

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "Danes" is written in a large, bold, green sans-serif font. Above "Danes", the word "melvyn" is written in a smaller, lowercase, grey sans-serif font. Below "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, grey sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a large, two-story house with a Tudor-style facade. The ground floor is made of red brick, and the upper floor is white with black timber framing. The house has a central entrance with a glass door and a small porch. There are several windows, some with white frames and some with black frames. The house is surrounded by a paved driveway and a lawn. The sky is blue and clear.

Ravenshaw Court, Four Ashes
Bentley Heath
Asking Price £350,000

The popular villages of Dorridge and Bentley Heath are located some 4 miles from the centre of Solihull and offers a superb opportunity to live in a location that offers the best that Solihull can offer.

There is excellent facilities within the villages including a shopping centre, a railway station that offers commuter services into London and Birmingham.

There are areas of open countryside for recreation near to the villages and access via the M42 to the whole of the Midlands Motorway network.

An excellent location therefore for this impressive three bedroomed retirement apartment.



ACCOMMODATION

Reception Hall



An open reception hall leading through to all reception rooms and bedrooms. With various storage cupboards and ceiling light.

Living Dining Room

17'4" x 14'5"



A good sized living dining room with double aspect windows. With double doors leading through to the fitted kitchen. Having French doors to rear elevation opening onto private patio area. With ceiling lights and under floor heating.



TENURE

We are advised that the property is Leasehold but as yet we have not been able to verify this.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

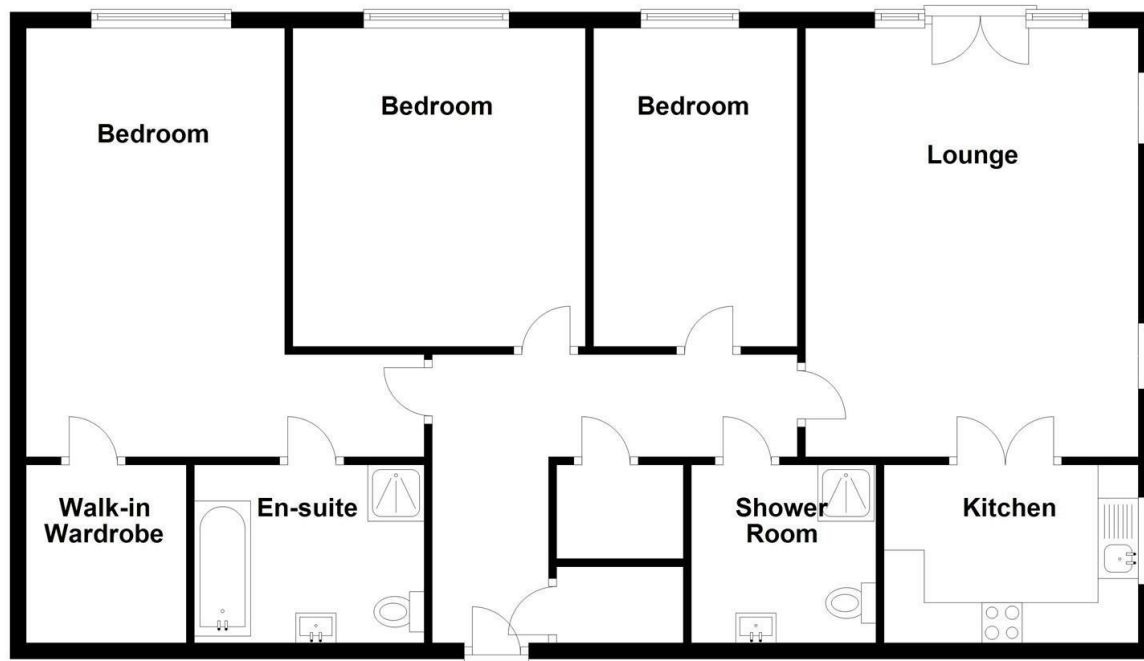
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

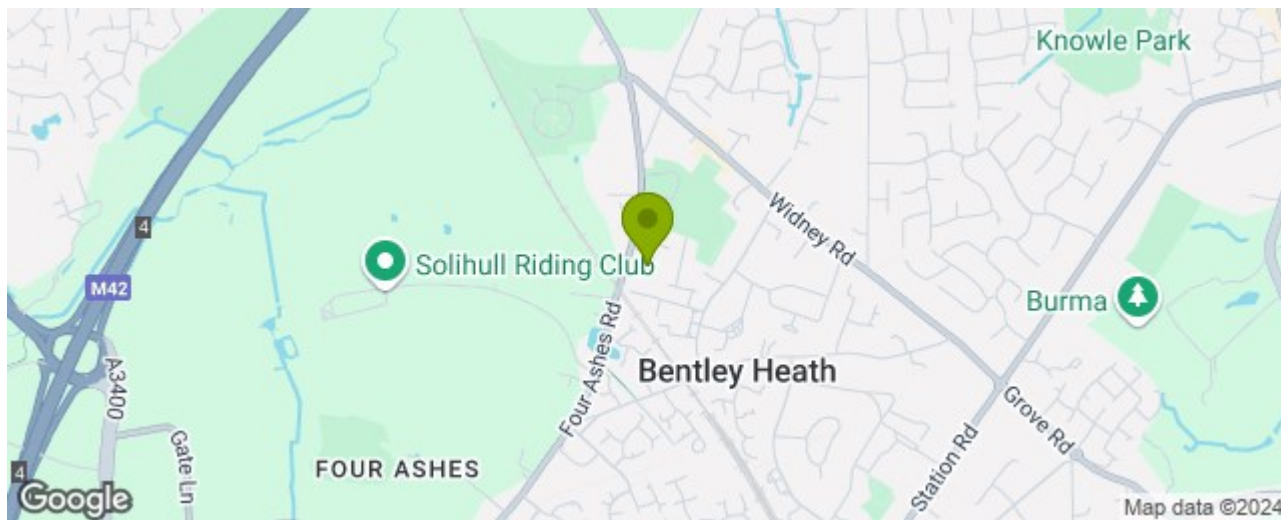
AGENTS NOTE

Under the terms of the estate agency act 1979 we would like to make all interested parties aware that this property is owned by an employee of Melvyn Danes Estate Agents

Ground Floor



Total area: approx. 105.7 sq. metres (1137.2 sq. feet)



73 Ravenshaw Court, Four Ashes Road Bentley Heath Solihull B93 8NA

Council Tax Band: F
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	78	78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.