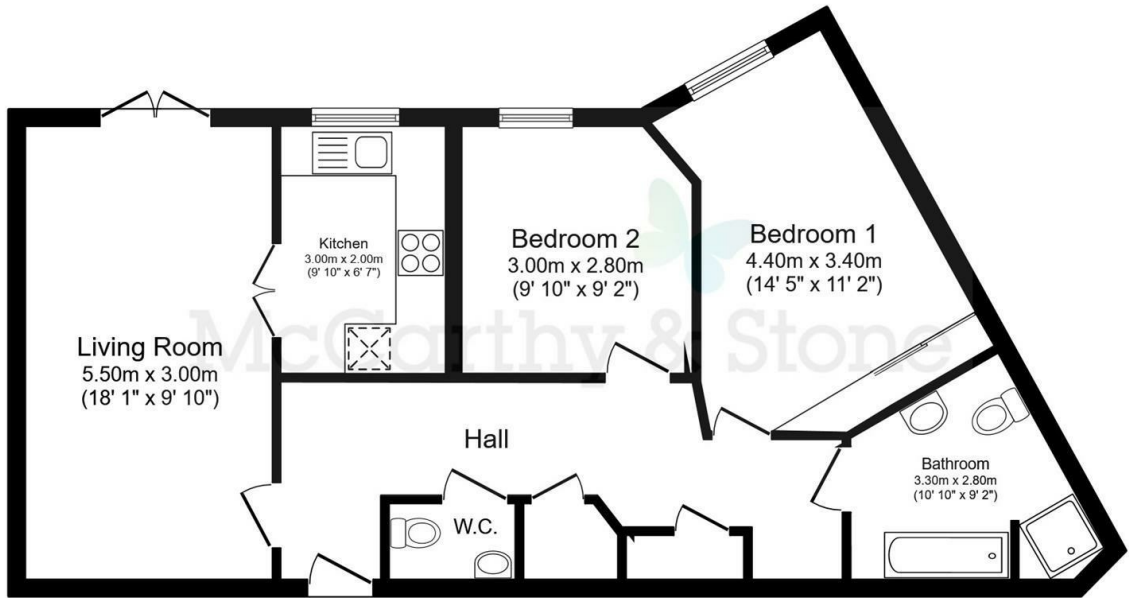


1 Ravenshaw Court  
Four Ashes Road, Solihull, B93 8NA

PRICE  
REDUCED

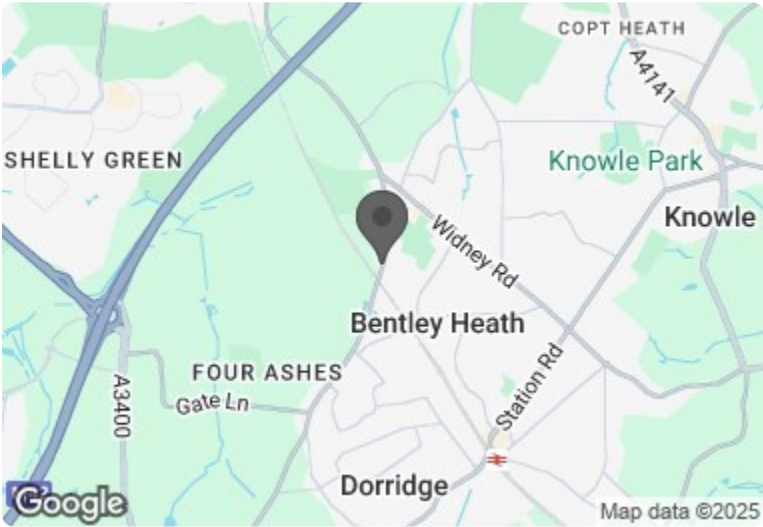


Total floor area 66.5 sq.m. (715 sq.ft.) approx

Printed Contact Details...  
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: E



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 86        |
| (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 |           |



PRICE REDUCTION

Offers in the region of £185,000 Leasehold

\*\*\*VENDOR'S INCENTIVE of 6 MONTHS SERVICE CHARGE PAID\*\*\*

EXPECT TO BE IMPRESSED by this beautifully presented TWO BEDROOM Retirement apartment situated on the GROUND FLOOR with PATIO AREA~ Set in our very popular Ravenshaw Court development. Part of our retirement living plus range of properties.

\*\*Can be sold unfurnished, part furnished or fully furnished to suit the new buyer\*\*

Call us on 0345 556 4104 to find out more.

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# Ravenshaw Court, Four Ashes Road, Bentley

# 2 Bed | £185,000

PRICE  
REDUCED

### Ravenshaw Court

Situated within the leafy village of Bentley Heath, Ravenshaw Court is a stunning development of 51 one and two bedroom apartments, thoughtfully designed exclusively for the over 70s. Ravenshaw Court is one of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living) and is facilitated to provide our homeowners with extra care. An Estate 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's domestic assistance per week; however additional hour's can be arranged by prior arrangement. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hour's domestic assistance included in your service charge, there are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a breakdown of charges). Bentley Heath has plenty of green spaces on offer as well as stunning views across the Warwickshire countryside, yet is also in a convenient location for your local amenities with Dorridge village centre less than a mile away, providing a supermarket, convenience store, GP surgery and retailers. Exclusive features available at Ravenshaw Court include; a stylish homeowners' lounge, a table-service restaurant serving hot lunches daily, secluded gardens maintained for you all year round, a function room, and a guest suite. The Homeowners' lounge provides a great space to socialise with friends and family and, 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). With qualified staff on-site 24 hours a day, a 24-hour emergency call system and camera entry system in each apartment, you can rest assured in your new home. Public transport links are also strong in the area with Dorridge train station offering connection to Solihull in just 8 minutes, Warwick in 15 minutes and Stratford-upon-Avon in 30 minutes. The local bus service operates every half an hour to Dorridge, Knowle, Henley-in-Arden, Stratford-upon-Avon, Solihull and Birmingham - all from bus stops less than 300m from Ravenshaw Court. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### Entrance Hall

A solid front door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Doors off to two walk-in storage cupboards providing lots of storage facility and then a separate cloakroom with WC and wash hand basin.

### Living Room

A spacious room with a modern feature fireplace and surround creating a great focal point for the room. French doors lead out to a private patio area. Two ceiling light fittings. Sky+ TV point and telephone point. Power points. Oak effect double doors lead off to the separate kitchen.

### Kitchen

The kitchen is fitted with a range of wall and base storage units. Fitted roll edge work surfaces with tiled splash back. Integrated fridge/freezer. Four ringed ceramic hob with chrome extractor hood above. Easy access oven with ample space for a microwave above. A stainless steel sink unit sits beneath a double glazed electronically operated window.

### Master Bedroom

The master bedroom has been neutrally decorated and features built in wardrobes with mirror fronted doors. Double glazed window, Two ceiling light points. TV and telephone point.

### Bathroom

Fully tiled wet-room fitted with suite comprising; low level bath, level access shower, WC, vanity unit with wash basin and mirror above. Slip resistant flooring.

### Second Bedroom

A generously sized second double bedroom. Double glazed window. Central ceiling light point. TV point and a range of power points. Currently used as a snug/office.

### Service Charge

- 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 Estate Manager.

Annual Service charge: £13,087.18 for financial year ending 30/09/2026.

### Lease Length

125 years from 1st June 2015

### Ground Rent

Ground rent: £510 per annum  
Ground rent review: June 2030

### Additional Information & Services

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

