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RAVENSHAW COURT

BENTLEY HEATH

WELCOME

Ravenshaw Court is a truly exceptional development, offering manicured landscaped gardens, elegant interiors, and an enviable location. Ginger are thrilled to present this welcoming one-bedroom first-floor apartment, designed with comfort and practicality in mind. The property boasts spacious and versatile living areas, a generously sized bathroom, and a delightful private balcony overlooking the gardens.

Ginger are advised that as a resident, you will enjoy access to a wealth of first-class facilities, including a welcoming communal lounge, a stylish table-service restaurant, beautifully maintained outdoor spaces, a comfortable guest suite, and the reassurance of a 24-hour staff presence. Perfectly situated close to both Dorridge and Solihull, with excellent transport connections, Ravenshaw Court offers the perfect balance of security, comfort, and community living.

KEY FEATURES

- Exclusive development with landscaped gardens
- Spacious chain free, first-floor one-bedroom apartment
- Entrance hall with two useful storage cupboards
- Flexible lounge/diner
- Private balcony overlooking tranquil tree-lined gardens
- Kitchen with integrated appliances and natural light
- Generous bedroom with mirrored sliding wardrobes
- Large bathroom with bath and walk-in shower
- Communal lounge, restaurant, and landscaped gardens
- 24-hour staff presence and excellent transport links



WELCOME INSIDE

The inviting entrance hallway leads to all living spaces, the bedroom, and the large bathroom, creating a seamless flow throughout the apartment. There are also two storage cupboards in the hall, handy for stowing coats/shoes.

The main living area is designed with flexibility and comfort at its heart. Offering generous proportions, there is ample room to accommodate lounge furniture alongside a small dining area. The current owners have arranged several armchairs around a television, yet the space can easily be reconfigured to suit your personal taste and lifestyle. One of the true highlights of this area is the private balcony, providing tranquil views over the landscaped gardens.

From the lounge diner, elegant French-style double doors open directly into the kitchen, creating a sense of openness and connectivity.

The kitchen is thoughtfully appointed, featuring a full suite of integrated appliances including a fridge-freezer and electric hob with overhead extractor. Its neutral design combines attractive beech-effect cabinetry with contrasting granite style worktops, while a well-placed window above the sink floods the space with natural light.

The balcony is a standout feature of this home, providing a serene outlook over tree-lined gardens. With ample room for a bistro set, it is the ideal spot for alfresco dining or simply enjoying the outdoors. An overhead electric awning ensures year-round use, providing welcome shade from the summer sun or shelter from a light shower.

The bedroom is equally impressive, generously proportioned and filled with natural light. It comfortably accommodates a large double bed with additional freestanding furniture. A wall of mirrored sliding wardrobes provides excellent storage, ensuring both practicality and style.

The bathroom is a versatile and well-considered space, designed with both comfort and functionality in mind. Its layout allows room for bathing aids if required, while offering modern fitted amenities including a large bathtub, a sleek vanity unit with WC, and a separate walk-in electric shower complete with wall-mounted seating. Grey tiled walls and waterproof vinyl flooring make the room both stylish and easy to maintain.

Communal Living at Ravenshaw Court

Beyond the apartment itself, Ravenshaw Court offers an exceptional lifestyle with a host of communal spaces. These include comfortable lounges and a restaurant-style dining area, ideal for socialising with fellow residents. Outside, beautifully landscaped gardens provide peaceful retreats, while practical facilities such as a residents' laundry room add further convenience.

Please seek confirmation of full available services and amenities with your legal representative.

Residents Parking

Parking is offered on a communal basis with disabled parking bays closer to the front door.







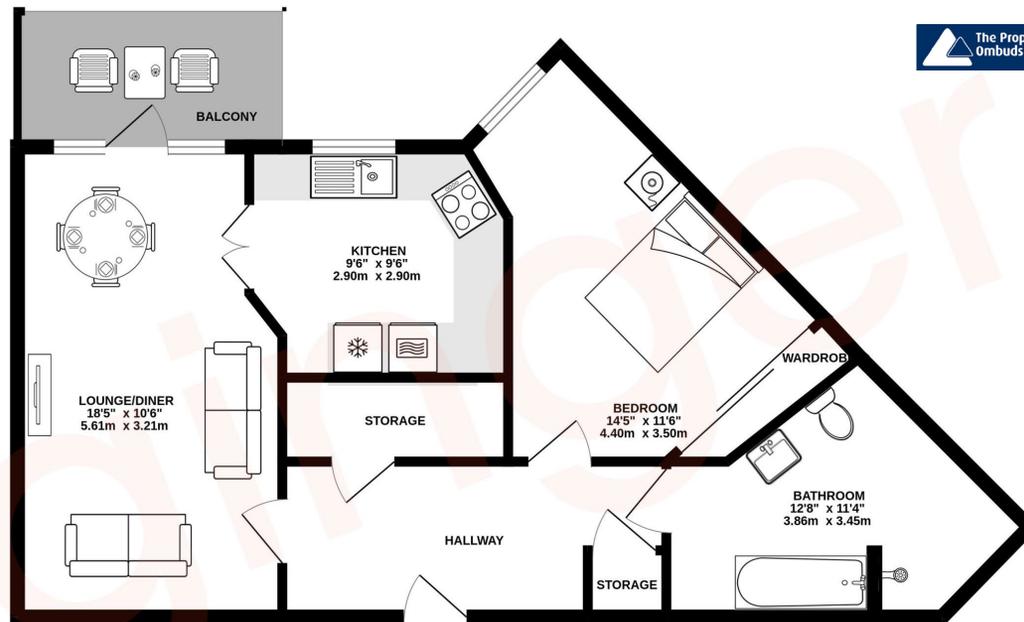








FLOOR PLAN



ONE BEDROOM APARTMENT
TOTAL FLOOR AREA: 613sq. ft. (57sq. m) 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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ADDITIONAL INFORMATION

We are advised this property is Leasehold, please seek confirmation from your legal representative.

We are advised the council tax band D is payable to Solihull Metropolitan Borough Council.

Management company - McCarthy Stone.

EPC - B88

Service Charge £9,792 pa

Ground Rent: £430.00 pa

Lease: TBC

Seller lived here 2.5 years.

Heating system is electric heaters, with an electric water heating system.

Electric: £169 per month

Water charges are included in the service charge.

Council Tax Band D - £155 per month - single occupancy - figures provided by seller.

The development is managed in house.

Brick and tile construction.

Mains sewerage and utilities.

Good local mobile signal subject to provider.

Part C - Vendor not aware of any building Safety issues, restrictions other than age restriction as retirement, rights or easements, flood risk, coastal erosion, planning permissions, or coal mining issues when purchased. Please refer to your solicitor and the management pack that will be provided upon an accepted offer.

Ginger have not checked appliances, nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions are the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers. Ginger advise all interested parties to seek confirmation of particulars through their legal representative.

Make this property home

Thank you for viewing with ginger. We know big decisions take a lot of thought. Our team will call you for feedback on this property within two days. In the meantime if you would like to ask any questions, book a second viewing or submit an offer, get in touch.

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Open Hours

9.30am - 5.30pm Mon - Fri

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