



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

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

**£235,000 Offers In  
The Region Of**

To view this property please call us on **01743 236 800** Ref: T7071/SF/MU



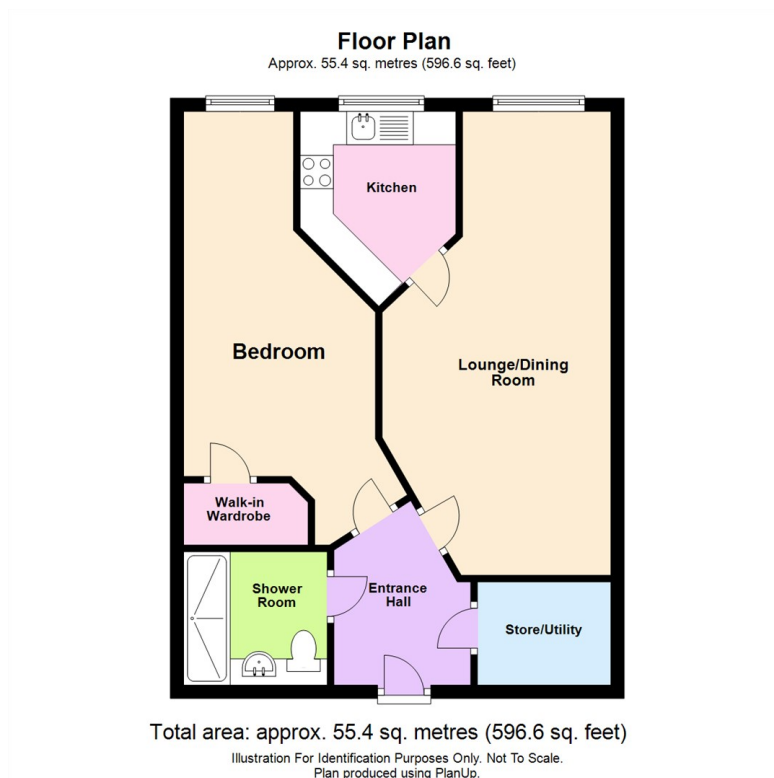
# An immaculately presented and well proportioned, one bedroomed retirement apartment.

This immaculately presented and well proportioned, one bedroomed retirement apartment with rooms of pleasing dimensions benefits from double glazed windows, communal gardens and one allocated parking space. This property is also available for 50% shared ownership - apply to Miller Evans for further information.

The property is pleasantly situated in this popular and sought after residential retirement complex on the eastern side of Shrewsbury town with frequent bus service to the town centre with all major shopping thoroughfares, the rail and bus station and links to the West Midlands via the M54.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE HALL

7'1" x 6'9" (2.16m x 2.06m)

### STORE/UTILITY ROOM

5'2" x 6'7" (1.57m x 2.01m)

### SHOWER ROOM

6'7" x 7'1" (2.01m x 2.16m)

Large walk in shower cubicle  
Vanity unit with wash hand basin  
WC concealed low type flush.

### BEDROOM

2'2" x 9'1" (0.65m x 2.78m)

### WALK IN WARDROBE

3'4" x 6'2" (1.02m x 1.87m)

### LOUNGE/DINING ROOM

23'2" x 9'4" (7.06m x 2.84m)

With double glazed door leading to Juliet Balcony.

## KITCHEN

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

Newly fitted modern kitchen with a range of matching modern units with integrated appliances.

## OUTSIDE THE PROPERTY

Communal GARDENS and seating area.



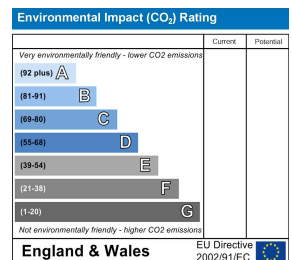
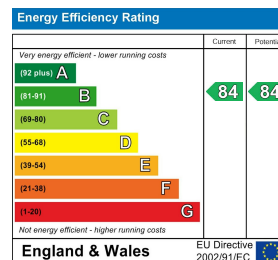


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge proceeding onto Abbey Foregate, passing The Abbey and proceed through the main traffic lights, eventually coming to The Column island taking the third exit onto Wenlock Road and after a short distance the property will be situated through a gated entrance 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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

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