



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**17 Summerfield Place, 117 Wenlock Road,
Shrewsbury, SY2 6JX**

£270,000 Region

To view this property please call us on **01743 236 800** Ref: T7126/SL/KQ

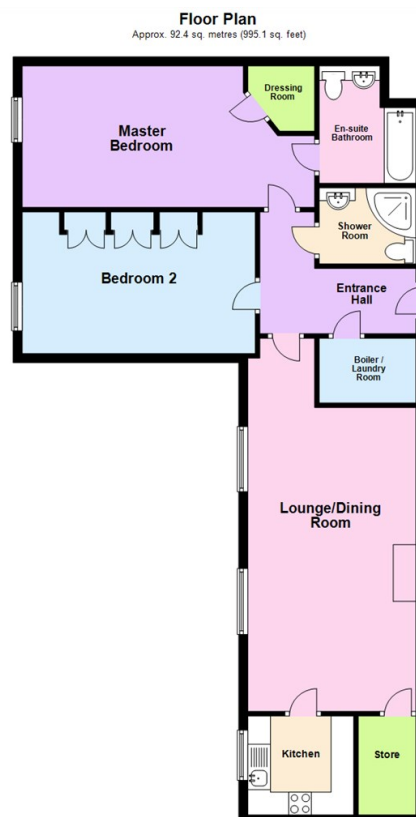
A spectacular, well appointed and truly immaculate, two bedroom leasehold retirement apartment, exclusively available for those aged 60 and over.

Summerfield Place is located on Wenlock Road, Shrewsbury with 32 luxury apartments. The gated development boasts a stunning residents lounge, as well as professionally landscaped communal gardens. The apartment is well planned with rooms of generous proportions which overlook the formal reception area and benefits from electric central heating and double glazing. In addition, there are several other key features; privately owned allocated parking space, pets allowed, 24hr call system, resident house manager, lift access to all floors.

The development is well placed within easy reach of the town centre with many fashionable restaurants, coffee shops, the Theatre Severn and the revered Quarry Park and Dingle Gardens.



FLOOR PLANS



Total area: approx. 92.4 sq. metres (995.1 sq. feet)

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

INSIDE THE PROPERTY

ENTRANCE HALL

6'7" x 11'4" (2.00m x 3.45m)

LAUNDRY ROOM

4'8" x 7'2" (1.43m x 2.18m)

Housing boiler

Space and plumbing for washing machine

LOUNGE / DINING ROOM

25'7" x 12'2" (7.79m x 3.71m)

Generous sized lounge/dining room with electric fire with stone effect hearth over

Two windows to the front with views over the entrance and Wenlock Road.

KITCHEN

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

Modern kitchen with range of matching cupboard and drawers with work surface over

Integrated cooker and hob

Integrated dishwasher

STORE

7'2" x 4'2" (2.18m x 1.27m)

MASTER BEDROOM

10'3" x 21'2" (3.12m x 6.45m)

Window to the front

EN SUITE BATHROOM

8'6" x 7'0" (2.59m x 2.13m)

Panelled bath with shower over and glass shower screen

Vanity unit with inset wash hand basin, wc

Tiled floor

DRESSING ROOM

4'9" x 5'1" (1.44m x 1.55m)

Built in Bespoke shelving units and clothes rail.

BEDROOM 2

10'3" x 17'2" (3.12m x 5.23m)

Window to the front

Bespoke fitted wardrobes with shelving and soft closing drawers

SHOWER ROOM

5'6" x 7'0" (1.68m x 2.13m)

Neatly fitted suite comprising;

Large corner shower cubicle

Vanity unit with inset wash hand basin, wc concealed low type flush

Tiled flooring

OUTSIDE THE PROPERTY

Private gated access leading to an allocated parking space and visitor parking.

Communal gardens and seating area to the rear.

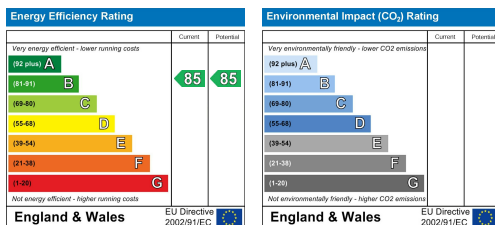


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column Island. Take the 3rd exit onto Wenlock Road. Continue along Wenlock Road for some distance, where Summerfield Place will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, and 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

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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