



Four Ashes Road, Bentley Heath

In Excess of £200,000





PROPERTY OVERVIEW

Located in the prestigious Ravenshaw Court, this beautifully appointed two-bedroom ground floor apartment is exclusively designed for those aged 70 and over, offering a refined and secure living environment tailored to a relaxed and independent lifestyle.

Upon entering the property, all rooms are easily accessed via a welcoming entrance hallway. The apartment boasts two generously sized double bedrooms, both featuring fitted wardrobes and serviced by a spacious bathroom equipped with both a separate bath and a walk-in shower — perfect for ease of access.

A standout feature of the home is the expansive lounge area, bathed in natural light streaming through patio doors and two windows. The apartment benefits from its own private patio area, accessed via the patio doors. The lounge flows seamlessly into a modern, fully fitted kitchen with high-quality integrated appliances, ideal for those who enjoy cooking and entertaining.

Offered to the market with no upward chain, this home provides a smooth and stress-free transition for its next owner.





Residents of Ravenshaw Court can enjoy a range of thoughtfully designed communal facilities that encourage both relaxation and social interaction. The elegant communal lounge offers the perfect setting for meeting with friends and neighbours, while the on-site restaurant provides freshly prepared meals daily, catering to residents who prefer a more convenient dining option.

Visiting family and friends are comfortably accommodated in the hotel-style guest suite, allowing loved ones to stay close by in comfort. Outside, the beautifully landscaped communal gardens offer a serene environment ideal for gentle strolls or simply enjoying the fresh air.

The development is overseen by an experienced estate manager who is available to assist with day-to-day matters and resident queries, ensuring peace of mind and personalised support. Safety and security are paramount, with a 24-hour emergency call system in place throughout the building, including pull cords and personal alarm pendants in each apartment. A camera entry system further enhances security, offering residents control over visitor access.

Practical benefits also include allocated permit parking at an additional cost and one hour of domestic assistance per week included within the service charge — with additional support services available by arrangement, providing valuable help with household tasks when needed. There are also plenty of visitor parking spaces available at the development.

Whether you're seeking a tranquil retirement retreat or a modern, supportive community in which to enjoy your golden years, this apartment at Ravenshaw Court combines comfort, convenience, and quality in one of the area's most sought-after developments.

Schedule your viewing today and discover the exceptional lifestyle that awaits at Ravenshaw Court.





PROPERTY LOCATION

The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax band: E

Tenure: Leasehold

- Spacious Two Bedroom Ground Floor Apartment For The Over 70s Located In The Prestigious Ravenshaw Court
- Two Double Bedrooms With Fitted Wardrobes And A Large Bathroom Featuring Both A Separate Bath & Walk-In Shower
- The Property Boasts A Fully Fitted Kitchen With Integrated Appliances And A Bright & Airy Lounge With Patio Doors Opening Onto A Private Patio Area
- Access To Exceptional Communal Facilities, Including A Residents' Lounge, On-Site Restaurant & Beautifully Landscaped Gardens
- Hotel-Style Guest Suite & Plenty Of Visitor Parking Spaces For Visiting Friends And Family, Plus Allocated Permit Parking Available At An Additional Cost
- Estate Manager On Site, 24-Hour Emergency Call System, Camera Entry System, And One Hour Of Domestic Assistance Per Week Included In The Service Charge
- No Upward Chain, Offering A Smooth & Hassle-Free Move For New Owners



ENTRANCE HALL

LOUNGE

17' 7" x 17' 3" (5.37m x 5.27m)

KITCHEN

9' 11" x 6' 10" (3.01m x 2.08m)

BEDROOM ONE

15' 11" x 9' 7" (4.86m x 2.91m)

BEDROOM TWO

13' 10" x 9' 0" (4.22m x 2.75m)

BATHROOM

9' 4" x 8' 1" (2.84m x 2.47m)

GUEST WC

5' 6" x 3' 2" (1.67m x 0.97m)

TOTAL SQUARE FOOTAGE

Total floor area - 81.0 sq.m. = 872 sq.ft. approx.

PRIVATE PATIO AREA

COMMUNAL LOUNGE/RESTAURANT

COMMUNAL LAUNDRY

COMMUNAL GARDENS

ALLOCATED PARKING SPACE (ADDITIONAL CHARGE)

VISITOR PARKING



ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Hotpoint integrated hob, extractor, De'Longhi microwave, Hotpoint fridge/freezer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in both bedrooms and underfloor heating. Furniture available by negotiation.

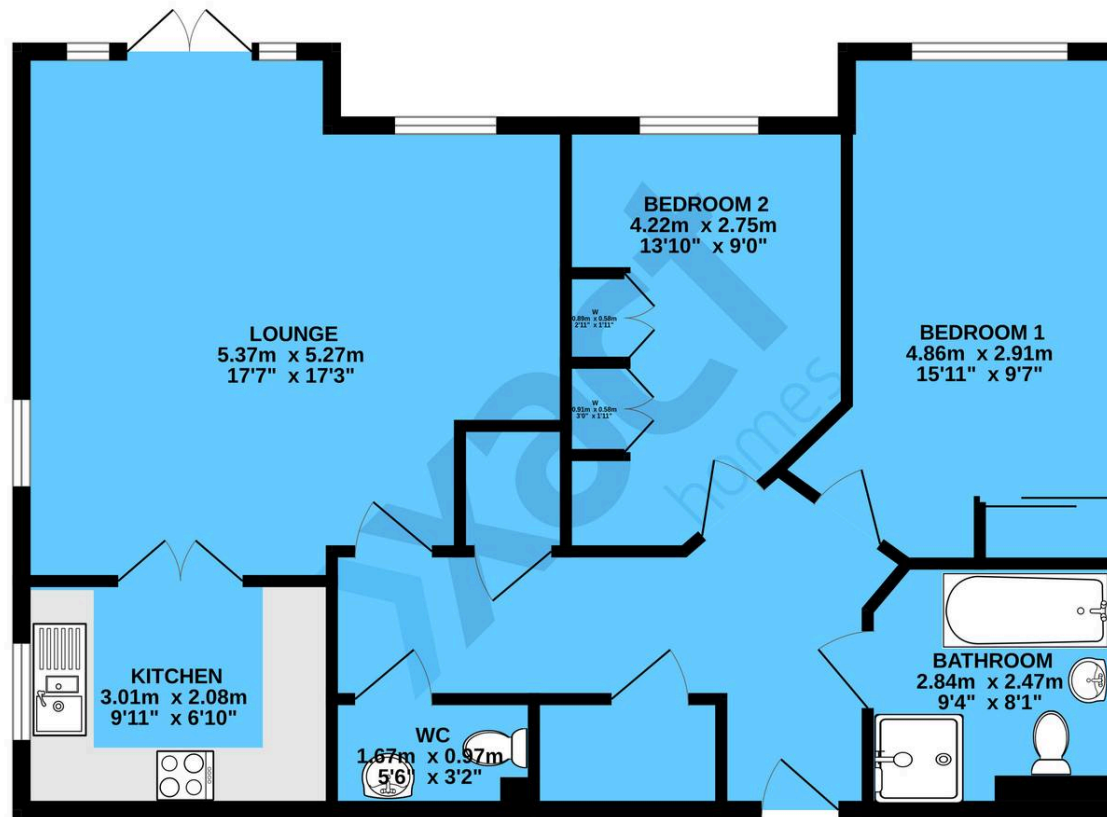
ADDITIONAL INFORMATION

Services – mains electricity, gas and sewers.
Broadband – available but not connected. Service charge – £12,405.00 pa. Ground rent – £510.00 pa. Permit parking – £250 pa. 115 years remaining on lease.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



TOTAL FLOOR AREA : 81.0 sq.m. (872 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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