



## Ravenshaw Court, Four Ashes Road

Guide Price £350,000





## PROPERTY OVERVIEW

Introducing this superbly appointed three-bedroom retirement apartment nestled within the popular Ravenshaw development, offering a serene and sophisticated living environment tailored for those seeking a comfortable and secure lifestyle. Positioned on the ground floor for ease of access, this residence exudes a welcoming ambience and has been meticulously designed to cater to the discerning tastes of those considering downsizing without compromising on style or comfort. The property boasts a thoughtfully designed open-plan living and dining area, providing an airy and inviting space for relaxation or entertaining guests. The modern kitchen is a culinary enthusiast's delight, featuring sleek cabinetry, quality appliances, and ample storage space to inspire your culinary creations. The convenience of the patio area to the rear provides an opportunity for outdoor dining or to simply bask in the fresh air and enjoy moments of tranquillity. The principal bedroom, adorned with natural light, offers a private sanctuary with the added convenience of an en-suite bathroom for your comfort and convenience. Additionally, there are two further bedrooms that can easily be adapted into versatile reception rooms, catering to individual preferences and lifestyle needs.



Residents of this exclusive development are afforded access to superb on-site facilities that enhance the retirement living experience, including a restaurant where residents can socialise, relax, and indulge in a range of culinary offerings without leaving the comfort of their home environment. This amenity adds a touch of luxury and convenience to daily life, ensuring that residents can make the most of their leisure time in a welcoming and accommodating setting. The Ravenshaw development has become synonymous with high-quality living standards, boasting well-maintained grounds and a sense of community that promotes a fulfilling and engaging lifestyle for its residents. Whether you seek a tranquil retreat to enjoy your golden years or a vibrant social scene to stay active and connected with like-minded individuals, this retirement apartment presents an opportunity to embrace a new chapter in life with grace and ease. Experience the epitome of retirement living at its finest with this three-bedroom apartment that seamlessly combines comfort, style, and convenience in a sought-after location. Book your viewing today and envision the possibilities that await you in this exceptional property.

#### 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: F

Tenure: Leasehold





- Superb Three Bedroom Retirement Apartment
- Located To Ground Floor With Patio Area To Rear
- Located Within The Popular Ravenshaw Development
- Open Plan Living / Dining Room
- Modern Kitchen
- Principal Bedroom With Ensuite
- Two Further Bedrooms / Versatile Reception Rooms
- Superb On Site Facilities Including Restaurant

#### **HALLWAY**

#### **LIVING/DINING ROOM**

17' 11" x 13' 4" (5.46m x 4.06m)

#### **KITCHEN**

10' 0" x 7' 3" (3.05m x 2.21m)

#### **PRINCIPAL BEDROOM**

17' 9" x 9' 10" (5.41m x 3.00m)

#### **ENSUITE**

9' 4" x 6' 10" (2.84m x 2.08m)

#### **BEDROOM TWO**

11' 8" x 10' 11" (3.56m x 3.33m)

#### **BEDROOM THREE**

10' 11" x 8' 2" (3.33m x 2.49m)

#### **SHOWER ROOM**

7' 4" x 6' 9" (2.24m x 2.06m)

#### **TOTAL SQUARE FOOTAGE**

84 sq.m (904 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **PATIO AREA**



#### **ITEMS INCLUDED IN THE SALE**

TBC

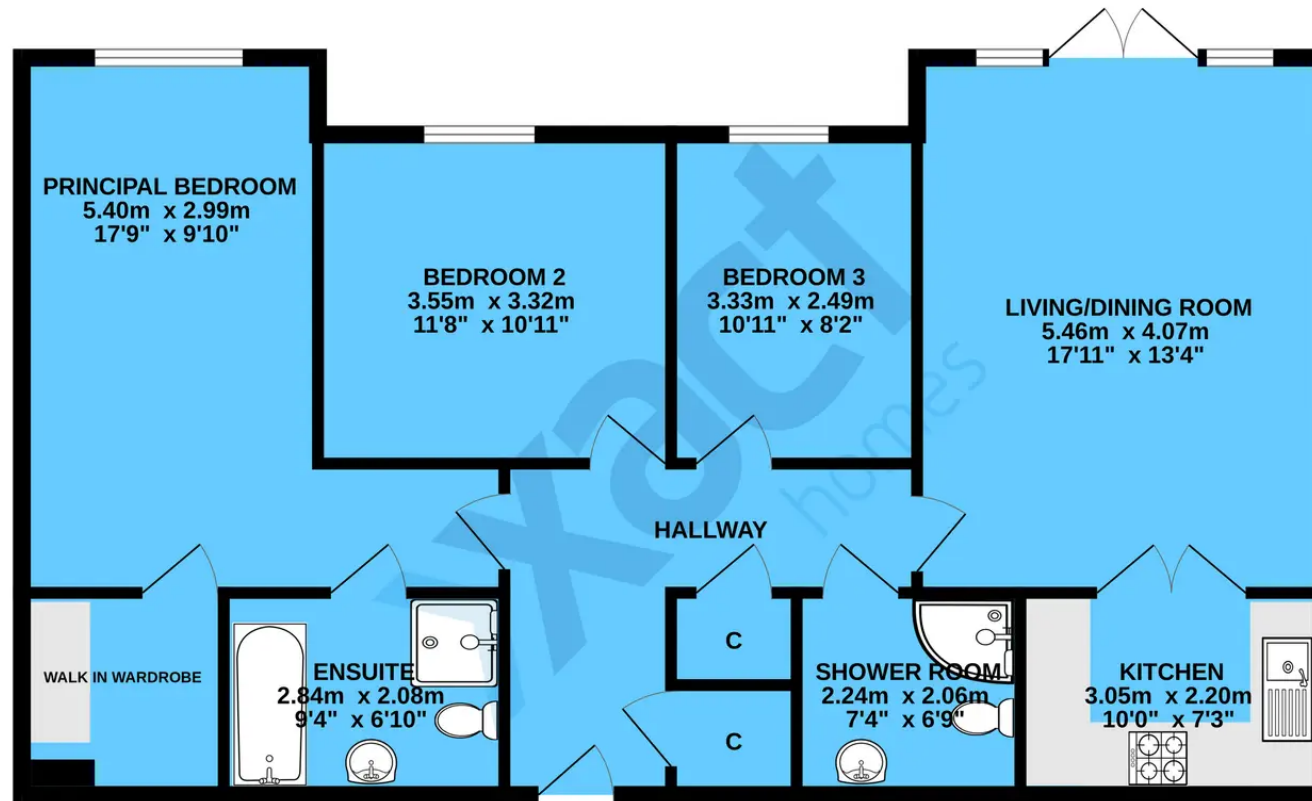
#### **ADDITIONAL INFORMATION**

Services - mains electricity and sewers. Broadband -  
TBC Service charge - TBC Ground rent - TBC

#### **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.

## GROUND FLOOR



TOTAL FLOOR AREA : 84.0 sq.m. (904 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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