



Apartment 3 Poppy Court Jockey Road, Sutton
Coldfield
£125,000



- NO UPWARD CHAIN
- Communal Facilities Including; Lounge, Restaurant and Laundry
 - Modern Fitted Kitchen
 - Fully Managed and Secure Intercom System
- Immaculately Presented Ground Floor Apartment For The Over 70's
 - One Double Bedroom with Fitted Wardrobes
 - Bathroom/ Wet Room
 - Within a Short Distance to Boldmere Amenities

Hunters are pleased to market with the benefit of NO UPWARD CHAIN, this immaculately presented ground floor apartment, one double bedroom, ground floor retirement apartment for the over 70s in the popular development of Poppy Court. The property is located within close proximity to Boldmere amenities and useful transport links. The development offers all residence a communal lounge, restaurant and laundry.

The internal accommodation briefly comprises; entrance hall, with storage cupboard housing a newly installed 2020 Gledhill boiler, a lounge, dining area with patio doors to the rear aspect, a fully fitted kitchen with integrated appliances. A double bedroom with built in wardrobes and a bathroom/wet room.

Furniture can be purchased via separate negotiation if desired.

Viewing of the property is highly advised to avoid disappointment.




Floor Plan



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



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