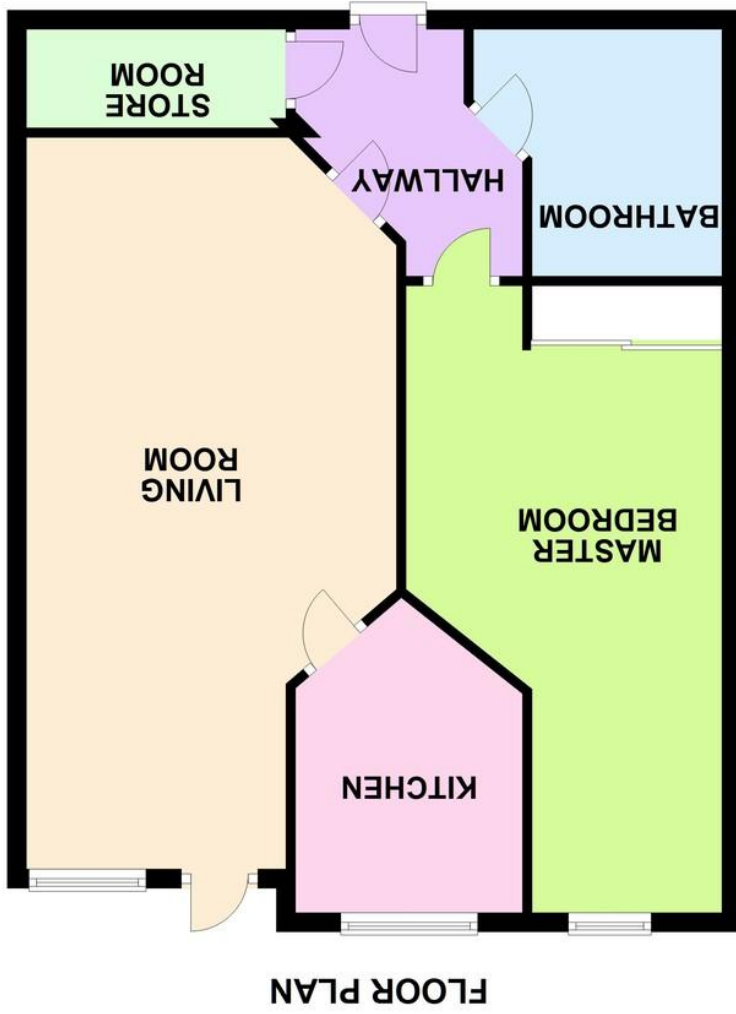


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.

England & Wales	
EU Directive 2002/91/EC	
www.epc.eu.com	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	83
Potential	85

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- BEING SOLD VIA MODERN METHOD OF AUCTION
- NO CHAIN
- OWN PRIVATE ACCESS
- DOUBLE GLAZING where specified
- LOUNGE/DINER

Poppy Court, Jockey Road, Boldmere, Sutton Coldfield, B73 5XF

Auction Guide Price
£70,000

Property Description

BEING SOLD VIA MODERN METHOD OF AUCTION

An immaculately presented ONE BEDROOM retirement apartment situated on the GROUND FLOOR with walk out patio and garden access. Situated near to the hub of the building within easy access to the restaurant and the communal lounge.

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 (fees apply). For your reassurance and safety the development has security camera entry systems and a 24-hour emergency call system.

ENTRANCE HALLWAY Having intercom and security door entry system, solid door with spy hole and letter box, door to storage cupboard, doors off to the bedroom, bathroom and lounge/diner.

LOUNGE/DINER 20' 2" max x 11' 1" max (6.15m x 3.38m) A very generously sized lounge/diner, with ample room for dining. With glazed doorlead out to patio offering essential outside space and own entrance to living room, benefitting from TV and telephone points, wood effect flooring and the main focal point of the room being a feature fireplace with inset fire

KITCHEN 7' 10" max x 8' 1" max (2.39m x 2.46m) The kitchen is fitted with a contemporary range of wall and base level units, roll edge granite style work surface over, tiled splash back, stainless steel sink unit with drainer and mixer tap, integrated fridge and freezer, easy access oven with side opening door, hob with extractor hood above, spot lights to ceiling, tiled flooring, complementary tiling to walls and electric opening window

MASTER BEDROOM 10' 1" max x 14' 7" max 13' 6" min (3.07m x 4.44m) Having fitted mirrored wardrobes, wall mounted heater, TV and telephone point, power points, and double glazed window.

BATHROOM Wet room with slip resistant flooring. Low level bath with hand grips, level access shower with grab rails, low level wc unit, vanity unit with inset wash hand basin with storage below and benefitting from an emergency pull cord.

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 for this property is £8,404.08 per annum up to financial year end 30/06/2023. 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.

PARKING Parking is by allocated space subject to availability and fees apply

Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Council Tax Band C - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 115 years remaining. Service Charge is currently running at £8,056.48 per annum and is reviewed June 2023. The Ground Rent is currently running at £435 per annum and is reviewed January 2026. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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