



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

1 bedroom ground floor retirement apartment—£180,000 Leasehold

## 4 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

Coopergreenpooks.co.uk

£180,000 Leasehold—1 bedroom ground floor retirement apartment

sales@cgpooks.co.uk

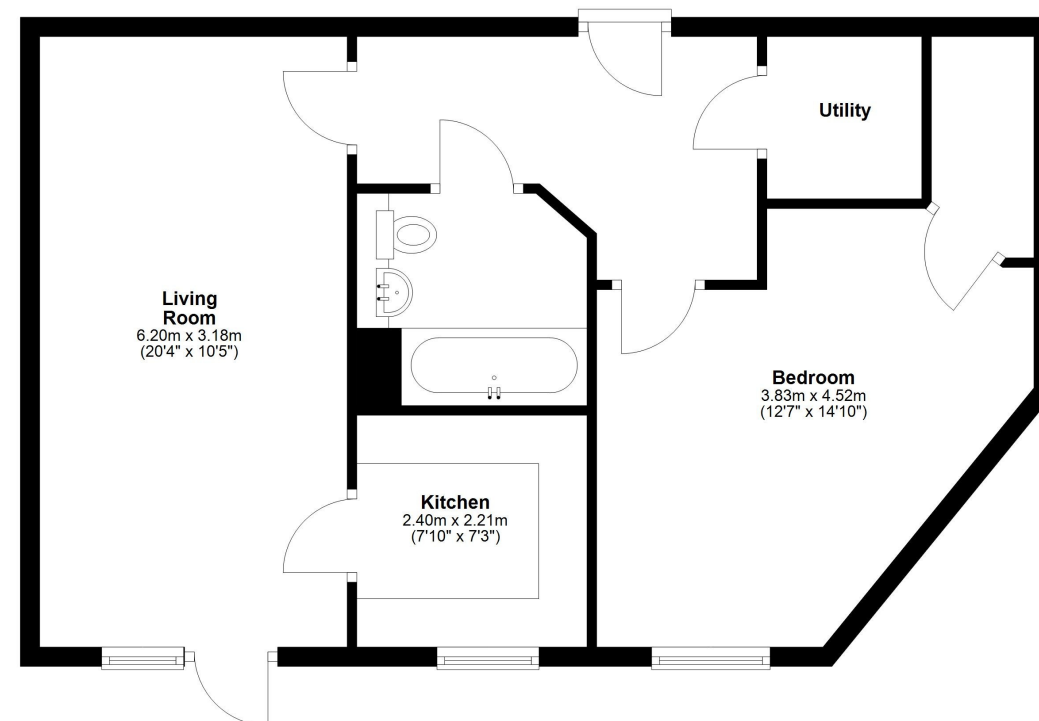
Lovely purpose built “McCarthy Stone” retirement apartment, offering extremely well maintained and attractively designed accommodation. The property is conveniently situated on the ground floor, has the added advantage of an allocated parking space and also direct access to a paved sun terrace and beautiful communal gardens.

### KEY FEATURES

- Good sized entrance hall with useful walk in utility/store.
- Open plan living/dining room with full length window and glazed door opening directly onto a paved sun terrace.
- Modern and stylish fitted kitchen with integrated appliances and garden views.
- Large double bedroom, again with garden views and a walk-in wardrobe.
- Spacious and very well fitted shower room.
- Double glazed windows and electric heating.
- Gated access to residents car park where there is an allocated parking space close to the main entrance. Additionally, there is also a guest parking area.
- House manager to offer help and support where needed.
- Impressive communal areas and residents lounge, as well as a guest suite.
- Fantastic private communal grounds and gardens which have been beautifully landscaped with paved seating areas.
- Popular and modern development, purposely built with the over 60s in mind.
- 24 hour alarm call operating system
- No onward chain.

### Ground Floor

Approx. 62.1 sq. metres (667.9 sq. feet)



Total area: approx. 62.1 sq. metres (667.9 sq. feet)





## 4 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

Coopergreenpooks.co.uk

£180,000 Leasehold—1 bedroom ground floor retirement apartment

sales@cgpooks.co.uk



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666



## 4 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

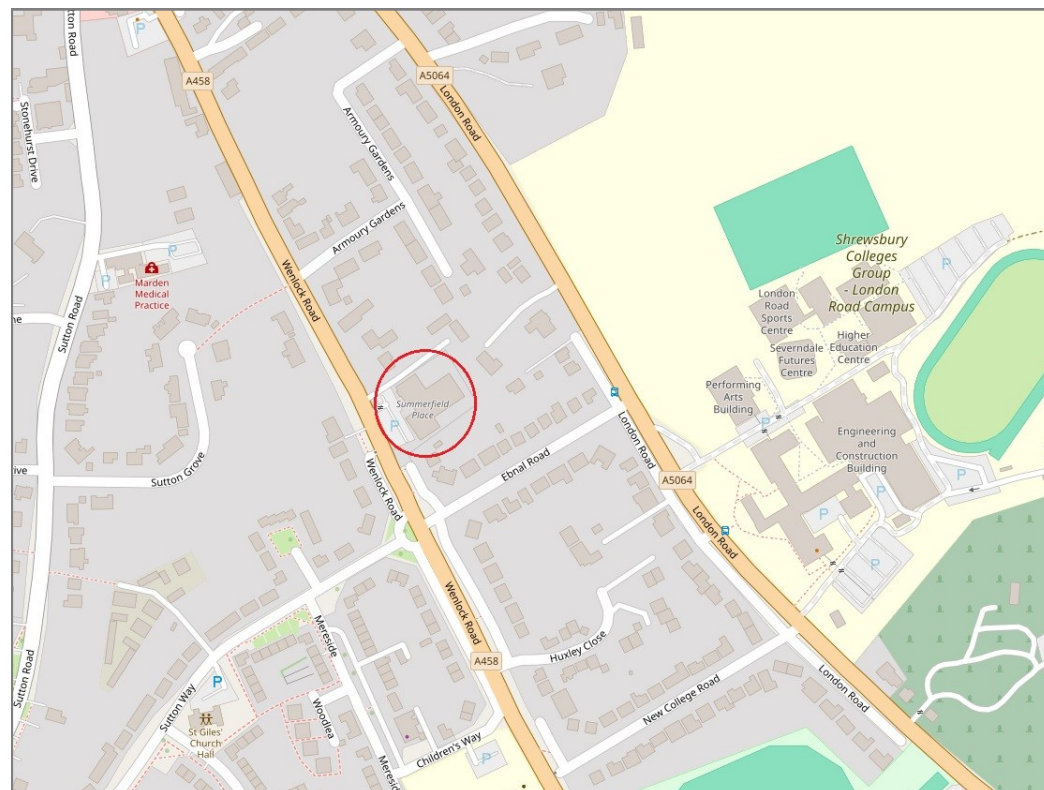
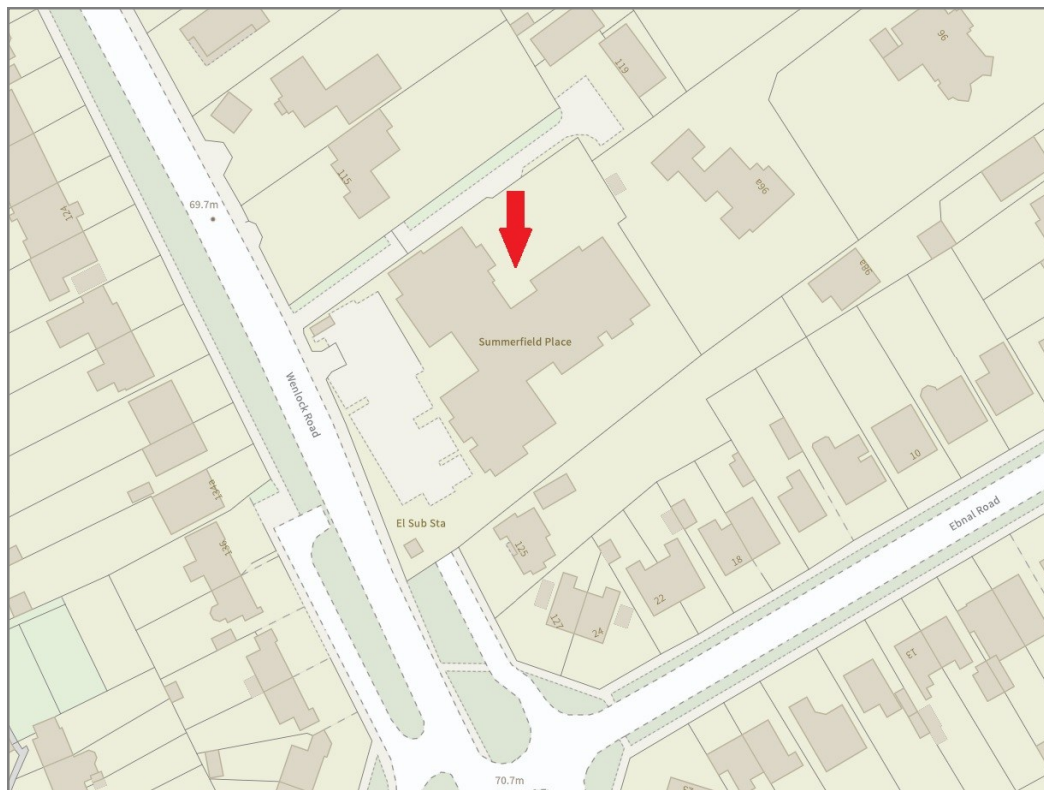
£180,000 Leasehold—1 bedroom ground floor retirement apartment

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band B</b>
Services	<b>Mains water, electricity and drainage are connected</b> <b>Heating is electric</b>

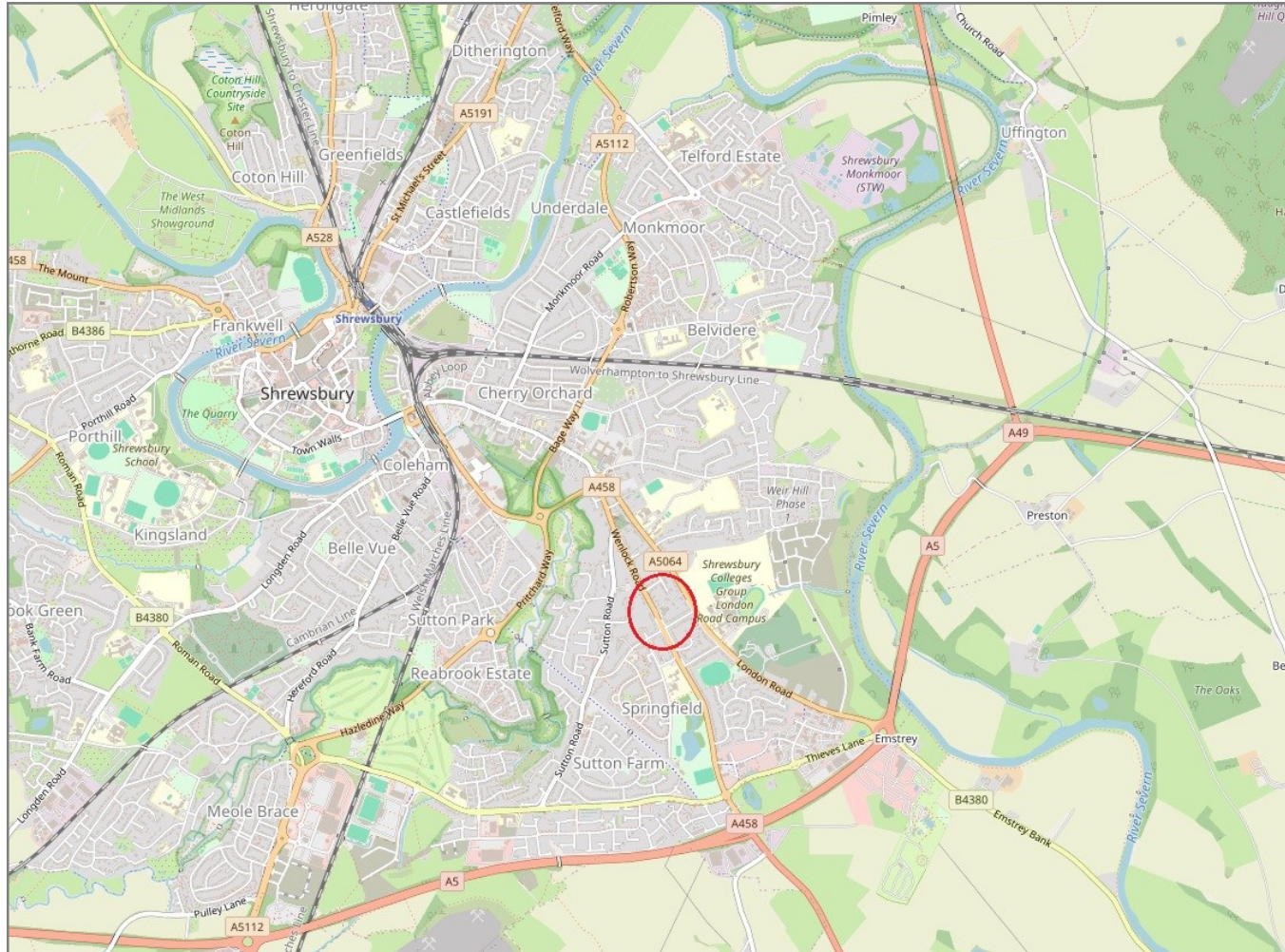
Tenure	<b>Leasehold</b>
Lease Length	<b>999 years from 2019 (992 years remaining )</b>
Service Charge	<b>£258.70 PCM</b>
Ground Rent	<b>£212.50 every 6 months</b>

## 4 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

Coopergreenpooks.co.uk

£180,000 Leasehold—1 bedroom ground floor retirement apartment

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.