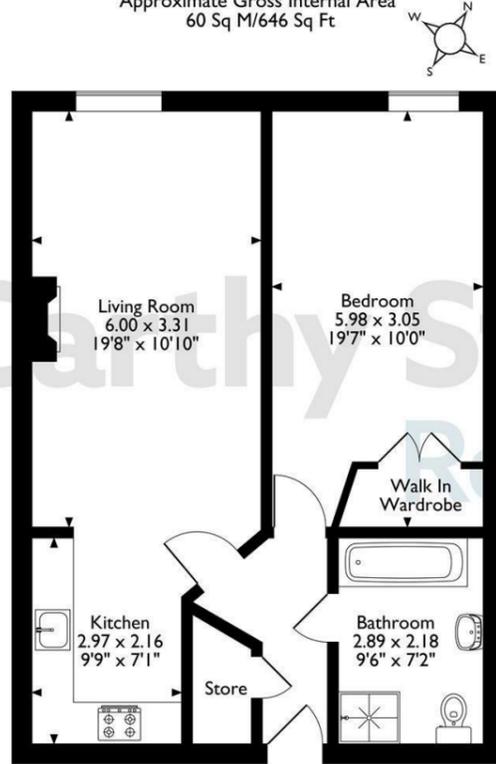
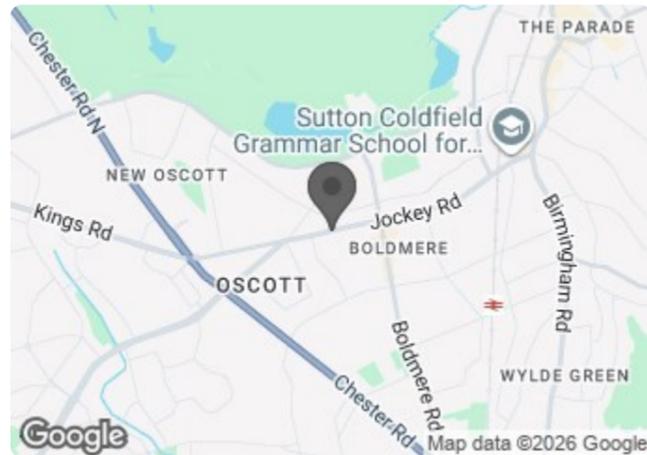


Poppy Court, Apartment 19, 339, Jockey Road, Sutton Coldfield  
Approximate Gross Internal Area  
60 Sq M/646 Sq Ft



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) A			
(81-91) B			
(69-80) C		79	81
(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	

## 19 Poppy Court

Jockey Road, Sutton Coldfield, B73 5XF



## Offers in the region of £95,000 Leasehold

A delightful and spacious ONE BEDROOM retirement apartment on the FIRST FLOOR of this age exclusive development for the over 70's.

Having lifts to all floors, the well planned accommodation with attractive feature walls, briefly comprises of a welcoming entrance hallway, living room with space for dining. Modern fitted kitchen with integrated appliances, a double bedroom with built in wardrobes. Bathroom with bath suite and shower.

On site RESTAURANT WITH TABLE SERVICE.

\*VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER\*

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

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

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# 339 Jockey Road, Sutton Coldfield

1 bed | £95,000

## 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 stop 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.

## ENTRANCE HALL

A solid wooden door with spy hole and letter box leads

into a welcoming entrance hallway which includes a wall mounted house alarm, emergency intercom and security door entry system.

Doors lead off to a storage cupboard. Further doors lead to the bedroom, bathroom and living room.

## LIVING ROOM

A good sized, rectangular shaped living room with double glazed window, two ceiling light fittings. TV and telephone points, and power points. Feature fireplace with inset electric fire makes a lovely focal point. Electric radiator and wall heater.

## KITCHEN

Fitted kitchen with tiled floor and splash back. Integrated fridge and integrated freezer. 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. Electric wall heater.

## SHOWER ROOM

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

## 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 for 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.

## Additional Information & Services

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

## Lease Length

125 years from the 1st Jan 2011

## Ground Rent

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

