



Ravenshaw Court, Four Ashes Road

Guide Price £250,000





PROPERTY OVERVIEW

This spacious and well appointed first floor two bedroom retirement apartment for the over 70's occupies a light and airy corner position and resides in this popular McCarthy and Stone development in Bentley Heath. The development provides 24 hour House Cover and Call System together with an on-site restaurant and home owners lounge. The property is well presented throughout with carpets, curtains, blinds and lights included within the sale and benefits from a corner position with the open plan living room / dining room affording views over communal garden and allotments. Briefly the property affords:- entrance hallway, living room, kitchen, two bedrooms, separate guest cloakroom and shower room. No Upward Chain. Viewing is strictly via appointment only by calling Xact Homes on 01564 777284.



- Spacious Corner & Well Appointed Retirement Apartment
- For Over 70's
- Two Bedrooms First Floor
- Close To Local Amenities
- On Site Restaurant
- 24 Hour Cover & Call System
- Homeowners Lounge
- Communal Gardens & Allotments
- Parking Available



PROPERTY LOCATION

The property is located and well placed for all local amenities including 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

HALL

17' 3" x 10' 8" (5.26m x 3.25m)

OPEN PLAN LIVING/DINING ROOM

17' 8" x 17' 5" (5.39m x 5.31m)

KITCHEN

9' 11" x 6' 11" (3.01m x 2.10m)

WC

MASTER BEDROOM

16' 3" x 9' 10" (4.96m x 2.99m)

BEDROOM TWO

11' 4" x 9' 3" (3.45m x 2.82m)

WET ROOM

9' 6" x 8' 2" (2.89m x 2.48m)

OUTSIDE THE PROPERTY

COMMUNAL GARDENS



**ITEMS INCLUDED IN THE SALE**

Hotpoint integrated oven, Hotpoint integrated hob, Hotpoint fridge freezer, Bosch dishwasher, carpets, curtains, blinds, fitted wardrobes in bedrooms one and two and light fittings

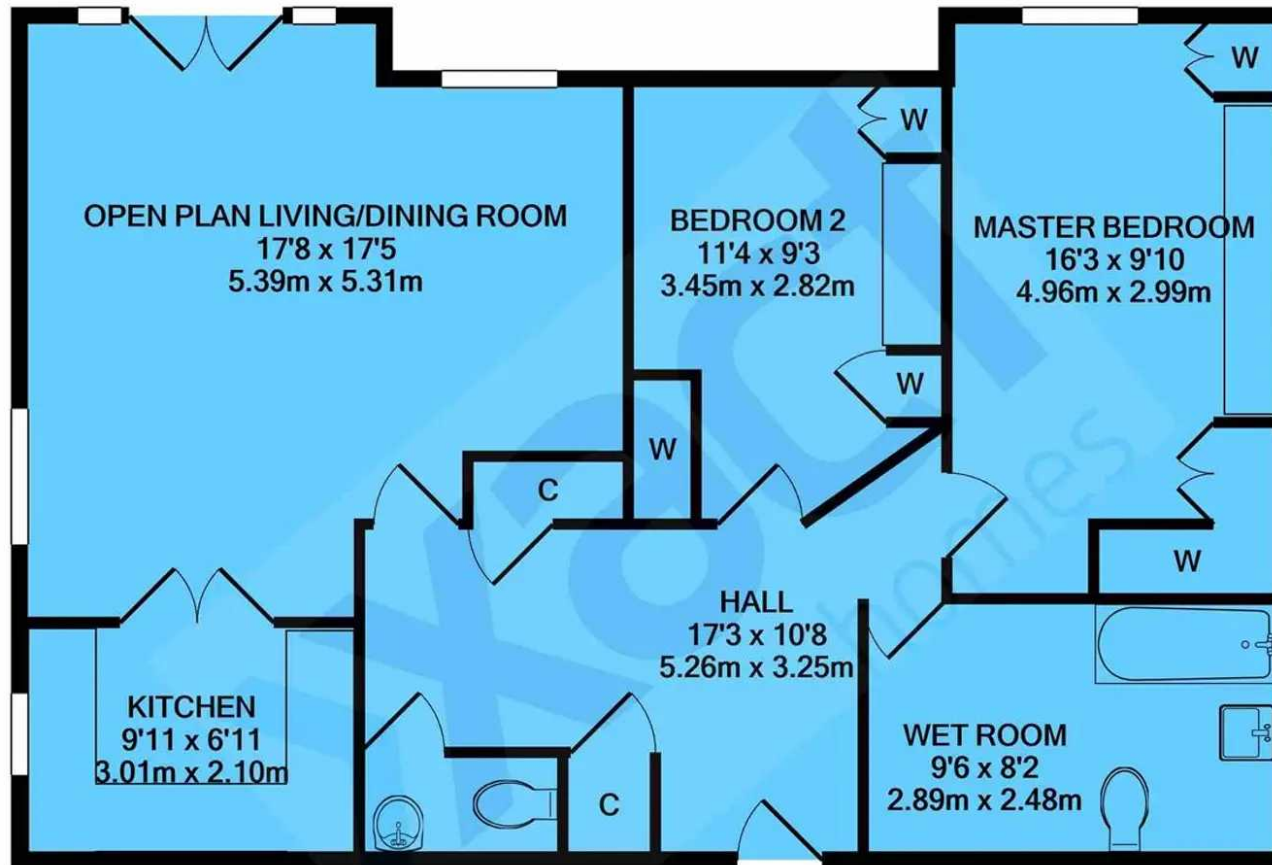
ADDITIONAL INFORMATION

Services - Mains electricity and sewers Service Charge - £8,500 pa Ground Rent - Nil

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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