



Four Ashes Road, Bentley Heath

Guide Price £125,000





PROPERTY OVERVIEW

Introducing a prestigious one-bedroom first-floor apartment situated within the renowned Ravenshaw Court. Exclusively designed for individuals aged 70 years and over, this property offers a luxurious and convenient lifestyle. Accessible through the inviting and spacious entrance hallway, which incorporates two built-in full height storage cupboards, the living quarters include a spacious double bedroom, boasting a built-in wardrobe with sliding safety mirrored doors and being serviced by a modern, spacious bathroom / wet room, showcasing its elegance with a separate bath, walk-in shower and a wash hand basin / sink which incorporates large under storage drawers.

The apartment has been re-decorated throughout and re-carpeted, with new flooring to the bathroom - all finished to a high standard. For added peace of mind, the apartment also features safety pull-cords, and residents are issued with personal alarm pendants (should they be required) to raise an alarm or call for help 24/7 if needed.

The apartment boasts a generously sized lounge area, complete with a feature electric fire, fireplace and French doors opening onto the walk-on balcony with views of the well-kept communal gardens. An adjacent fully fitted kitchen awaits, equipped with modern integrated appliances, including extractor fan over hob, that cater to the culinary aficionado.





One of the standout features of this property is its seamless blend of comfort and functionality, ensuring a living experience that exceeds expectations. Furthermore, the convenience of a communal lounge and dining area offers a perfect setting for social gatherings and relaxation, enhancing the overall sense of community within Ravenshaw Court.

Presented to the market with the added advantage of no upward chain, this property provides a hassle-free transition for prospective buyers seeking a swift and stress-free purchase process. Ideal for those looking to downsize without compromising on quality and comfort, this apartment caters to individuals seeking a refined living environment tailored to their discerning tastes.

Located in a sought-after setting, residents of Ravenshaw Court enjoy a tranquil oasis away from the hustle and bustle of city life, while still having convenient access to essential amenities and local attractions. With its combination of sophistication and practicality, this apartment embodies the epitome of modern living for those in the golden years.

For individuals seeking a serene and elegant abode in an exclusive over-70s community, this first-floor apartment in Ravenshaw Court presents a rare opportunity to embrace a lifestyle of luxury, convenience, and camaraderie. Book your viewing today and experience the epitome of refined living in this distinguished residence.





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: D

Tenure: Leasehold

- One Bedroom First Floor Apartment For Those Aged 70 Years And Over Located In The Prestigious Ravenshaw Court
- Served By A Lift And / Or Stairs
- All Living Accommodation Is Accessed Via The Spacious Entrance Hallway Which Benefits From Two Built In Full Height Storage Cupboards
- Living Quarters Include A Spacious Double Bedroom Which Boasts A Built In Wardrobe With Sliding Safety Glass Mirrored Doors
- The Bedroom Is Serviced Via A Spacious Bathroom / Wet Room, Which Benefits From A Separate Bath & Walk In Shower And Boasts Large Storage Drawers Underneath The Wash Hand Basin / Sink
- The Property Also Boasts A Large Lounge With French Doors Leading To A Walk-On Balcony With Lovely Views Of The Large, Well-Kept Communal Gardens
- The Adjacent Fully Fitted Kitchen Boasts Modern Integrated Appliances
- Offered To The Market With The Benefit Of No Upward Chain
- Benefitting From A Communal Lounge & Dining Area

**HALLWAY**

14' 8" x 5' 11" (4.48m x 1.81m)

LOUNGE

18' 7" x 10' 2" (5.67m x 3.10m)

BALCONY

8' 2" x 5' 2" (2.48m x 1.57m)

KITCHEN

8' 9" x 7' 10" (2.66m x 2.40m)

BEDROOM

14' 2" x 12' 4" (4.33m x 3.75m)

BATHROOM

11' 6" x 10' 5" (3.50m x 3.18m)

TOTAL SQUARE FOOTAGE

55.0 sq.m (592 sq.ft) approx.

ALLOCATED PARKING SPACE AVAILABLE

Available for a fee of £250.00 per year.



ITEMS INCLUDED IN THE SALE

Oven, hob, fridge and freezer, underfloor heating, all carpets, curtains and light fittings, fitted wardrobes in bedroom one.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
Broadband – FTTP (fibre to the premises). Service Charge – £9796.43 (2025 to 2026) Ground rent – £510 pa. Years remaining on Lease – 115yrs.

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.

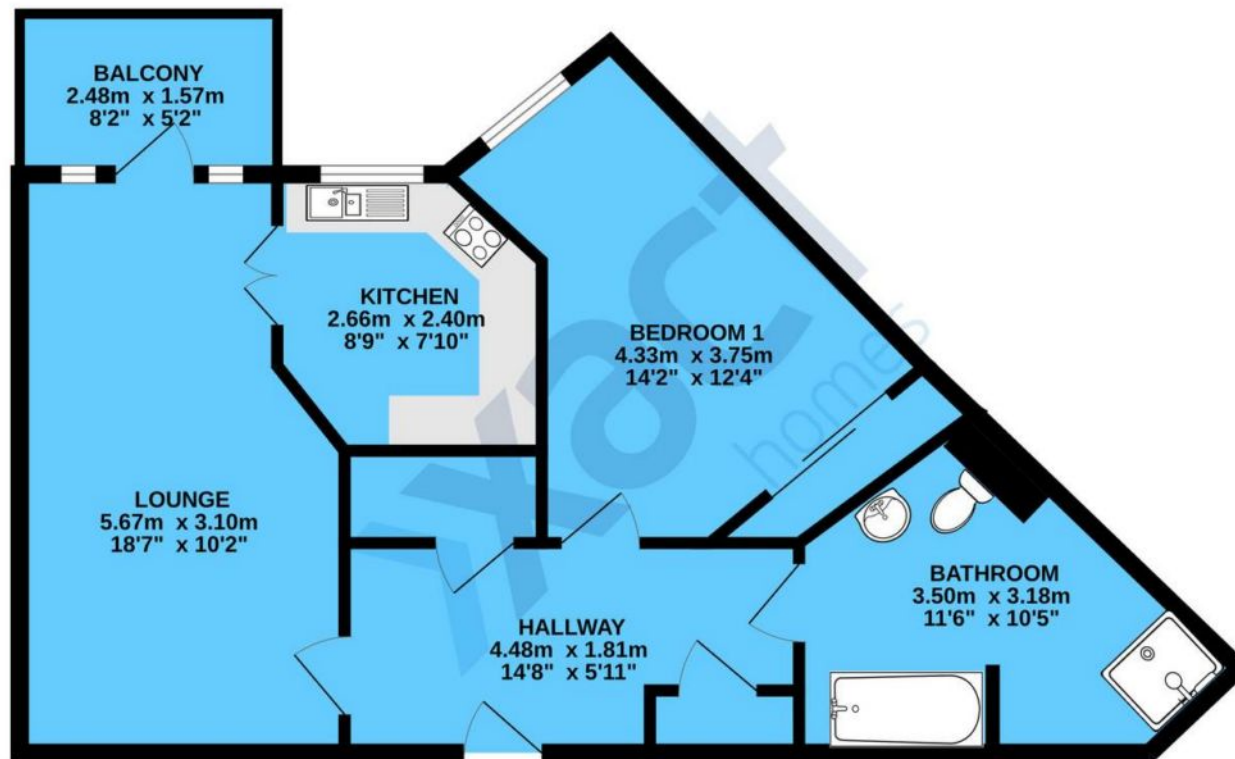
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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 : 55.0 sq.m. (592 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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