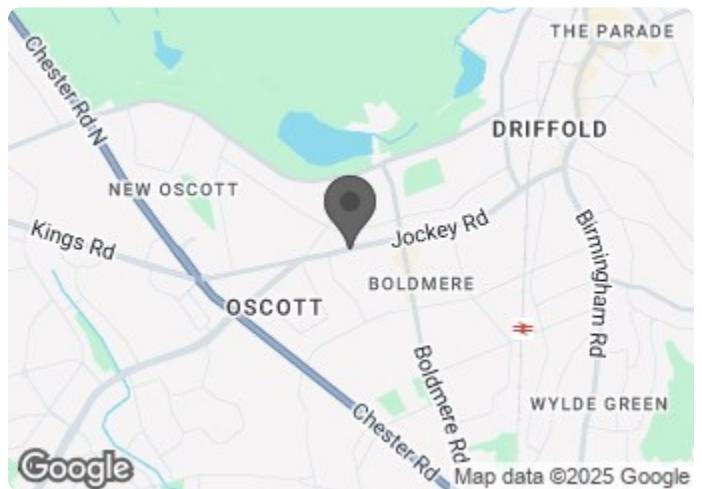


Total floor area 49.9 sq.m. (537 sq.ft.) approx

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

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**Council Tax Band: C**



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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	87
(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		



## 34 Poppy Court

339 Jockey Road, Sutton Coldfield, B73 5XF



**Asking price £85,000 Leasehold**

BRIGHT AND FRESH one bedroom first floor retirement apartment benefitting from an ATTRACTIVE ASPECT overlooking the WELL MAINTAINED GARDEN which gets the SUN ALL AFTERNOON into late evening. The view is enjoyed from the generous LIVING ROOM/DINER. Separate fitted kitchen with INTEGRATED APPLIANCES and double bedroom with BUILT IN WARDROBE. The spacious bathroom (WET ROOM) comprises of a BATH SUITE and SHOWER.

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

# Poppy Court, 339 Jockey Road, Sutton Coldfield

## Entrance Hall

Close to the lift is the front entrance door with spy hole leading into the entrance hall with storage cupboard. Further doors lead onto the bedroom, bathroom and living room. Two ceiling light fittings. A wall mounted emergency call module. Further safety features consist of a smoke detector and illuminated light switches.

## Living Room

A good sized, rectangular shaped living room with double glazed windows, sunny aspect, two ceiling light fittings. TV and telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fitted kitchen with tiled floor and splash back. Integrated fridge/freezer. A double glazed window with motorized opening is positioned above a stainless steel sink unit with drainer. Easy access electric oven with side opening door. Induction hob with extractor hood above.

## Bedroom

A double bedroom benefiting from a double glazed window filling the room with natural light. Ceiling light point. TV, telephone and power points. Built in mirrored fronted wardrobe with sliding doors.

## Bathroom (wet room)

A purpose built wet room with a low level bath with hand grips. Shower unit with curtain. WC. Vanity unit with inset wash hand basin and mirror above. Non slip vinyl flooring. Heated towel rail. Emergency pull-cord.

## 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



**1 bed | £85,000**

## 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: £10,584.13 financial year ending 31/03/2026.



## 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 the 1st Jan 2011

## Ground Rent

Ground rent: £435 per annum

Ground rent review: 1st Jan 2026



## Additional Information & Services

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

