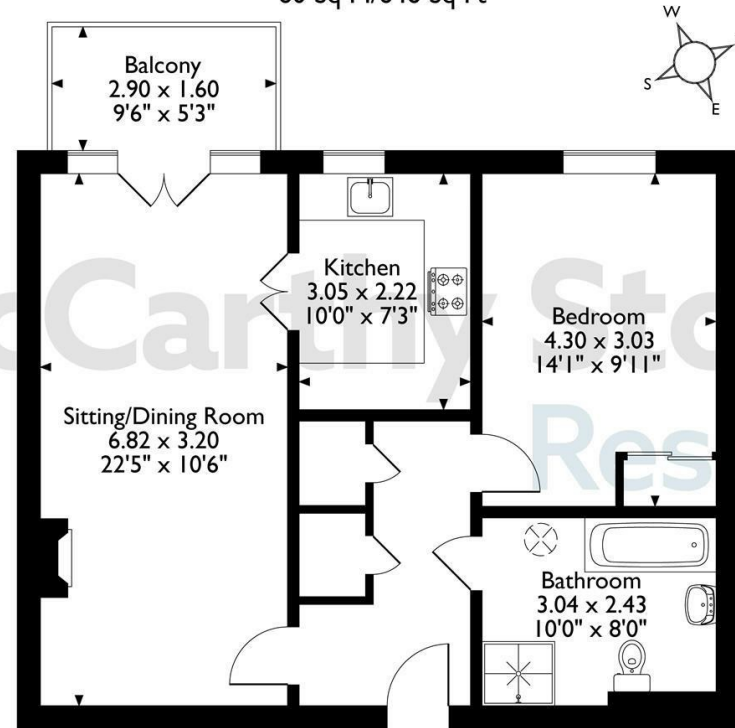


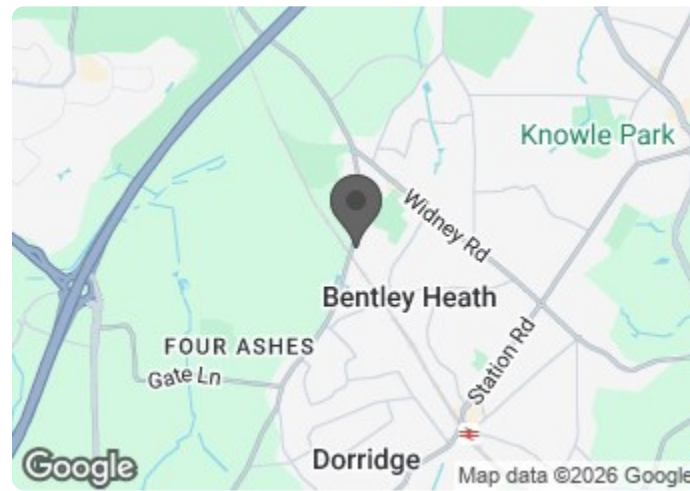
Ravenshaw Court, Apartment 39, 73, Four Ashes Road, Solihull  
Approximate Gross Internal Area  
60 Sq M/646 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**39 Ravenshaw Court**

Four Ashes Road, Solihull, B93 8NA



**Asking price £175,000 Leasehold**

A beautifully presented first-floor, one-bedroom retirement apartment enjoying attractive garden-facing aspects and the added benefit of a walk-out balcony, directly accessible from the spacious living room, providing the perfect place to relax and enjoy the surrounding landscaped grounds.

Forming part of McCarthy & Stone's highly regarded Retirement Living PLUS range, this well-appointed apartment offers comfortable and independent living with thoughtfully designed accommodation throughout. The bright and welcoming living room flows through to a modern, fully fitted kitchen, complete with a range of integrated appliances, providing both style and practicality for everyday living.

The generous double bedroom features a built-in wardrobe, offering excellent storage space while maintaining a spacious feel. The contemporary bathroom is fitted with a quality suite comprising a bath and separate shower, WC, wash hand basin set within a vanity unit and complementary fittings.

This attractive apartment combines modern living with the reassurance and lifestyle benefits associated with Retirement Living PLUS, making it an ideal choice for those seeking a secure, low-maintenance home in a welcoming community setting.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is prohibited.



# Ravenshaw Court, Four Ashes Road, Bentley Heath, Solihull, West Midlands, B93 8NA

## 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

# 1 bed | £175,000

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: £9,796.43 for the financial year ending 30/09/2026.

## 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: £435 per annum  
Ground Rent Review 1st June 2030

## Additional Information & Services

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

