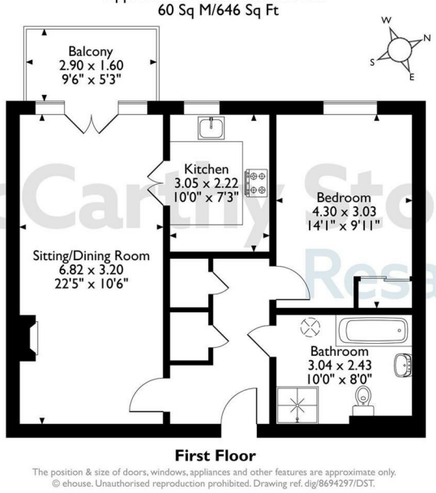
Excellent

Trustpilot

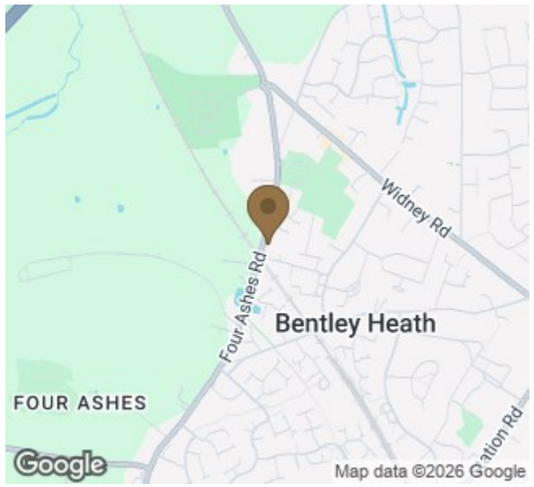
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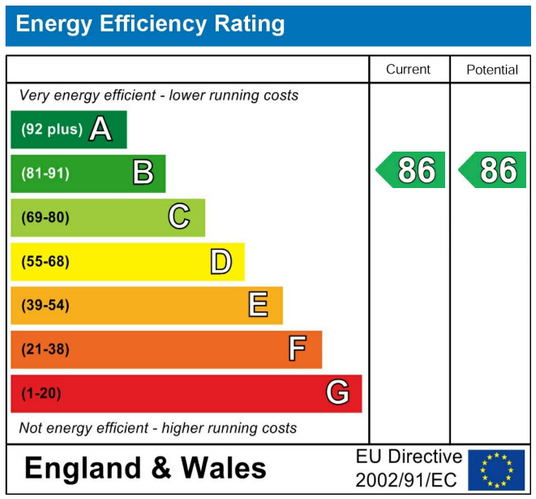
Ravenshaw Court, Apartment 39, 73, Four Ashes Road, Solihull
Approximate Gross Internal Area
60 Sq M/646 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







39 Ravenshaw Court

Four Ashes Road, Solihull, B93 8NA

1 1 Council Tax Band: D

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

Asking price £165,000
Leasehold

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

Why you'll love living here:

- A Delightful One Bedroom Apartment with Balcony and Garden View
- McCarthy Stone Retirement Living for Over 70's
- Homeowners Lounge, Guest suite + Function room
- On-site Restaurant
- Landscaped Gardens & Large Patio
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)
- Personal care packages available from the CQC registered YourLife team
- Estate Manager
- 24-hour on-site staffing
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

39 Ravenshaw Court, Solihull

1 | 1 | Asking price £165,000

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 licensed 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.

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 hallway
This secure first floor apartment, is peacefully situated towards the rear of the development away from Four Ashes road and is accessed by both stairs and a lift. Entering the apartment is via solid oak door with spy hole, letter box in to a welcoming hallway. Security door entry speech module and emergency intercom. In the hall are two good size walk in storage cupboards off the hallway with one housing the hot water tank. Further doors lead to the lounge, bedroom and bathroom.

Living room
The generous living room provides a bright and inviting space for both relaxation and entertaining. A particular feature of the room are the French doors opening onto a private walk-out balcony, which enjoys a delightful west-facing aspect overlooking the beautifully maintained mature gardens. Benefiting from afternoon and evening sunshine, the balcony offers an ideal spot to sit and enjoy the peaceful surroundings and attractive views.

The living area comfortably accommodates a range of lounge furniture with ample space for dining, creating a versatile space for everyday living and hosting family and friends. A feature fireplace with inset electric fire serves as an attractive focal point, adding warmth and character to the room.

Additional features include two ceiling light fittings, television and telephone points, and conveniently positioned power sockets. An attractive oak-effect door with glazed double wooden doors provides an elegant transition through to the separate fitted kitchen, enhancing both the sense of space and the flow of natural light between the rooms.

Kitchen
A modern fitted kitchen 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 mid level oven, with space above for a microwave. The stainless steel sink unit sits beneath a double glazed window which provides views across the communal gardens.

Bedroom
A spacious double bedroom, offers ample space for a double bed and additional bedroom furniture, while a built-in mirrored-fronted wardrobe provides generous storage and helps to enhance the sense of space and light within the room. A ceiling light fitting provides illumination, and the bedroom is further equipped with television and telephone points for added convenience.

For additional peace of mind, the room benefits from an emergency pull-cord system, providing direct access to assistance when required. This comfortable and inviting bedroom offers the perfect place to relax and unwind.

Bathroom
A fully tiled purpose built wet room comprising; level access shower unit with shower curtain, grab rails, low level bath, wall mounted WC with concealed cistern; vanity unit wash hand basin with fitted mirror and light above. Emergency pull-cord.

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 does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate 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 House Manager.

Annual Service charge: £10,215.36 for the financial year ending 30/09/2027.

Parking Permit Scheme
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.

Lease details & Ground rent
125 years from 1st June 2015.
Ground rent: £425 per annum
Ground Rent Review 1st June 2030

Additional Information & Services
• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













