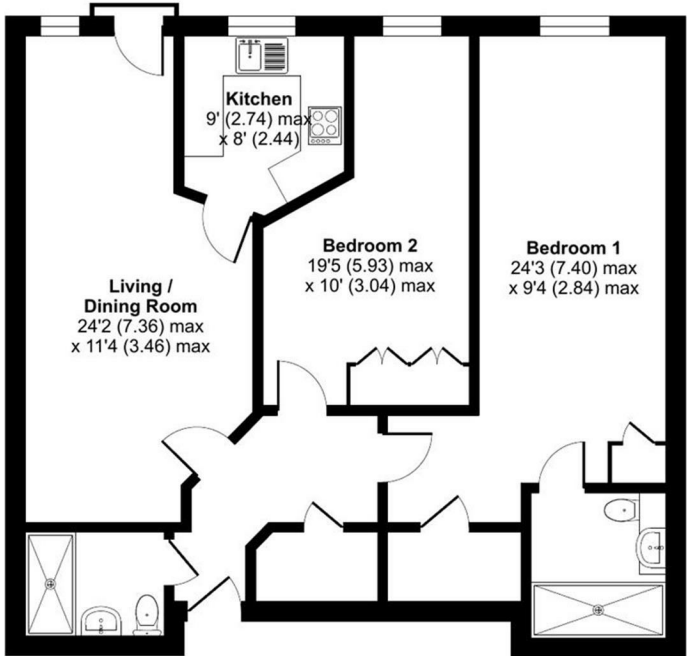


FOR SALE

25 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX



Approximate Area = 926 sq ft / 86 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2026. Produced for Halls. REF: 1450931



FOR SALE

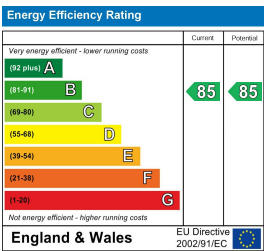
£250,000

25 Summerfield Place, Wenlock Road, Shrewsbury, SY2 6JX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


1 Reception Room/s


2 Bedroom/s


2 Bath/Shower Room/s





- Well presented development
- Guest accommodation
- Weekly social events inc yoga, games afternoon, arts and crafts and film nights
- 2 double bedrooms
- Private parking space
- NO ONWARD CHAIN

DIRECTIONS
What3words: ///bonus.decent.powers

SITUATION
The apartment is situated for easy access to a variety of excellent local amenities including Sainsbury's local supermarket, public houses, take-away outlets, independent restaurant's and cafe's as well as tranquil riverside walks leading to The Quarry Park and the historic town centre of Shrewsbury.

DESCRIPTION
25 Summerfield Place is a substantial, well appointed, immaculately presented and impressive two double bedroom retirement apartment set on the first floor. The complex offers a residents lounge as well as beautifully landscaped communal grounds, a privately owned car parking space, 24 hour emergency call system, house manager, separate guest accommodation and lift access to all floors. LOW SERVICE CHARGE - AVAILABLE TO OVER 60's

ENTRANCE HALL
With access to second shower room, lounge, bedroom/dining room, master bedroom and utility, housing the boiler, Bosch washer/dryer, Ventaxia controls and storage, radiator.

LOUNGE
24'2" x 11'4"
Two radiators, patio door to Juliet balcony overlooking the gardens. Door to:-

KITCHEN
9'0" x 8'0"
With built in Bosch fridge/freezer, Bosch 4 ring hob, extractor over, Bosch oven, ample storage cupboards, granite type worktops and sink. Plumbing for dishwasher.

SECOND BEDROOM OR DINING ROOM
19'5" x 10'0"
With double built in "Sharps" wardrobes/shelved cupboards, double built in bookcases, radiator.

SHOWER ROOM
Good sized walk in shower, vanity basin with cupboard under, WC suite and heated towel rail.

MASTER BEDROOM
24'0" x 9'4"
Radiator, extremely large well fitted walk-in wardrobe and store cupboard, built in "Sharps" shelved linen cupboard.

ENSUITE
Very large shower, vanity basin with cupboard under, WC suite, heated towel rail.

OUTSIDE
Electric gated access leads to a secure residents car park where there is an allocated car parking space and visitor parking. There are a variety of beautifully kept communal grounds with seating areas to the rear.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TERMS OF LEASE
999 years from June 2018 - 992 years remaining
Ground rent: £247.50 every 6 months
Service charge: £5198 per annum

SERVICES
Mains water, electricity, drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.