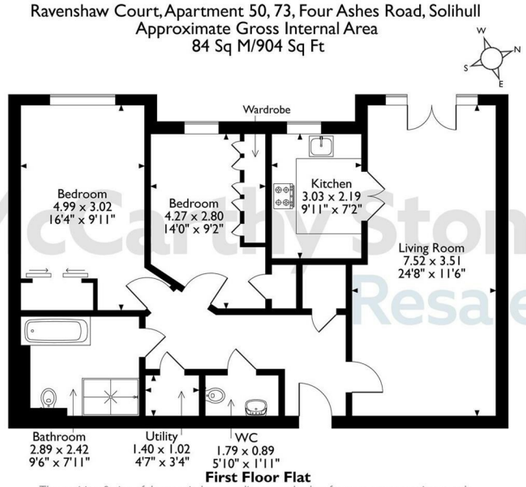
Excellent

Trustpilot

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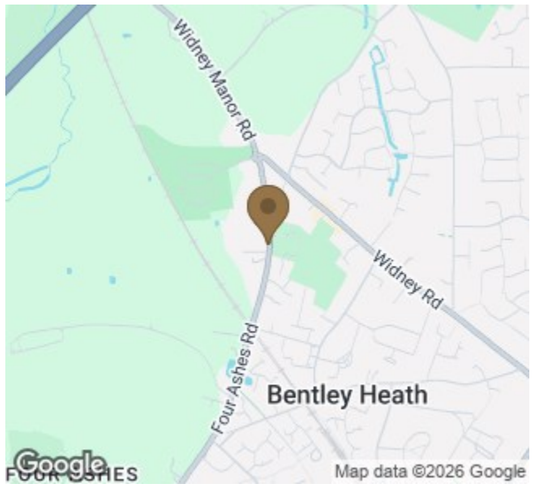
Ravenshaw Court, Apartment 50, 73, Four Ashes Road, Solihull
Approximate Gross Internal Area
84 Sq M/904 Sq Ft

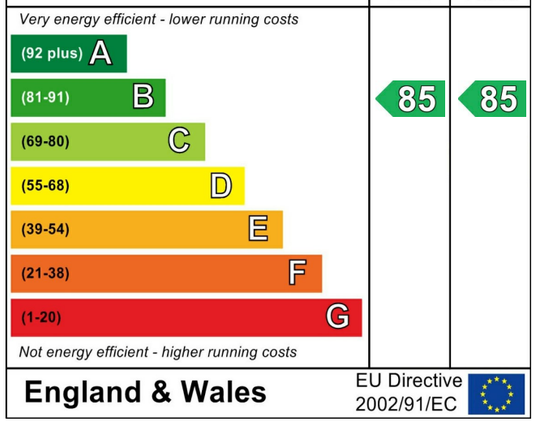


First Floor Flat

McCarthy Stone Resales

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







50 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 50 Ravenshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £200,000 Leasehold

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

Why you'll love living here:

- 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)
- Estate Manager
- Personal care packages available from the CQC registered YourLife team
- 24-hour on-site staffing
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

50 Ravenshaw Court, Solihull

2 | 1 | Offers in the region of £200,000

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.

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, secure front entrance door fitted with a spyhole and integrated letterbox opens into the welcoming hallway. The space is illuminated by a ceiling light fitting and benefits from a wall-mounted security door entry speech module, along with an emergency intercom system for added peace of mind.

Leading off the hallway is a generously sized walk-in storage cupboard, which houses the hot water tank and provides additional storage space. A utility cupboard also accommodates a conveniently plumbed-in washer/dryer.

Living Room
A generously proportioned and beautifully presented living/dining room, offering a bright and comfortable space for both relaxation and entertaining.

Double glazed French doors open inwards to a Juliet balcony, allowing natural light to flood the room while providing delightful, open views, perfect for enjoying the outlook from the comfort of your home.

The room is well-lit by two ceiling light fittings and is equipped with a Sky+ TV point and telephone point, along with multiple conveniently positioned power sockets. Elegant oak-effect double doors lead through to the separate kitchen, offering a practical yet stylish division between the living and cooking spaces.

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.

Principal Bedroom
The principal bedroom is a generously sized, well presented space, finished in neutral décor to create a calm and relaxing atmosphere. The room benefits from a comprehensive range of fitted furniture, including a built-in wardrobe with mirror-fronted sliding doors, as well as matching fitted drawers and a dresser unit, providing ample and well-organised storage.

Natural light enhances the room, while two ceiling light points ensure it is well illuminated in the evenings. Additional features include a TV point and telephone point, along with conveniently positioned power sockets, making this a comfortable and highly functional bedroom.

Bathroom
Well appointed and fully tiled throughout, the bathroom is designed with both style and practicality in mind. It is fitted with a modern suite comprising a low-level bath, ideal for relaxation, alongside a level-access shower, offering ease of use and enhanced accessibility.

The suite also includes a low-level WC and a contemporary vanity unit incorporating a wash hand basin, complete with a fitted mirror above, providing both storage and functionality. The room is finished with slip-resistant flooring, ensuring added safety and peace of mind.

Second Bedroom
A generously proportioned second double bedroom, offering a versatile space that can comfortably accommodate guests, or alternatively be used as a study, hobby room. The room benefits from a range of fitted wardrobes, providing excellent built-in storage solutions.

A double glazed window allows for plenty of natural light, creating a bright and airy feel, while a central ceiling light point ensures effective illumination. Further features include a TV point and multiple conveniently positioned power sockets, enhancing both comfort and practicality.

Guest WC
Thoughtfully appointed with a low-level WC and a wash hand basin, offering added practicality for both residents and visiting guests.

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: 1st June 2030

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.

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













