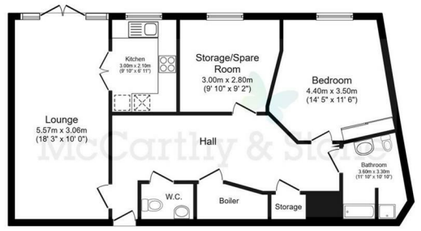
Excellent

Trustpilot

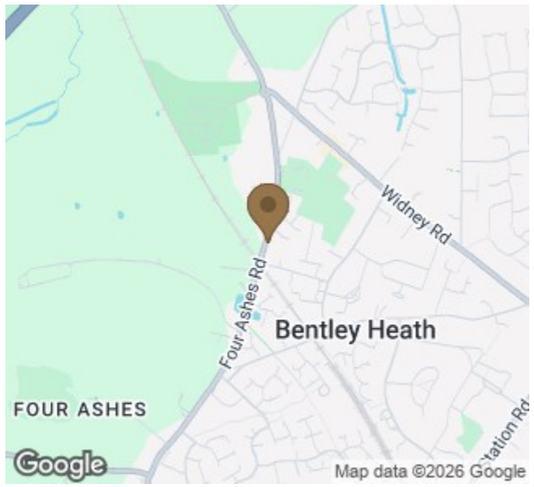
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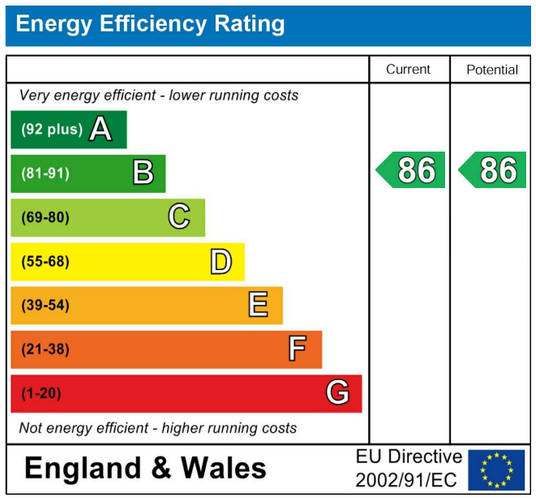


Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







30 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 30 Ravenshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £155,000 Leasehold

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

Why you'll love living here:

- Two Bedroom, Second Floor Apartment
- Lounge/Diner with Juliette Balcony
- Bathroom and Guest WC
- Retirement Living for Over 70's
- On-site Restaurant and Homeowners Lounge
- Lift and Stairs to all floors
- Guest suite + Function room
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)
- 24-hour on-site staffing
- Personal care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Ravenshaw Court, Solihull

2 | 1 | Offers in the region of £155,000

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

A well presented two double bedroom retirement apartment, offering spacious and thoughtfully designed accommodation, ideal for comfortable and independent living.

The welcoming entrance hall features a secure entry system, emergency intercom, useful walk-in storage cupboard and a separate cloakroom/WC for added convenience.

At the heart of the apartment is a generous living room, enhanced by a modern feature fireplace and French doors opening to a Juliette balcony, allowing plenty of natural light to flood the space. Oak-effect double doors provide access to the separate fitted kitchen, which is well equipped with a range of contemporary wall and base units, integrated fridge/freezer, ceramic hob with extractor hood, eye-level oven, stainless steel sink and an electronically operated window.

The spacious principal bedroom benefits from fitted mirrored wardrobes, while the second double bedroom offers excellent versatility and could equally serve as a guest room, dining room, hobby room or home office.

Completing the accommodation is a stylish fully tiled bathroom, fitted with a bath, level-access shower, WC, vanity wash basin and slip-resistant flooring.

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 night, 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

- Superfast Fibre 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 (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual service charge: £13,661.88 for financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Length

125 years from 1st June 2015

Ground Rent

Ground rent: £510 per annum
Ground rent review: 1st June 2030







