



2 Summerfield Place, Wenlock Road, Shrewsbury, Shropshire, SY2 6JX

Offers in the Region Of £295,950

This immaculate spacious ground floor two bedroom apartment is situated in a desirable over 60's development . The modern and stylish accommodation is approached into a Welcoming Entrance Hall With Useful Utility Cupboard, Spacious Living Room, Excellent Fitted Kitchen, Impressive Main Bedroom With En-suite Bathroom And Walk in Wardrobe, Further Large Double Bedroom, Fully Equipped Shower Room. Attractive Patio. The property is located in one of Shrewsbury's most prestigious and sought after developments, and has the added benefits of a part time house manager, range of social activities, resident lounge areas and attractive landscaped gardens for residents to enjoy.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Entrance door with spy hole.

Generous Entrance Hall

Wall mounted electric heater, entry system, large walk in Utility/Store also housing electric water heater and Ventaxia unit.

Living Room 24' 11" x 11' 5" (7.59m x 3.48m)

Feature ornamental marble fire surround with hearth, wall mounted electric heater, double glazed window to the front.

Kitchen 8' 0" x 7' 7" (2.44m x 2.31m)

Attractively fitted with range of cream fronted units, laminate work tops, inset sink unit, integrated fridge, freezer, Bosch electric oven and 4 ring ceramic hob with glass splash back and filter hood above. Tiled flooring, double glazed window to the front.

Bedroom 1 17' 10" x 9' 5" (5.43m x 2.87m)

A large double room with double glazed side and rear windows, double glazed French doors lead onto attractive patio, electric heater, large walk in wardrobe with shelving and hanging rails.

En Suite Bathroom

Fitted with white 3 piece suite including bath with mixer tap and wall mounted shower fitting, fully tiled walls around bath, wash basin, WC, half tiled to further walls, tiled flooring, heated towel rail.

Bedroom 2 15' 0" x 10' 0" (4.57m x 3.05m)

An other good size double room, full height double glazed window to the front, electric heater.

Shower Room

Fitted with white 3 piece suite providing low profile shower cubicle with sliding door, wash basin, WC, vanity unit, tiled flooring, heated towel rail.

Outside

Access via the main bedroom onto an attractive patio area. There is an allocated parking space, communal gardens and residents' lounge.

Lease Details

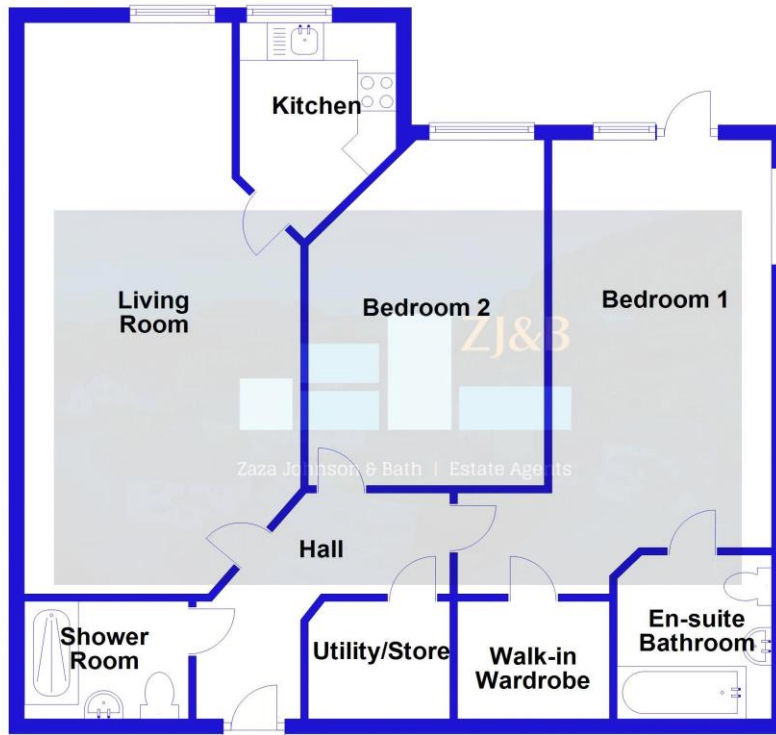
The property is held on a 999 year lease from 2018. 2023/24 Charges as follows: Annual Service Charge £4559.05. Ground Rent £494 per annum (£247 every 6 months).

Council Tax Band D

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

2 Summerfield Place, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

2 Summerfield Place Summerfield Road SHREWSBURY SY2 6JX	Energy rating B	Valid until: 27 November 2028 Certificate number: 8168-7630-6789-6138-7822
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Property type	Ground-floor flat
Total floor area	82 square metres

Rules on letting this property

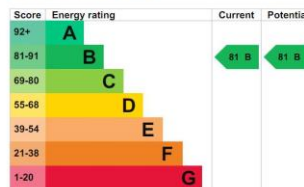
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions [here](https://www.gov.uk/building-standards-compliance/energy-efficiency-guidance).

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.18 W/m ² K	Very good



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage