 and Lease Information

Ground rent: £510 per annum
Ground rent review: 1st Jan 2026
125 years from 1st Jan 2011.

Additional Information & Services

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

