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Apt 23, Ravenshaw Court, Four Ashes Road,  
Bentley Heath, B93 8NA



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Guide Price £149,995

Located in Bentley Heath, Solihull, this purpose-built GROUND FLOOR flat offers a wonderful opportunity for those seeking assisted living tailored for individuals over the age of 70. Located on Four Ashes Road, the property boasts a welcoming atmosphere, enhanced by the presence of a dedicated site manager available around the clock.

The flat features a spacious living/dining room, perfect for relaxation and entertaining. The well-appointed kitchen provides a functional space for meal preparation, catering to your culinary needs. There is ONE COMFORTABLE DOUBLE BEDROOM and separate wet room/shower room, designed for ease of use, ensuring safety and convenience.

Residents can enjoy the beautifully maintained communal gardens, providing a serene environment for leisurely strolls or social gatherings. Additionally, parking facilities are available, adding to the convenience of this delightful residence.

This property not only offers a comfortable living space but also a supportive community, making it an ideal choice for those looking to embrace a fulfilling lifestyle in their later years. With its prime location and thoughtful amenities, this flat is a perfect blend of comfort and care.

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Total floor area 54.8 sq.m. (590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
England & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

DESCRIPTION

Ravenshaw Court is a McCarthy and Stone Assisted Living Development comprising of some 60 apartments located on the outskirts of Knowle and Dorridge and within three miles of Solihull town centre. The development is for over 70's and has a 24/7 on site manager, residents lounge and restaurant and, as part of the service charge, an hour cleaning a week. Local amenities are available in Bentley Heath, Dorridge and Knowle, with Solihull also within three miles. The nearest railway stations are Dorridge and Widney Manor.

Communal front entrance with security-controlled access has sliding front doors opening to the Reception with Managers Desk and walkway through to the resident's communal lounge with doors out to the well-maintained communal gardens which has a seating area and enjoys a true southerly aspect.

The entrance also leads the residents communal dining room with on-site catering facilities. It also benefits from 24 hours call system and lift access. There is underfloor electric heating to all rooms together with thermostats and Ventaxia vents in various places. There is also a communal laundry room for residents use.

The apartment is located on the GROUND FLOOR and has double glazing to all windows.

HALLWAY

Front door from the communal hallway leads directly into the apartment hallway, having two ceiling light points and intercom to main hall and reception desk. Also, two large storage cupboards off, one housing the fuse board, electric meter and the Gledhill electric boiler for the central heating and hot water.

LIVING / DINING ROOM

22'4" x 10'4"

Having French doors with side windows opening to the communal garden with patio. Also, fireplace surround with mantel and hearth and fitted electric fire. In addition, two ceiling light points.

KITCHEN

9'11" x 7'3"

Having a range of base and wall units including cupboards and drawers, incorporating stainless steel sink unit with mixer tap. Also, Hotpoint electric oven, Hotpoint electric hob with extractor above, integrated Hotpoint fridge and freezer. In addition, ceiling light point and window overlooking the garden.

BEDROOM

12'11" x 10'0"

Having window overlooking the garden and ceiling light point.

WETROOM / SHOWER ROOM

6'10" x 6'6"

Being fully tiled and having walk-in shower area, wash hand basin with drawers below and mirror over, WC, ceiling light point and heated towel rail.

OUTSIDE

The property has access to the communal gardens and parking.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Leasehold, with approximately 125 years left on the lease and annual Ground Rent is approx £1,100. However, Hunters have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

SERVICE CHARGE

Service charge: £8,500 per annum approx

- 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, 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

SERVICES

Hunters understands from the vendor that mains drainage, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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