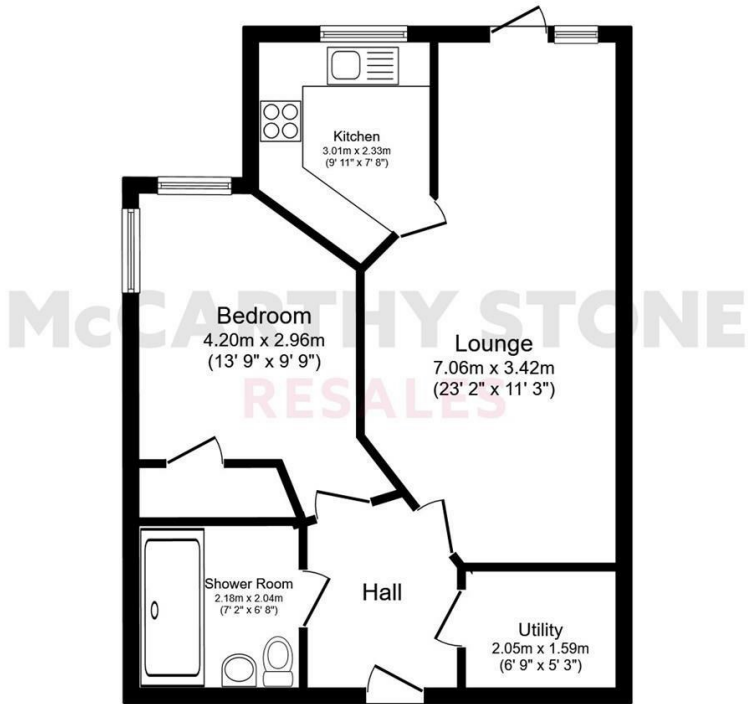


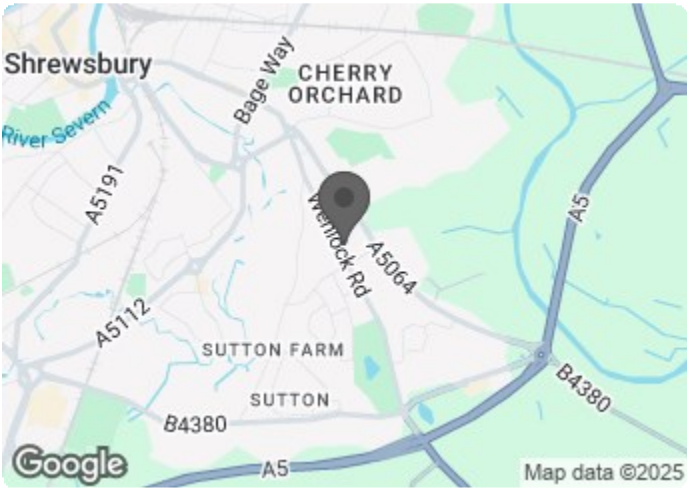
11 Summerfield Place

Wenlock Road, Shrewsbury, SY2 6JX



Total floor area 53.4 sq.m. (574 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



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



Offers in the region of £235,000 Leasehold

A charming one bedroom retirement living apartment on Wenlock Road, Shrewsbury. Benefiting from being on the ground floor with French doors opening to a lovely patio area. The development is conveniently situated near local amenities in beautiful landscaped gardens.

Call us on 0345 556 4104 to find out more.

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# Wenlock Road, Shrewsbury

## Summerfield Place

Summerfield Place is located on Wenlock Road, Shrewsbury, with 32 apartments available exclusively for those aged over 60. Shrewsbury is a picturesque medieval town showcasing many heritage-listed buildings. With lots of character and plenty of community events, being the County Town of Shropshire, this is a great place to live - with a McCarthy & Stone property putting you right in the heart of things.

Summerfield Place is a close-knit community, made up of just 15 one-bedroom apartments and 17 with two bedrooms. The properties are equipped with fully fitted kitchens including an oven, hob and hood, and an integrated fridge-freezer, heated towel rails and walk-in wardrobes.

Residents are able to enjoy all the McCarthy & Stone benefits, including gorgeous landscaped gardens, a dedicated house manager on call, the Communal lounge with Wi-Fi and a guest suite for visitors to stay in. For complete peace of mind, there is also a 24-hour call system, intruder alarms, fire detection equipment and a secure camera entry system.

## Entrance Hallway

Solid wood front door with spy hole and letter box leading in to a welcoming hallway. Wall mounted emergency speech module. Door to a good size storage cupboard. All other doors to bedroom, living room and shower room. Ceiling light fitting. Power sockets.



## Living Room

A generous living room offering ample space for a lounge suite and dining area with a glass door that leads to a patio area. Two ceiling light fittings. TV point, telephone point. Power sockets. Door to separate kitchen.

## Kitchen

Fully fitted kitchen with a range of white high gloss finish low and eye level units and drawers with laminate surfaces. Under pelmet lighting. Composite sink with mono lever tap, drainer and window above which overlooks gardens. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer. Tiled floor.

## Bedroom

Generous double bedroom with twin ceiling lights. Door off leads to a walk in wardrobe housing shelving and hanging rails. TV and telephone point, fitted carpets and raised electric power sockets.

## Shower Room

Part tiled and fitted with suite comprising walk-in shower with glass screen and hand rail, low level WC and sink built in to vanity unit. Heated towel rail. Tiled floor

## Lease Information and Ground Rent

Ground rent £425.00 per annum  
Ground rent review date: June 2033  
Lease term 999 years from June 2018

## Service Charge Details

- Cleaning of communal windows
- Water rates for communal areas and



# 1 bed | £235,000

apartments

- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Current Service Charge £3,273.20 for financial year ending 30/09/2025.

## Additional Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

