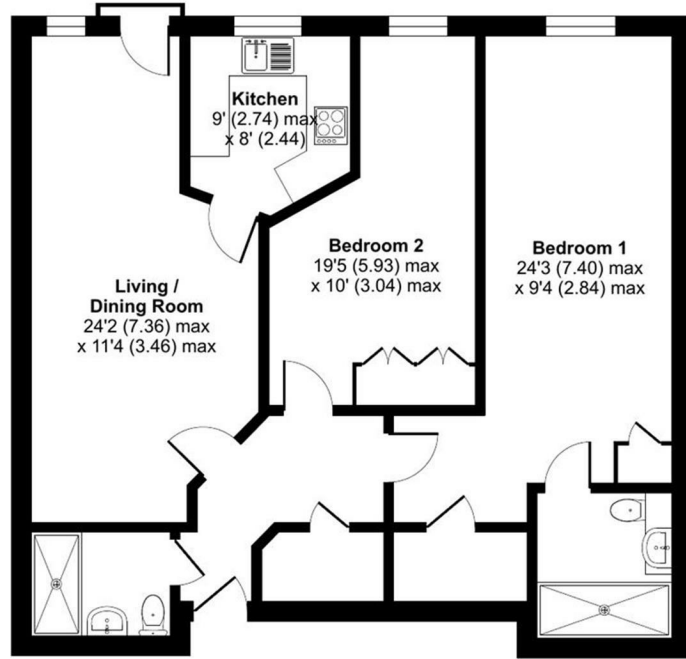


FOR SALE



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

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



FIRST FLOOR



FOR SALE

£250,000

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

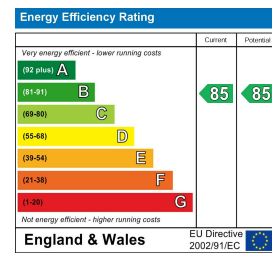
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for Halls. REF: 1450931



**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



An incredibly well appointed, spacious and immaculately presented retirement apartment, situated on the first floor of the sought after Summerfield Place development, that offers a great communal sitting/kitchen area and beautiful gardens. **LOW SERVICE CHARGE - AVAILABLE TO OVER 60's**



01743 236444

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



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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 £30 (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.