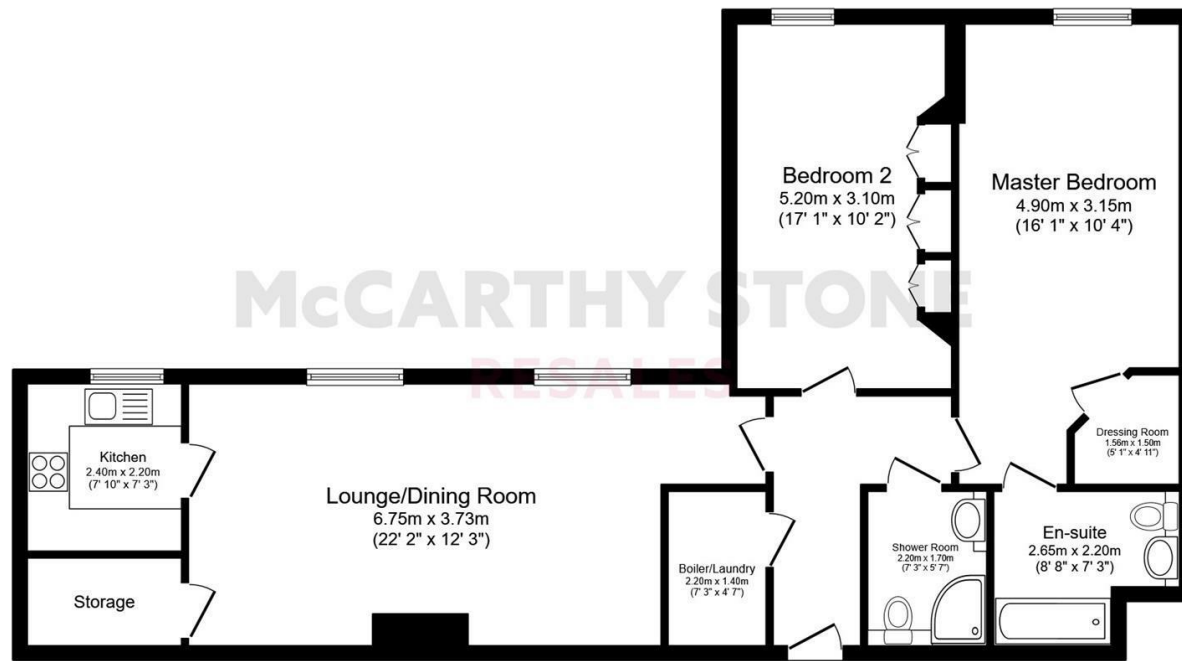


McCARTHY STONE RESALES

17 SUMMERFIELD PLACE WENLOCK ROAD, SHREWSBURY, SY2 6JX



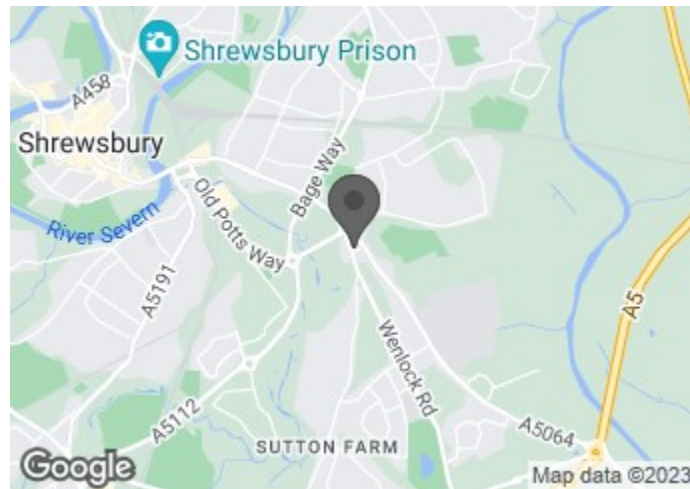
Total floor area 92.8 sq.m. (999 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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OFFERS IN THE REGION OF £325,000

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SUMMERFIELD PLACE, WENLOCK ROAD, SHREWSBURY

SUMMARY

Summerfield Place is located on Wenlock Road, Shrewsbury, with 32 apartments available exclusively for those aged over 60. Shrewsbury is a picturesque medieval town showcasing many heritage-listed buildings. With lots of character and plenty of community events, being the County Town of Shropshire, this is a great place to live - with a McCarthy & Stone property putting you right in the heart of things.

Summerfield Place is a close-knit community, made up of just 15 one-bedroom apartments and 17 with two bedrooms. The properties are equipped with fully fitted kitchens including an oven, hob and hood, and an integrated fridge-freezer, heated towel rails and walk-in wardrobes.

Residents are able to enjoy all the McCarthy & Stone benefits, including gorgeous landscaped gardens, a dedicated house manager on call, the Communal lounge with Wi-Fi and a guest suite for visitors to stay in. For complete peace of mind, there is also a 24-hour call system, intruder alarms, fire detection equipment and a secure camera entry system.

ENTRANCE HALLWAY

Solid wood front door with spy hole and letter box leading in to a welcoming and spacious L shaped hallway. The door entry system and emergency console are both located here. Door off to a good size storage cupboard which houses the Hot water tank and the Washing/Dryer Machine. All other doors lead to both bedrooms, living room and shower room. Ceiling light fitting. Power sockets.

LIVING ROOM

Good size rectangular shaped room with feature mantle-piece and flame-effect electric fire. Being light

and airy having two UPVC windows offering lots of natural light with pleasant views out. Two ceiling lights TV point, telephone point. Power sockets. Oak effect door with glazed panels leads to a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of white high gloss finish low and eye level units and drawers with complimentary laminate work surfaces and under pelmet lighting. Including a composite sink with mono lever tap, drainer and window above with very pleasant outlook. Having appliances to include a built-in oven, ceramic hob with extractor hood and integrated fridge/freezer. With a tiled floor and cupboard providing additional storage space.

MASTER BEDROOM

A generous double bedroom includes, twin ceiling lights and dual aspect windows. TV and telephone point, fitted carpets and raised electric power sockets.

Having a doorway leading to a walk in wardrobe with shelving and hanging rails. With a further doorway leads to an en-suite bathroom

EN-SUITE

Luxury en-suite bathroom fitted with a white suite comprising of a panelled bath with shower over, part glass screen and hand rail, low level WC and sink built in to vanity unit. Heated towel rail. Tiled floor.

BEDROOM TWO

A generous size second double bedroom with twin ceiling lights and a UPVC window. TV and telephone point, fitted carpets and raised electric power sockets.

SHOWER ROOM

Luxury shower room fitted with suite comprising walk-in double width shower with sliding glass screen and hand

2 BED | £325,000

rail, low level WC and sink built in to vanity unit. Heated towel rail. Tiled floor.

LEASE INFORMATION

Ground rent: £425.00 per annum

Ground rent review: June 2033

Lease term: 999 years from 2018

SERVICE CHARGE DETAILS

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge for this property is £3,913.92 per annum (up to financial year end 30/09/2023).

PARKING

This property comes with its own designated parking space.

