



# Four Ashes Road, Bentley Heath

Guide Price £55,000





## PROPERTY OVERVIEW

Presenting a splendid opportunity for those seeking comfort and tranquility, we are delighted to showcase this exceptional one bedroom retirement apartment within the highly sought-after Ravenshaw Court. Nestled in a prime location, this apartment offers a seamless blend of style, convenience, and security. Upon entering, the inviting hallway greets you, boasting ample storage solutions for your belongings. The open plan living and dining room provide an ideal space for relaxation and entertainment, while the Juliet balcony allows natural light to flood in, creating a refreshing ambience. The fitted kitchen is equipped with integrated appliances, enabling effortless culinary experiences. The generous bedroom is complete with practical fitted wardrobes. The well-appointed bathroom is spacious and designed as a versatile wet room. Residents of Ravenshaw Court can indulge in the facilities offered, including the communal residents lounge, fostering a sense of community and enhancing social connections. Furthermore, an on-site restaurant awaits, ensuring convenience and enjoyable dining experiences. The development boasts serene communal gardens, providing a serene retreat.





Additional advantages include allocated permit parking, ensuring convenience and accessibility, as well as lift access to all floors, guaranteeing total ease of movement. The intercom system further enhances security and peace of mind. In conclusion, this retirement apartment at Ravenshaw Court presents a captivating opportunity to embrace a fulfilling lifestyle within an esteemed community. Schedule a viewing today to witness the endless possibilities that this property offers.

#### PROPERTY LOCATION

The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax band: D

Tenure: Leasehold



- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- One Bedroom Retirement Apartment
- NO UPWARD CHAIN
- Open Plan Living / Dining Room
- Double Bedroom With Fitted Wardrobes
- Bathroom / Wet Room
- Communal Gardens, Residents Lounge & Restaurant
- Allocated Permit Parking



#### AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



**HALL**

**BOILER/STORAGE**

**LIVING/DINING ROOM**

21' 4" x 8' 2" (6.50m x 2.49m)

**KITCHEN**

7' 7" x 6' 6" (2.31m x 1.98m)

**BEDROOM**

13' 1" x 8' 2" (3.99m x 2.49m)

**BATHROOM/WET ROOM**

7' 3" x 5' 3" (2.21m x 1.60m)

**TOTAL SQUARE FOOTAGE**

55.0 sq.m (592 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**COMMUNAL LOUNGE/RESTAURANT**

**COMMUNAL LAUNDRY**

**COMMUNAL GARDENS**

**PERMIT PARKING**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom, underfloor heating and a recently refurbished bathroom floor (by FLR Group) in March 2022.

#### **ADDITIONAL INFORMATION**

Services - mains electricity and sewers. Broadband - available but not connected (was Utility Warehouse). Service charge - £8,669.41 pa (as financial year end 30th September 2023) - parts of the service charge includes heating in communal areas and water rates for communal areas and apartments. Ground rent - £425 pa (review 1st June 2030) Permit parking - £250 pa

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

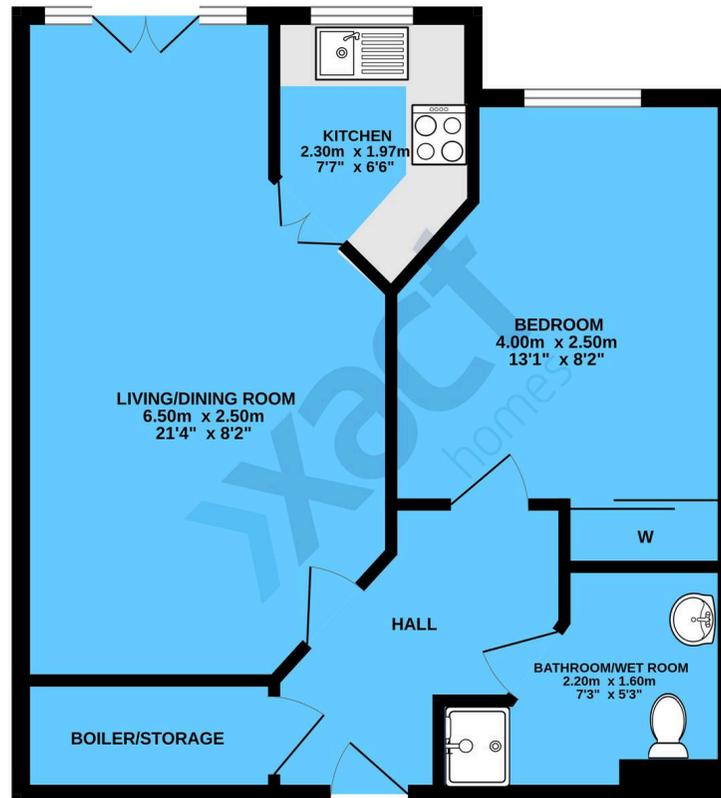
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

APARTMENT



TOTAL FLOOR AREA: 55.0 sq.m. (592 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

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