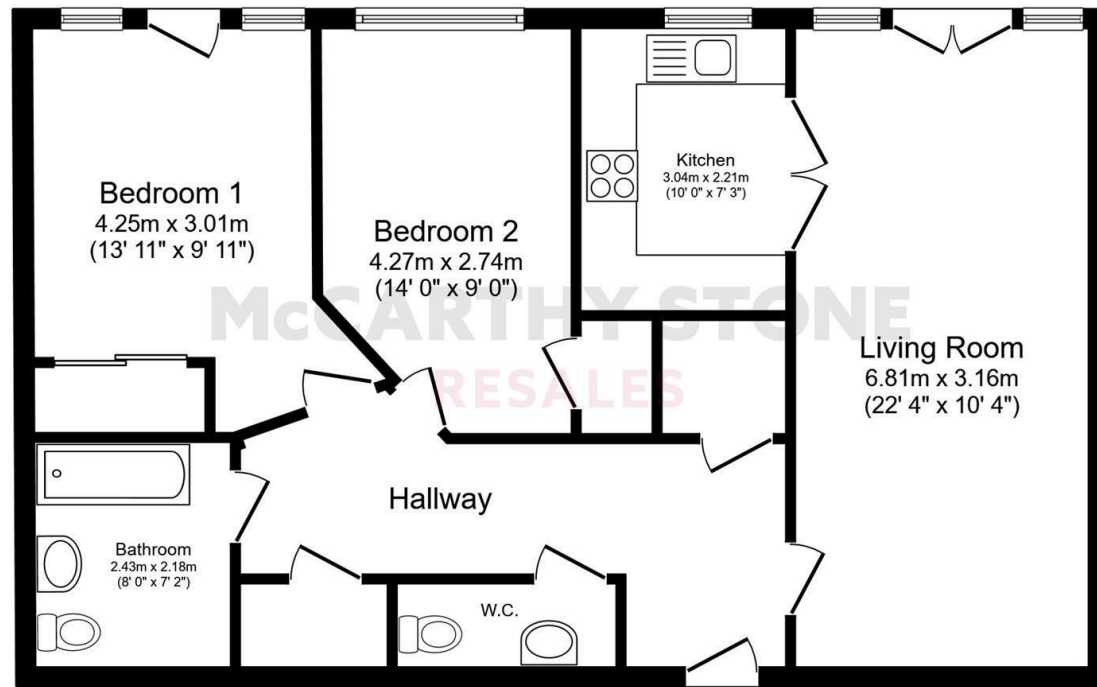


# McCARTHY STONE RESALES

## 44 RAVENSHAW COURT FOUR ASHES ROAD, SOLIHULL, B93 8NA



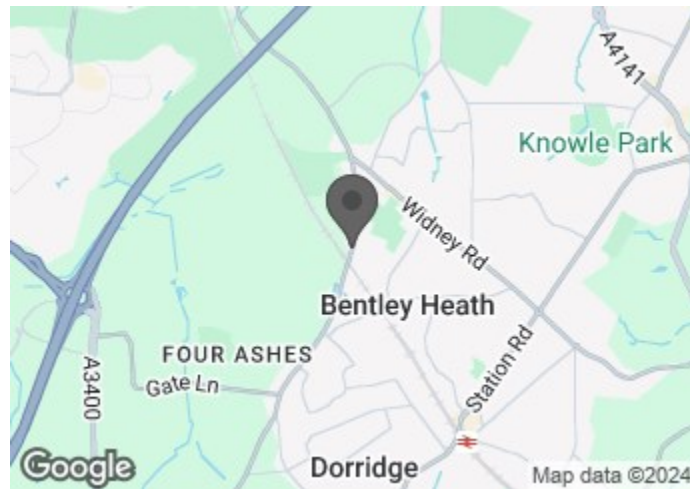
Total floor area 78.1 m<sup>2</sup> (841 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

### COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

\*JOIN US FOR TEA AND CAKE - FRIDAY 25TH OCTOBER 2024 - FROM 10AM-4PM - BOOK YOUR PLACE TODAY!\*

\*\*6 MONTHS SERVICE CHARGE PAID BY THE VENDOR\*\*

A very well presented TWO DOUBLE BEDROOM retirement apartment with JULIETTE BALCONY overlooking the communal GARDENS. The spacious apartment boasts MODERN FITTED KITCHEN, GUEST CLOAKS/WC and WET ROOM with bath and separate walk-in shower - Part of McCarthy & Stone's Retirement Living PLUS range (formally Assisted Living)

**PRICE REDUCTION**

**ASKING PRICE £220,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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

# RAVENSHAW COURT, FOUR ASHES ROAD,

# 2 BEDROOMS £220,000

## SUMMARY

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 it's 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 hours 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.

## HALLWAY

A solid front door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Walk-in storage cupboard housing the boiler. Door to GUEST CLOAKS. All other doors lead to the living room, shower room, both bedrooms and an additional storage cupboard.

## LIVING ROOM

A spacious room with a modern feature fireplace and surround. Large double glazed french doors opening inwards exposing a Juliette balcony. The balcony provides a lovely outlook over the communal gardens. The room has two ceiling light fittings. Sky+ TV point (subtraction fees may apply) and telephone point. Power points. Double doors lead to the separate kitchen.

## KITCHEN

The modern 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 that looks out to the gardens.

## BEDROOM ONE

This double bedroom has been neutrally decorated and features a built in wardrobe with mirror fronted doors. Patio door to Juliette balcony. Two ceiling light points. TV and telephone point.

## WET ROOM

Modern, tiled and fitted with suite comprising; low level bath, level access walk-in shower, WC, vanity unit with wash basin and mirror above.

## BEDROOM TWO

A generously sized second double bedroom. Double glazed window. Central ceiling light point. TV point and a range of power points. Door to built-in wardrobe with hanging space.

## GUEST CLOAKS/WC

Located off the hallway, part tiled and fitted with suite comprising; WC and wash hand basin with mirror above.

## 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 is £11,647.29 for the financial year ending 30/09/2024. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## LEASE INFORMATION

Lease Length: 125 years from 1st June 2015  
Ground Rent: Annual fee - £510

