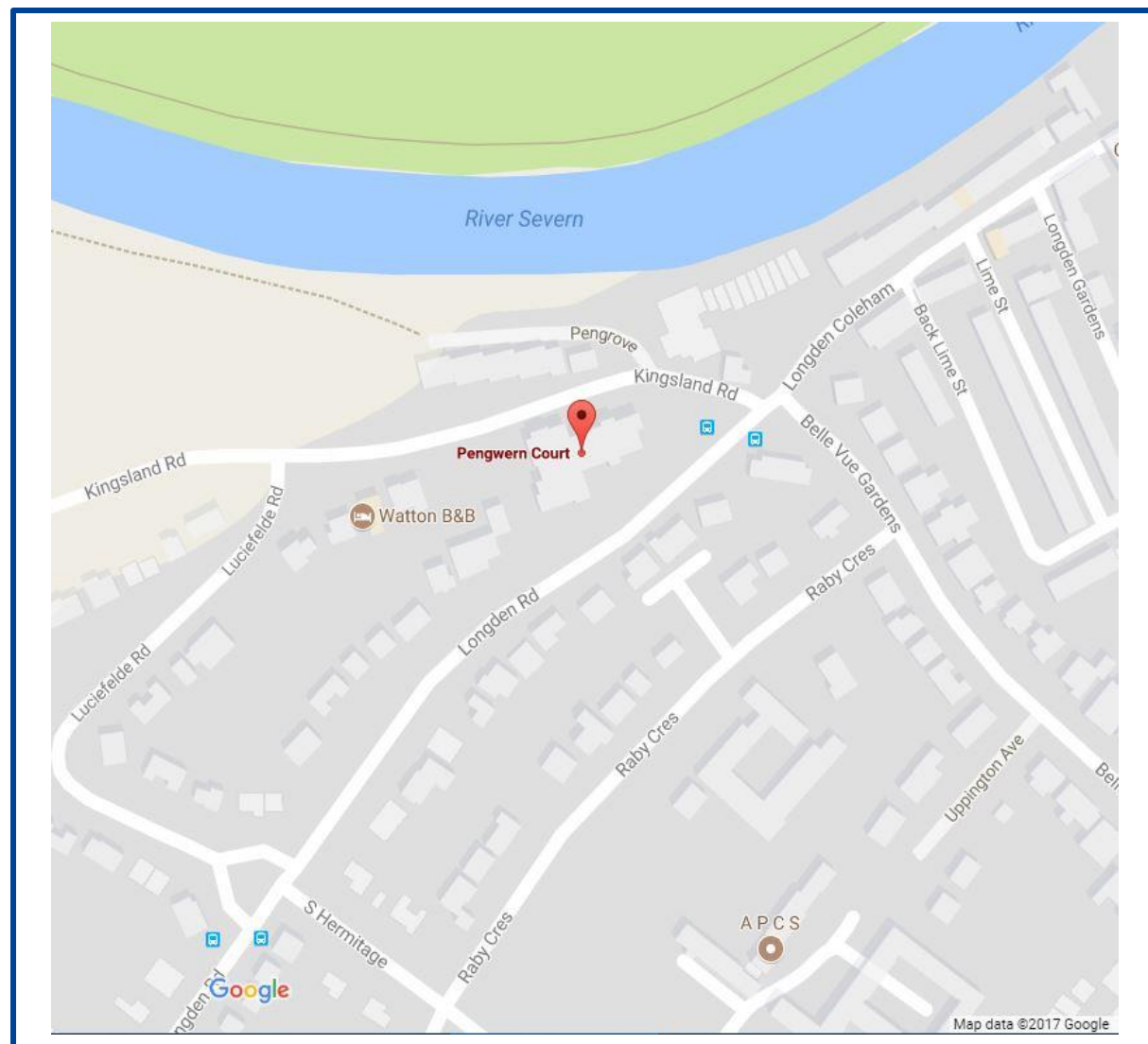


MAP INDICATING PROPERTY LOCATION



Directions: From Shrewsbury Town Centre continue out over the English Bridge following the gyratory system onto Coleham Head. Turn right into Longden Coleham. Continue on past the parade of shops and Pengwern Court is situated on the right-hand side immediately after the turning for Kingsland Road.

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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The Estates Office
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Roger Parry & Partners



28 Pengwern Court, Longden Road, Shrewsbury, SY3 7JE

NO CHAIN- INSPECTION RECOMMENDED

Offers Over £169,950

A spacious recently decorated first floor two-bedroom retirement apartment located in one of Shrewsbury's most popular retirement developments situated a short walk from the town centre and local amenities. The accommodation briefly comprises: large entrance hall, sitting room/dining room, kitchen, two good sized bedrooms and bathroom.

The property has the benefit of electric night storage heating and wood framed double glazing. The property is set in lovely communal gardens with good communal parking, please refer to agents notes for further information on facilities available with this apartment. Further information can be obtained from calling our offices on the number below.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

Phone: 01743 343 343 Email: shrewsbury@rogerparry.net

www.rogerparry.net

Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

**ACCOMMODATION COMPRISING:
(All measurements are approximate)**

Panelled front door with brass furnishings, internal doorbell and spy hole leading into:

GOOD SIZED ENTRANCE HALL

14'7 x 6'6 max (4.45m x 1.98m max)

With wall mounted night storage heater, single power point, two central light points, coving to ceiling, entry phone with built in speaker system, alarm cord, door to large built in storage cupboard with shelving giving access to meter cupboard and fuse box with separate lighting points. Door to built in large airing cupboard with lagged cylinder immersion heater with timing controls and extensive range of shelving again with its own separate lighting point.



Central entrance hall gives access to accommodation comprising:

LOUNGE/DINING ROOM

17'10 x 12'6 (5.44m x 3.81m)

With wall mounted electric night storage heater, electric fire, two central light points, coving to ceiling, alarm cord, ample power points, TV aerial socket, full length wood framed double glazed window overlooking gardens with further wooden double glazed French doors leading out onto Juliette style balcony overlooking communal gardens. From lounge/dining room, glazed and wooden double doors lead through to:



KITCHEN

9'0 x 5'9" (2.74m x 1.75m)

With range of units comprising: stainless steel single drainer sink unit set into laminate work-surface extending to three walled sections with range of cupboards and drawers under and tiled splash above, four ring built-in electric hob with extractor hood above, built-in electric oven set into housing with storage cupboards above and below, space for larger refrigerator and freezer, range of eye level cupboards, alarm cord, wood effect vinyl floor covering, central light point, coving to ceiling, pelmet lighting to work-surface, ample power points, wall mounted convector heater, tiled sill to wood framed double glazed window overlooking communal gardens.



Entrance hall gives access to:

BEDROOM ONE

17'7 x 9'0 including wardrobe (5.36m x 2.74m)

With wall mounted night storage heater, central light point, coving to ceiling, ample power points, alarm cord, built-in double wardrobe with concertina mirror fronted doors with built in hanging space and shelving, wood framed double glazed window overlooking communal gardens.



BEDROOM TWO

13'9 x 8'0 (4.19m x 2.44m)

With wall mounted electric panel heater, central light point, coving to ceiling, ample power points, alarm cord, wood framed double glazed window overlooking communal gardens.



BATHROOM

7'0 x 5'7 (2.13m x 1.70m)

Fitted with cream suite comprising: one panelled bath with fitted shower unit and alarm button to bath panel, vanity wash hand basin with tiled splash, mirror and shaver socket above and built in storage cupboards below, low level flush WC, fully tiled to all walls, wall mounted electric convector heater, extractor fan, wall mounted electric heated towel rail, wall mounted mirror fronted medicine cabinet, central light point and coving to ceiling.



COMMUNAL GARDENS

Pengwern Court is set in well maintained communal gardens offering pleasant outside sitting areas and gazebo. There is also a communal parking area situated alongside.

AGENT'S NOTE:

Pengwern Court is a small retirement development of just 33 apartments conveniently located for both the town centre and local amenities in Coleham, the property has the added benefit of good sized large resident's lounge, communal laundry room, guest twin bedroom with en-suite which can be hired for visiting friends and relatives.

There is an active social programme which organised 400 individual events last year alone. The property also has on site building manager that is available between 9:00 am to 5:00 pm weekdays.

The apartment has internal alarm cords in all the rooms which gives you a direct access to Careline (Apello) and there is also lift access to all floors.



EPC Rating: C

For a full copy of the Energy Performance Certificate please contact agent.