



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

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

**£285,000 Region**

To view this property please call us on **01743 236 800** Ref: T7117/SL/KQ

# A particularly attractive, well appointed and spacious, ground floor two bedroom retirement apartment.

Summerfield Place is located on Wenlock Road and this award winning development is available exclusively for those aged over 60. This two bedroom ground floor apartment provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is appointed and equipped to a particularly high standard. Development highlights: Private gated development, secluded, landscaped gardens, attractive interior with communal lounge and good transport links.

The development is well placed within easy reach of the medieval town centre with a range of shops, many fashionable bars and restaurants, Theatre Severn, and the revered Quarry Park and Dingle gardens.



## FLOOR PLANS

### Floor Plan

Approx. 795.5 sq. feet



Total area: approx. 795.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

### UTILITY

### SITTING ROOM / DINING ROOM

20'3" x 10'9" (6.17m x 3.28m)

French door opening onto patio and leading to communal gardens.

### KITCHEN

7'10" x 7'2" (2.39m x 2.18m)

Well appointed and fitted with a range of matching units with integrated appliances

### MASTER BEDROOM

7'0" x 6'5" (2.13m x 1.96m)

Large walk in wardrobe

### EN SUITE BATHROOM

Panelled bath

Dressing surface with inset hand basin, wc

### BEDROOM 2

14'1" x 10'3" (4.29m x 3.13m)

## SHOWER ROOM

Large walk in shower

Dressing surface with hand basin, wc

## OUTSIDE THE PROPERTY

Private gated access.

Secluded landscaped communal gardens.

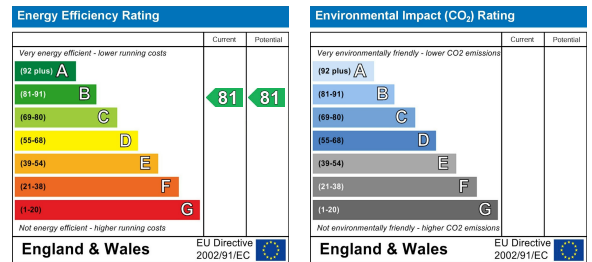


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge. Continue the full length of Abbey Foregate to the Column Island, taking the third exit into Wenlock Road. Continue for some distance, where the development will be found on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas 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

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: OnTheMarket.com

rightmove.co.uk  
The UK's number one property website

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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