



Ravenshaw Court, 73 Four Ashes Road

Guide Price £200,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this immaculately presented first floor one bedroom retirement apartment for over 70s (Ravenshaw Court is retirement living plus range development (known previously as assisted living)). The property is close to all local amenities and benefits from lift access and a 24 hour call system. Upon entering the apartment you are greeted by a spacious entrance hallway which connects all rooms and includes two generously sized storage cupboards. The apartment consists of:- a spacious living room which benefits from a Juliet balcony which is access via a set of French doors and over looks the communal gardens; a modern fitted kitchen with ample storage units and integrated hot point oven and hob; a fantastic double bedroom with a walk in wardrobe and a fully tiled shower room which includes grab rails and emergency pull chord. Ravenshaw Court benefits from an excellent homeowners' lounge and a restaurant which is open daily. Outside the property enjoys beautiful communal gardens with outdoor seating areas. To view this stunning apartment call 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

- NO UPWARD CHAIN
- One Bedroom Retirement Apartment
- Over 70s
- First Floor With Lift Access
- Spacious Living Room
- Modern Fitted Kitchen
- Large Shower Room
- Excellent Residents Lounge & Dining Room
- 24 Hour Cover





HALL

LIVING ROOM

23' 2" x 12' 12" (7.06m x 3.95m)

JULIET BALCONY

KITCHEN

9' 10" x 6' 10" (3m x 2.09m)

BEDROOM

13' 7" x 13' 2" (4.13m x 4.01m)

SHOWER ROOM

10' 5" x 8' 7" (3.17m x 2.62m)

OUTSIDE THE PROPERTY

COMMUNAL GARDEN

ITEMS INCLUDED IN THE SALE

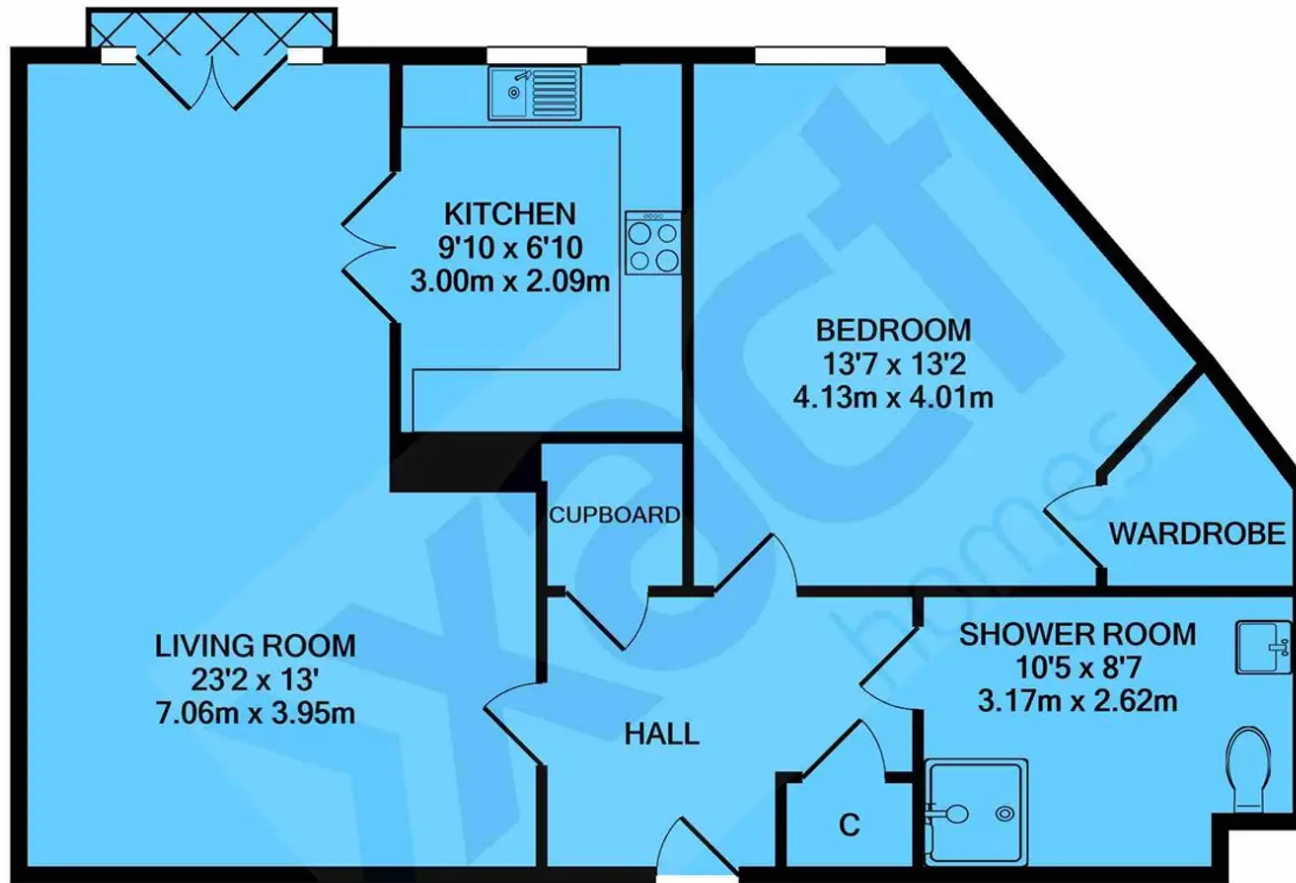
Integrated oven, integrated hob, extractor, fridge freezer, all carpets, curtains and light fittings, fitted wardrobes in bedroom and underfloor heating.

ADDITIONAL INFORMATION

Services - Mains electricity Service Charge - £7,258.08pa Ground Rent - £435pa

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 769 SQ.FT. (71.5 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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