



Ravenshaw Court, Four Ashes Road

Guide Price £95,000





PROPERTY OVERVIEW

Offered to the market with the benefit of no upward chain is this beautifully presented one bedroom first floor retirement apartment for the over 70s which is close to all local amenities. This outstanding development provides 24 house cover and call system together with an on-site restaurant and home owners lounge. The property consists of a spacious living room with a Juliet balcony with stunning rural views to the front; an excellent modern fitted kitchen; a double bedroom and shower room. The apartment benefits from ample storage with two practical storage cupboards located in the generously sized entrance hallway. The development is surrounded by fabulous communal gardens and grounds and parking is available to the front. Viewing is strictly via appointment only by calling Xact Homes on 01564 777284.





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 Retirement Apartment
- Over 70s
- First Floor
- Beautifully Presented
- Close To Local Amenities
- Modern Fitted Kitchen
- Residents Lounge
- Excellent Rural Views





HALL

LIVING ROOM

23' 4" x 10' 6" (7.12m x 3.2m)

BALCONY

KITCHEN

9' 11" x 7' 3" (3.02m x 2.21m)

BEDROOM

13' 1" x 9' 11" (3.98m x 3.02m)

SHOWER ROOM

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

PARKING

ITEMS INCLUDED IN THE SALE

Neff integrated oven, integrated hob, extractor, fridge freezer, washing machine and tumble dryer (in laundry room with all appliances which is included in the Management charge), all carpets and light fittings and some curtains, fitted wardrobes in one bedroom and underfloor heating.

ADDITIONAL INFORMATION

Services - Water meter, mains gas, electricity and sewers Service Charge - £7,870 pa Ground Rent - £435 pa

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.





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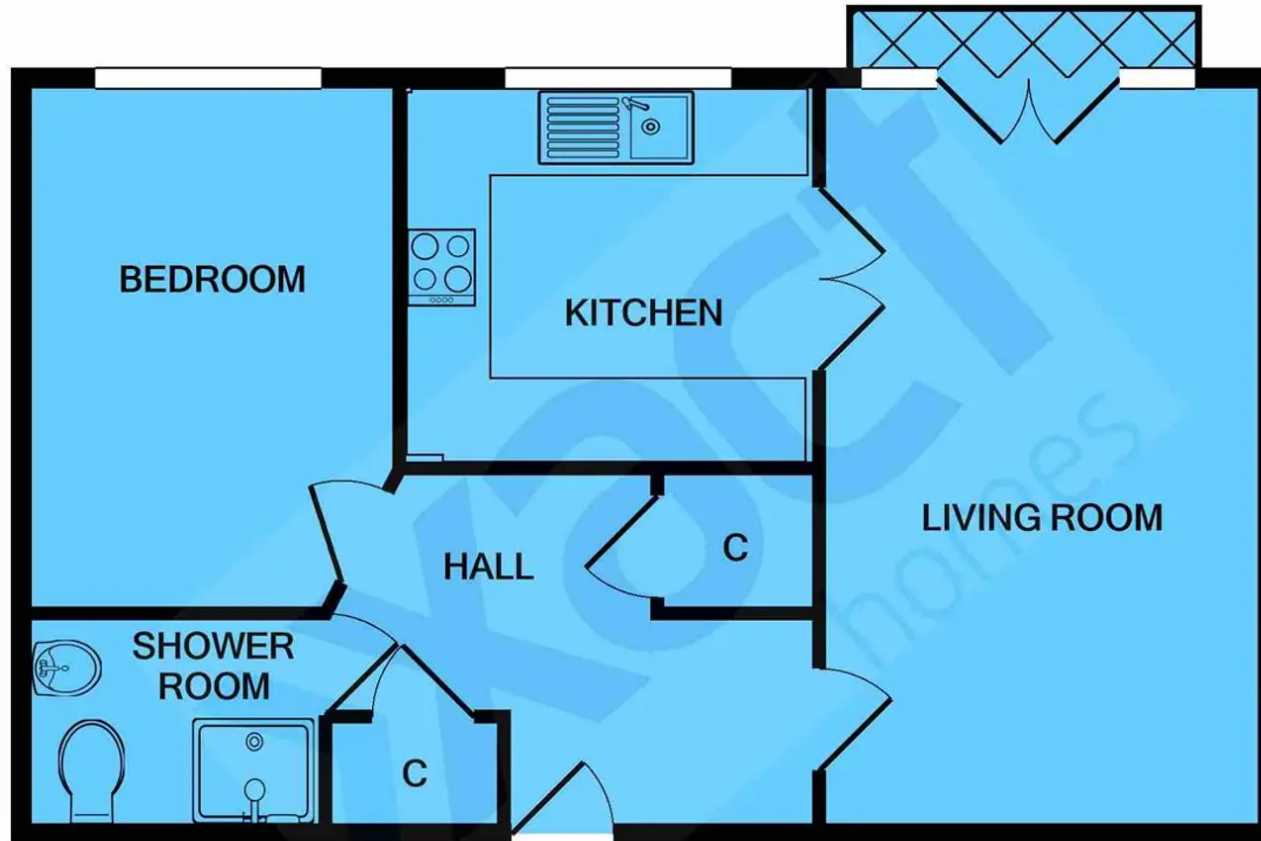
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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