



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**31 Summerfield Place, Wenlock Road, Shrewsbury,  
SY2 6JX**

**£170,000 Region**

To view this property please call us on **01743 236 800** Ref: T7643/SL/KQ

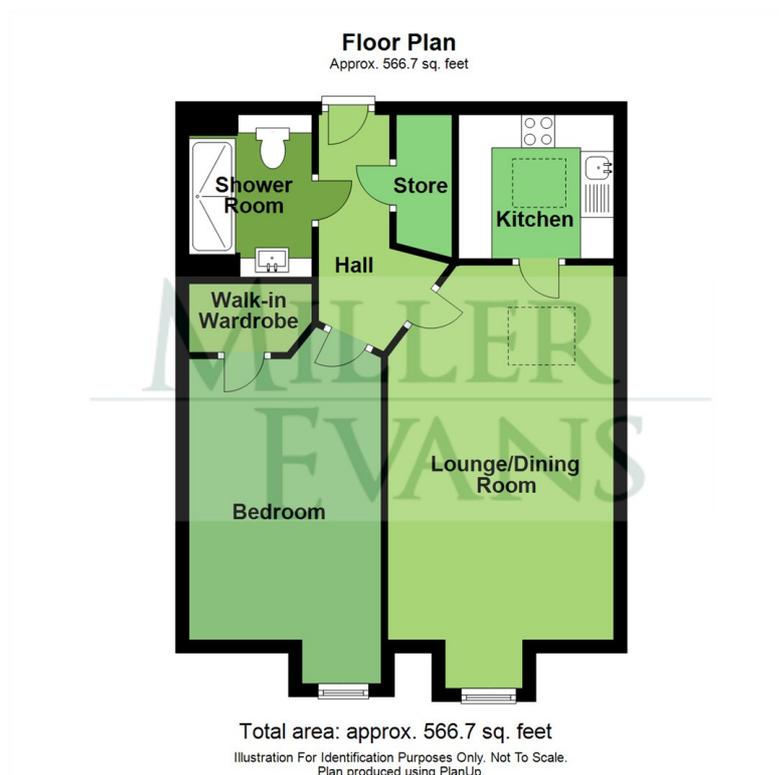
# A particularly well appointed and truly immaculate, one bedroom, leasehold retirement apartment.

This immaculate, one bedroom, leasehold apartment is designed for the over 60's and is situated on the second floor, in a gated development. There is a a stunning residents lounge and professionally landscaped communal gardens. The apartment benefits from electric central heating and double glazing. There are many other key features including a 24 call-out system, resident house manager and lift access to all floors. Pets allowed.

Summerfield Place is located on Wenlock Road with 32 luxury apartments, within easy reach of the town centre with all its local shopping and transport facilities, including the Theatre Severn and revered Quarry Park and Dingle Gardens.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Large built in store cupboard.

### LOUNGE / DINING ROOM

18'8" x 11'2" (5.69m x 3.40m)

### KITCHEN

7'2" x 7'8" (2.18m x 2.34m)

Neatly appointed with a range of matching modern units

### BEDROOM

16'2" x 9'6" (4.93m x 2.89m)

Large walk in wardrobe

### SHOWER ROOM

Large walk in shower

Wash hand basin, wc

## OUTSIDE THE PROPERTY

Communal gardens and grounds.

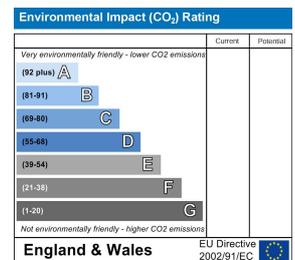
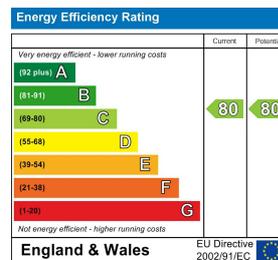


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge proceeding onto Abbey Foregate, passing The Abbey and proceed through the main traffic lights, eventually coming to The Column island taking the third exit onto Wenlock Road and after a short distance the property will be situated through a gated entrance on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage are connected.

### TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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