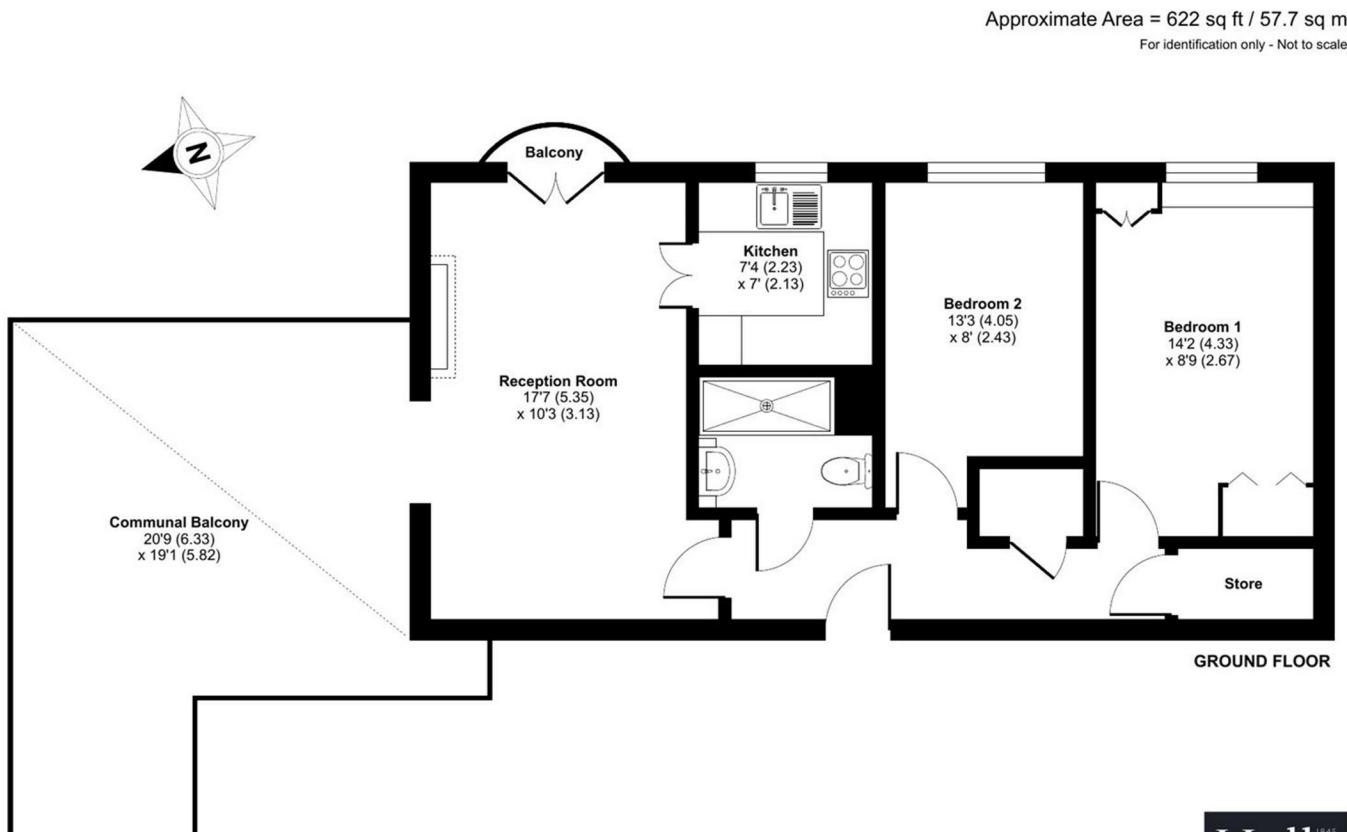


FOR SALE

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



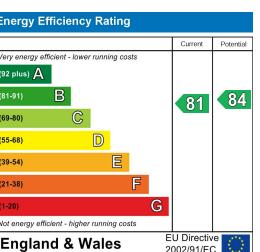
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1270385

Halls<sup>1845</sup>

**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



FOR SALE

Offers in the region of £169,950

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

A well-presented and recently updated 2-bedroom upper ground floor retirement apartment, which is well positioned in this select development for the over 60's with wonderful town views.



Halls<sup>1845</sup>

01743 236444

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

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Halls<sup>1845</sup>

Close to town amenities.

1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- **Immaculate and well configured interior**
- **Good sized open plan living/dining room with dual aspect windows offering lovely views**
- **French doors leading to large balcony**
- **Great location**
- **Private parking and communal gardens**
- **NO ONWARD CHAIN**

**DIRECTIONS**

From Shrewsbury town centre proceed out of town down Wyle Cop and over the English Bridge staying in the right-hand lane going around the gyratory system. Continue around to the right before heading left into Coleham Head. After a short distance take the first right turn into Coleham. Head straight past the shops and school and as you start to go up the bank, Pengwern Court will be found on the right-hand side.

**SITUATION**

Pengwen Court offers a super location and is within striking distance of an array of amenities, shops, tranquil riverside walks leading to the Quarry Park and the Shrewsbury town centre. Viewing is highly recommended.

**DESCRIPTION**

11 Pengwern Court is a bright and airy, spacious and well-proportioned two double bedroom, purpose built upper ground floor retirement apartment, located on this favoured development, set within beautifully kept communal grounds. The accommodation briefly comprises of the following: entrance hallway, open plan sitting/dining room, kitchen, two double bedrooms both with fitted wardrobes, shower room, communal lift, residence lounge and kitchen area, residence manager with 24hr emergency care line response system, additional guest suite accommodation for visitors (fee payable), attractive landscaped communal grounds, residence parking, electric heating.

**ACCOMMODATION****ENTRANCE HALL**

Slim line electric night storage heater, large walk-in storage cupboard with shelving, coat hooks and light, large built in airing cupboard, entry phone.

**OPEN PLAN SITTING/DINING ROOM**

A beautifully light and bright room, with double glazed french doors to the side opening to Juliet balcony, double glazed french doors to the rear lead on to attractive patio balcony area, enjoying views over landscaped gardens and across to towards the town, Adam style fireplace, slim line electric night storage heater, double glazed doors to:-

**KITCHEN**

Attractively fitted with a range of units, laminated work top, stainless steel sink unit, three tile surround to work areas, wall mounted electric fan heater. Integrated electric oven and four ring ceramic hob.

**BEDROOM ONE**

Electric night storage heater, double glazed window to the side, built in double wardrobe with mirrored folding doors, quality built in furniture includes double wardrobe with dressing table and drawers.

**BEDROOM TWO**

Wall mounted electric heater, double glazed window overlooking landscaped gardens to the side.

**COMMUNAL HALLWAY**

Door with spy hole leads to:-

**SHOWER ROOM**

Fully tiled walls, large shower cubicle with low profile tray and shower fitting, wash basin set to vanity surface with cupboard beneath, WC, extractor fan, wall mounted electric heater, wall mounted mirror with shaver socket and strip light.

**OUTSIDE**

There is a large balcony shared with the adjacent apartment with an area designated to approx. half to each apartment. (see plan). The property also benefits from the use of communal landscaped gardens with gazebo, Communal Residents' Parking, Residents' Lounge, Laundry etc.

**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 sale particulars are included in the sale.

**TERMS OF LEASE**

We are advised the Ground Rent is approx £360 per 6 months and the Service Charge is approx £3,028 for 6 months. 125 years from August 1998

**SERVICES**

Mains water, electricity and drainage are understood to be connected. Electric heating system. None of these services have been tested.

**COUNCIL TAX**

The property is in Council Tax band 'C' on the Shropshire Council Register.

**VIEWINGS**

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