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September 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/rylandplace

RYLAND PLACE

EDGBASTON



McCARTHY STONE
Life, well lived

McCARTHY STONE
Life, well lived

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Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Welcome

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A TRANQUIL SUBURB IN A VIBRANT CITY.

Edgbaston is one of the most desirable places to live in the City of Birmingham. Relaxed atmosphere. Leafy boulevards. Impressive Victorian villas. Great shopping. Easy access to the city's vibrant heart. Excellent transport links. Wonderfully serene parks. This area really does give you the best of both worlds.

FIND YOUR HAPPY PLACE IN EDGBASTON.

Situated just south west of the city centre, Ryland Place has been designed with the over 70s in mind and is built to high standards. This development is the ideal place to live life well.



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LIVE LIFE YOUR WAY.

Thanks to its superb location, Ryland Place will help you get the most out of the city and the surrounding area. So, whatever you love doing in life, it's a great place to call home.

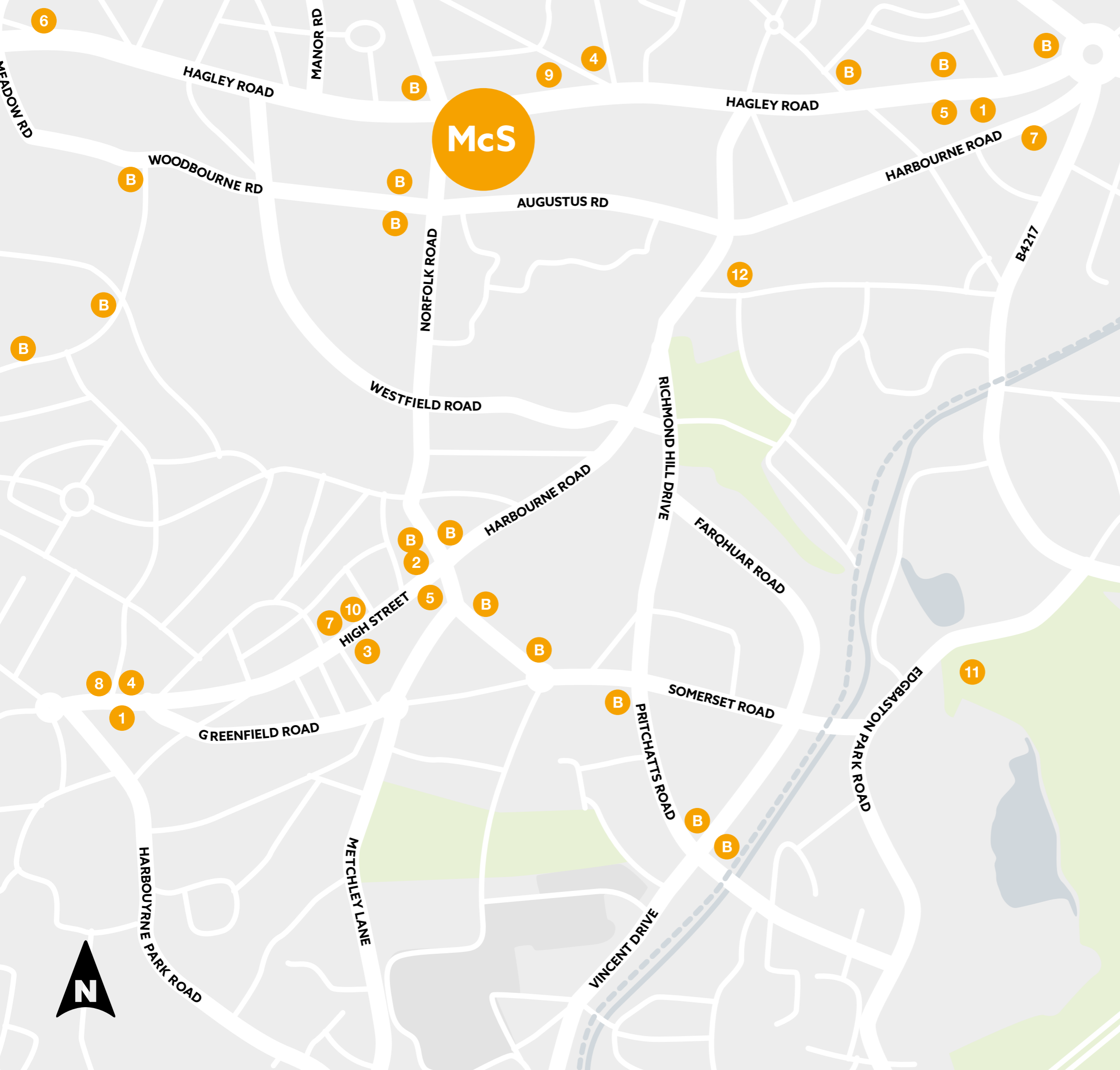
With a bus stop close by, getting out and about couldn't be easier. If you're just popping out for everyday essentials, there's a Tesco Express. For the weekly groceries, the bus will whisk you to Morrisons in a few minutes. The nearest shopping area is Harborne with its eclectic mix of high street names, independent shops, boutiques, cafés, restaurants, pubs and local amenities.

It's easy to forget that leafy Edgbaston is just two miles from the heart of buzzing Birmingham, England's second largest city. Thanks to the frequency of the bus service, you can head off to the city centre whenever the mood takes you. Brimming with galleries, museums and theatres it's a cultural hotspot.

The Symphony Hall is widely considered one of the finest concert halls in the world and The Electric Cinema is the oldest working cinema in the UK.

There's plenty to tempt the tastebuds as well, from the city's much-loved Balti dishes to Michelin starred restaurants. It also offers a wealth of shopping including The Bullring Shopping Centre, home to the Selfridge's store amongst others.

Edgbaston is incredibly proud of its green spaces and is home to the Birmingham Botanical Gardens. With its four stunning glasshouses, beautiful gardens and tearoom regular visits are a must. Less than three miles away from Ryland Place is Cannon Hill, covering 250 acres of conservation, woodland and recreation areas. Cricket fans will be delighted to discover the historic Edgbaston Cricket ground is less than three miles from the development.



McS

RYLAND PLACE

McS 27 Norfolk Road,
Edgbaston,
Birmingham, B15 3AY

MAP KEY.

- 1 Supermarket
- 2 Pharmacy
- 3 Medical Practice
- 4 Pub/Restaurant
- 5 Bank
- 6 Convenience Store
- 7 Cafe
- 8 Library
- 9 Optician
- 10 Post Office
- 11 Golf Club
- 12 Botanical Gardens
- B Bus Stop



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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THIS IS MODERN LIVING.

It's the eye-catching red bricks of Ryland Place that immediately grabs your attention. It's a bold, modern design. As you walk into the reception area, you'll find this contemporary style extends into the reception area bringing with it a warm welcome to homeowners, friends and family members alike. From here you can enter the light and airy communal lounge, the bistro or the function room.

For our community of friends and neighbours, the communal lounge is the social heart of Ryland Place. It's thoughtfully designed, creating the perfect space to socialise. It's ideal for a quick catch up, leisurely chat or enjoying pastimes. Of course, if you just fancy relaxing over a newspaper or spending time with a good book, there are quiet spots too. It also offers

lovely views of the landscaped garden at the rear of the development.

Ryland Place also has a licensed bistro which serves drinks, light snacks and a seasonally inspired menu every day. Next door is a function room which is another great space for bringing people together in a more intimate setting.

From the lounge you can step outside onto the seated patio area. Here you can admire the mature plants, shrubs and trees. Much like Ryland Place, the style is modern and considered. Ahead a pathway meanders through the garden. Occasional seating invites you to stop and soak up the sun. What's more, we look after all the outside spaces for you. So not only is the garden a pleasure to look at, it's also effortless to enjoy.







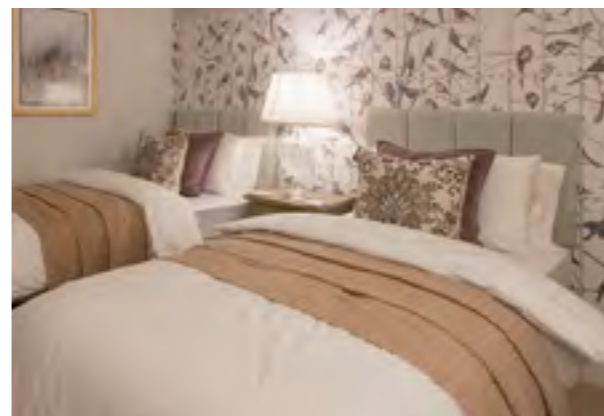
MORE FEATURES.

BISTRO & LICENSED BAR*

Ideal when you don't feel like cooking or want to catch up with friends. The licensed bistro also offers a variety of light bites and snacks.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.



WELLNESS SUITE*

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment station.



ESTATE MANAGER

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.

DOMESTIC SUPPORT & ASSISTANCE

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages*.



PARKING*

Spaces are available for purchase.

*Additional charges apply. Subject to availability.



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MADE FOR LIVING WELL.

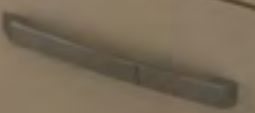
We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Ryland Place is no exception.

Comprising 57 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

When you purchase your apartment at Ryland Place, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.





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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to selected properties
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*



KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Stainless steel sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with slip-resistant flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom properties
- Illuminated mirror with integrated shaver socket
- Heated towel rail



HEATING AND FINISHES

- Underfloor heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional en-suite

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Ryland Place, Edgbaston.

CALL 0800 201 4106
VISIT [McCARTHYSTONE.CO.UK/RYLANDPLACE](https://www.mccarthystone.co.uk/rylandplace)