



SAMUEL WOOD

12 Westminster Close, Shrewsbury, Shropshire, SY1 2DA

Region £140,000



# 12 Westminster Close

Shrewsbury, Shropshire, SY1 2DA



- Attractive One Bedroom Property
- Generous Sized Bedroom
- Spacious Reception Room
- Practical Wet Room
- Low Maintenance Courtyard Garden
- Specifically Designed for the over 55's
- High Specification Modern Kitchen
- Conservatory
- Fischer Electric Heating
- EPC Rating D

Samuel Wood is delighted to offer for sale this attractive one bedroom property on Westminster Close in Shrewsbury, specifically designed for the over 55's with the benefit of 'close care' nursing and facilities. A well designed interior with generous living spaces, and modern high specification kitchen, all complemented by a pleasing garden and front driveway. Situated in a sought after location only a short distance from the town centre and close to a plethora of useful amenities. Viewing is highly recommended by the selling agent.

Nestled on the outskirts of Shrewsbury town centre, 12 Westminster Close presents an ideal retirement haven, offering comfort and convenience.

The bungalow begins with a reception hall featuring a convenient storage cupboard, setting the tone for practical living. The front-facing bedroom provides a serene retreat, while the wet room with a shower area ensures accessibility and modern convenience. The heart of the home lies in the well-designed living/dining room that seamlessly flows into a charming conservatory, creating a bright and airy space for relaxation. The functional fitted kitchen completes the living area, providing a practical and stylish hub for culinary activities.

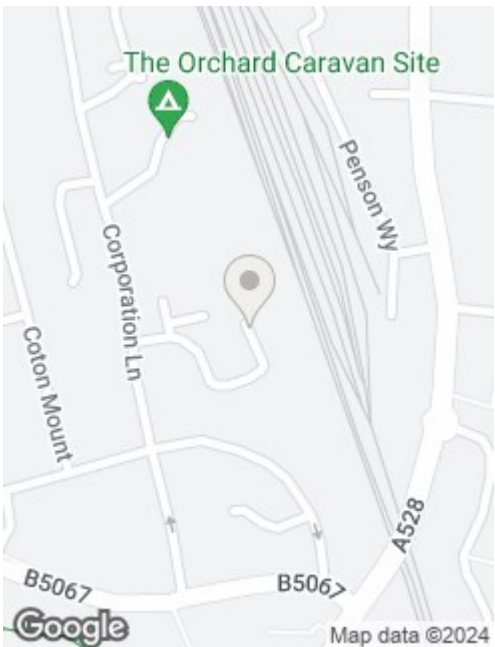
Externally, the property boasts a thoughtfully landscaped approach from the cul-de-sac, featuring a driveway, a lawn area and a convenient carport for hassle-free parking. The rear garden is a haven of tranquility, featuring an attractive courtyard designed for easy maintenance, offering a perfect spot for outdoor enjoyment.

With its strategic location and well-appointed features, 12 Wellington Close encapsulates the essence of comfortable retirement living, blending practicality with aesthetic appeal. This bungalow invites residents to savour a peaceful and well-connected lifestyle on the edge of Shrewsbury's vibrant town centre.

Agents note: The property forms part of the Westminster Close 'Close Care' facility, specifically designed for the over 55's.







## Directions

Services: We understand that the property has electric heating, mains electricity, mains water and mains drainage. We are advised that there is also gas supply at the property which is currently capped off.

Broadband Speed: Basic 8 Mbps, Superfast 75 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 99 Years from 1.1.1994 - 68 years remain.

Service Charges: £720 PA - paid monthly at £60

Ground Rent: £100 PA

Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

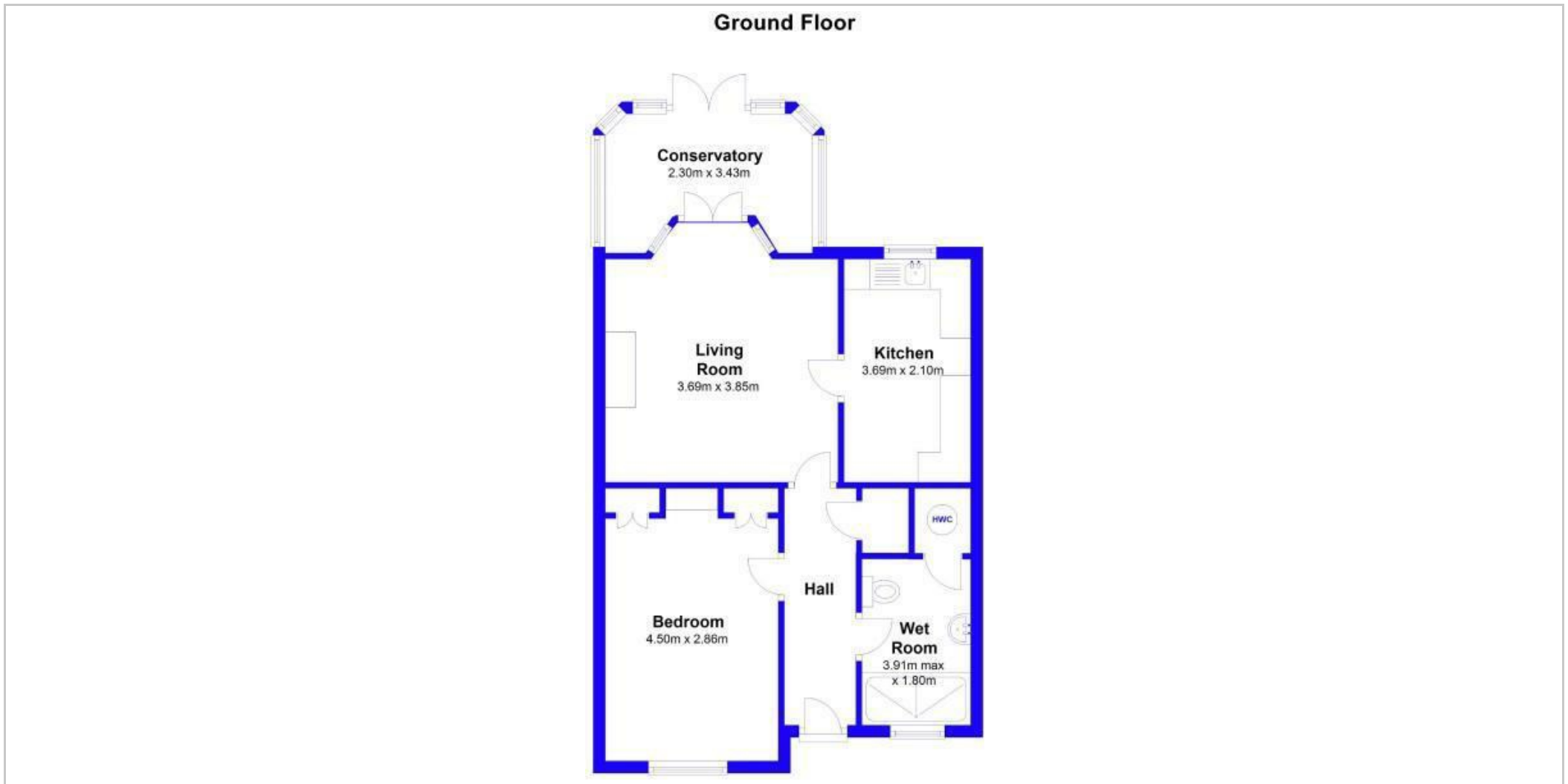
Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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