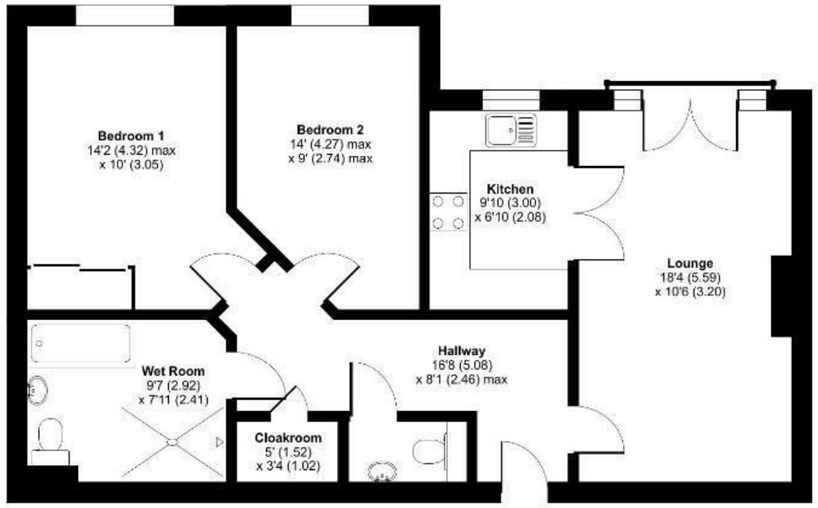
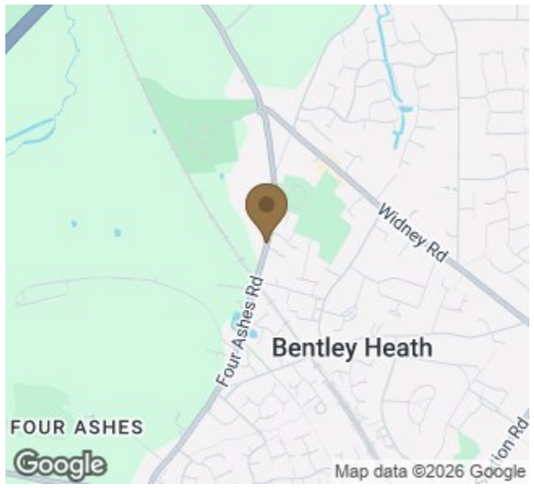
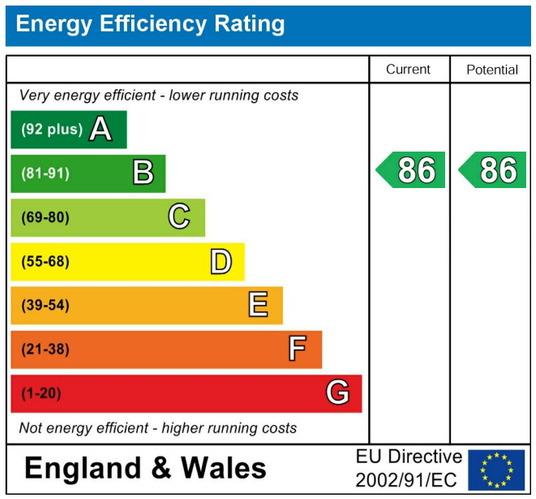
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







49 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 49 Ravenshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

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

Why you'll love living here:

- Two Bed Retirement Apartment
- NEW CARPETS and NEWLY INSTALLED BOILER
- Homeowners Lounge
- On-site Restaurant
- Guest suite + Function room
- Landscaped Gardens & Large Patio
- Personal care packages available
- Estate Manager
- 24-hour on-site staffing
- Pet Friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Ravenshaw Court, Solihull

2 | 1 | Asking price £140,000

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 (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.

Apartment Overview

This apartment has a stunning outlook to the fields opposite

This beautifully presented two-bedroom retirement apartment offers spacious, low-maintenance living in a welcoming and secure environment, designed exclusively for later-life living.

The accommodation is centred around a generously proportioned living room, featuring a stylish fireplace and French doors opening to a charming Juliette balcony, allowing natural light to flood the space. There is ample room for both relaxing and entertaining, creating a warm and inviting atmosphere.

A separate modern kitchen is thoughtfully designed with a range of fitted units and integrated appliances, including a fridge/freezer, ceramic hob and easy-access oven, providing both practicality and convenience.

The spacious principal bedroom benefits from a built-in mirrored wardrobe, while the second double bedroom offers excellent versatility as a guest room, hobby room or study. A well-appointed, fully tiled wet room features a bath, level-access shower and vanity storage, combining style with ease of use.

Further benefits include a welcoming entrance hall, walk-in storage cupboard, guest cloakroom, security entry system, emergency call facilities and recently fitted carpets throughout.

A superb apartment that effortlessly combines comfort, security and independence, making it an ideal choice for those seeking an enjoyable retirement lifestyle.

Social Lifestyle

The Communal Lounge is at the heart of the community at Ravenshaw Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

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

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.

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 financial year ending 30/09/2027.

Lease Length

125 years from 1st June 2015

Ground Rent

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

Parking

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.













