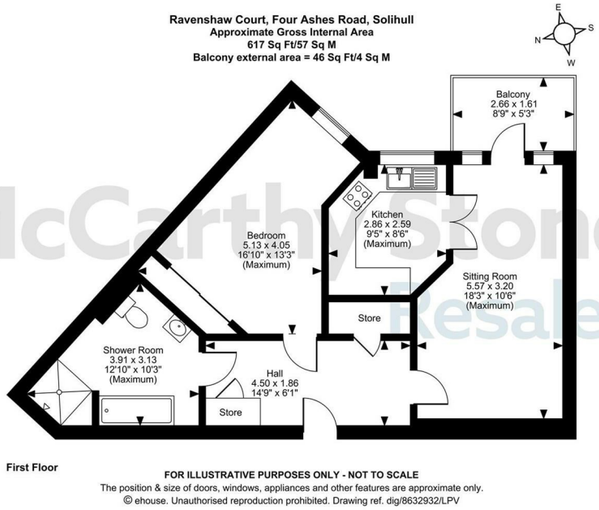
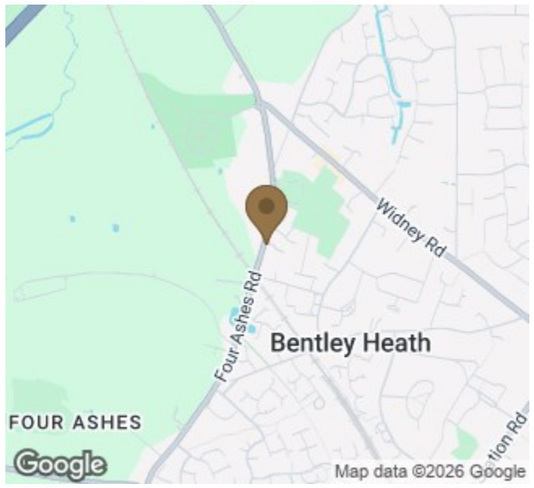
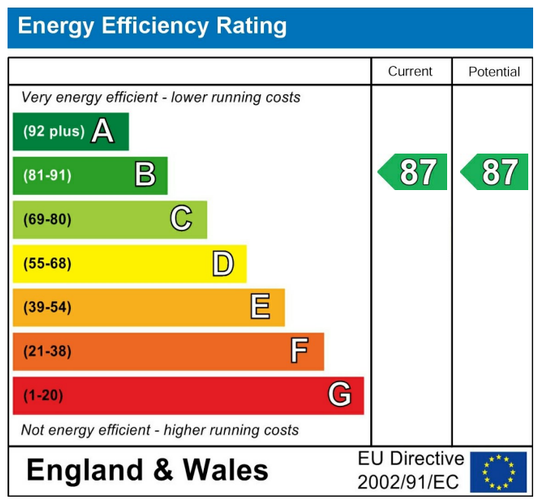
Excellent

Trustpilot

McCarthy & Stone
Resales.













47 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 47 Ravenshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

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

Why you'll love living here:

- Lift to all floors
- 24-hour on-site staffing
- On-site Restaurant
- Homewowner's Lounge, Guest suite + Function room
- Personal care packages available from the CQC registered YourLife team
- Landscaped Gardens & Large Patio
- Domestic Asistance (one hour per week included in the service charge, additional hours by arrangement)
- Estate Manager
- Pet Friendly

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

47 Ravenshaw Court, Solihull

1 | 1 | Asking price £190,000

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 Hall

This beautifully presented apartment is located to the ground floor.

The entrance to the apartment is via a solid oak door with spy hole and letter box which leads in to a spacious and welcoming hallway. With security door entry speech module and emergency intercom.

The hallway further benefits from a good size walk in storage cupboard which houses the hot water tank. Further doors lead to the lounge, bedroom and bathroom.

Living Room

A generous living room is complimented by French doors to a walk out balcony offering a pleasant outlook. Having ample space for a lounge suite and dining table and chairs if required.

With two ceiling light fittings and the convenience of a TV point, telephone point, ample power points and an attractive feature fireplace with an inset electric fire which makes a lovely focal point.

An oak effect door with part glazed double wooden doors lead to the kitchen.

Kitchen

The modern fitted kitchen offers a range of wall and base units. fitted with roll edge work surfaces with tiled splash back.

Having Integrated appliances to include a fridge/freezer, four ringed ceramic hob with chrome extractor hood and easy access mid level oven, with space above for a microwave.

The stainless steel sink unit sits beneath a double glazed window.

Bathroom

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

Bedroom

Double bedroom with ceiling light fitting. TV and telephone point and electric radiator. Double glazed window. Emergency pull-cord. Built in wardrobe.

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.

Lease Information

125 years from 1st June 2015
Ground rent: £425 per annum
Ground rent review: 1st June 2030

Parking Information

Additional Information & Services

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













