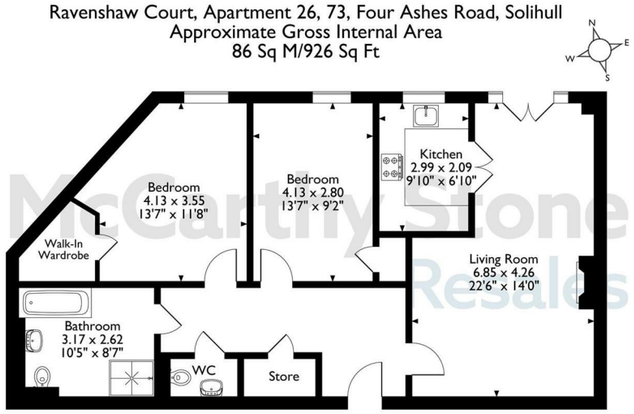
Excellent

Trustpilot

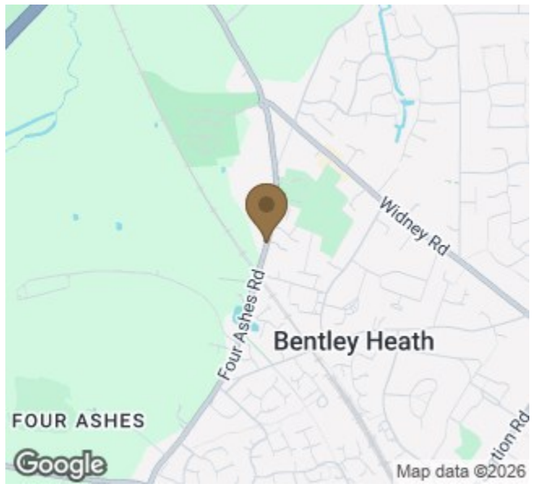
McCarthy & Stone
Resales.

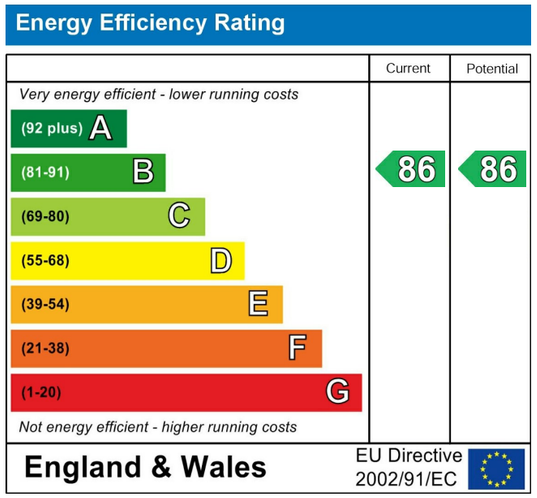
Ravenshaw Court, Apartment 26, 73, Four Ashes Road, Solihull
Approximate Gross Internal Area
86 Sq M/926 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8673961/DST.





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. 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, wasted time or travel expenses. The details contained within this brochure 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
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

26 Ravenshaw Court

Four Ashes Road, Solihull, B93 8NA

2 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 26 Ravenshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £155,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- McCarthy Stone Retirement Living Plus for Over 70's
- Viewing is Highly Recommneded
- Landscaped Gardens & Large Patio
- Homeowners Lounge
- On-site Restaurant
- Lift to all floors
- Guest suite + Function room
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)
- 24-hour on-site staffing
- Personal care packages available from the CQC registered YourLife team

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

26 Ravenshaw Court, Solihull

2 | 1 | Asking price £155,000

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 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 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 (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.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

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 walk-in storage cupboard and separate cloakroom with WC and wash hand basin.

Living Room

A spacious room with a modern feature fireplace and surround. Double glazed French doors with a Juliette balcony . The room has two ceiling light fittings. Sky+ TV point and telephone point. Power points. Oak effect double doors lead 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 a walk in wardrobe fitted with hanging rails and shelving . Two ceiling light points. TV and telephone point.

Second Bedroom

A generously sized second double bedroom. Double glazed window. Central ceiling light point. TV point and a range of power points.

Bathroom/Wet Room

A wet room style bathroom being fully tiled and fitted with a suite comprising; low level bath, level access shower, WC, vanity unit with wash basin and mirror above. Slip resistant flooring.

Guest WC

Conveniently located off the hallway, having a WC, vanity unit with wash basin and mirror above.

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: £13,661.88 for the financial year ending 30/09/2027.

Lease Length

125 years from 1st June 2015

Ground Rent

Ground rent: £510 per annum
Ground rent review: 1st June 2030

Additional Information & Services

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