

191 Abbey Foregate, Abbey Foregate, Shrewsbury,  
Shropshire, SY2 6AH

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**Offers In The Region Of £490,000**

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to acquire this most attractive, beautifully presented, versatile and much improved Grade II listed four double bedroom mid terrace town house. This lovely home offers spacious and flexible living accommodation over five floors making it perfectly suited to modern family living. The current owners have thoughtfully enhanced the property to create a contemporary yet welcoming interior, finished to exceptionally high standard. Abbey Foregate is one of Shrewsbury's characterful and desirable residential locations, blending historic charm with everyday convenience. Situated a short walk from excellent local amenities, the historic town Centre of Shrewsbury and tranquil riverside walks leading to the Quarry park. Excellent transport links including nearby railway access and major road connections are also readily accessible from the property. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: GROUND FLOOR- dining room, inner hallway, recently refitted kitchen/breakfast room, lounge with feature bi-folding doors. BASEMENT- inner hallway, bedroom, modern refitted bathroom. FIRST FLOOR LANDING - bedroom, modern refitted bathroom, useful store/walk-in wardrobe. SECOND FLOOR LANDING- two double bedrooms. THIRD FLOOR- useful attic area/study area OUTSIDE - front and southerly facing low maintenance walled rear enclosed gardens. highly sought after residential location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Wooden entrance door with decorative glazed window above gives access to:

**Dining room**

12'5 x 9'10

Having period style coal effect fireplace with decorative tiled slips and wooden surround, secondary double glazed sash window to front, recessed spotlights to ceiling, exposed wooden flooring, radiator.

Part glazed wooden door from dining room gives access to:

**Inner hallway**

Having exposed wooden flooring, recessed spotlights to ceiling.

Part glazed door from inner hallway gives access to:

**Recently refitted kitchen/breakfast room**

12'3 x 9'0

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, four ring induction hob with concealed cooker canopy over, integrated oven, microwave combination oven, fridge and freezer, exposed wooden flooring, tiled splash surrounds, recessed spotlights to ceiling

Square arch from refitted kitchen/breakfast room give access to:

**Lounge**

12'5 x 11'5 excluding recess

Having bi-folding double glazed doors giving access to rear gardens, glazed roof window with remote control electric blind, exposed wooden flooring, recessed spotlights to ceiling, wall mounted contemporary radiator.

From inner hallway staircase descends down to

**Basement inner hallway**

Having understairs storage cupboard, radiator, recessed spotlights to ceiling, shelved storage cupboard with space and plumbing for washing machine, radiator.

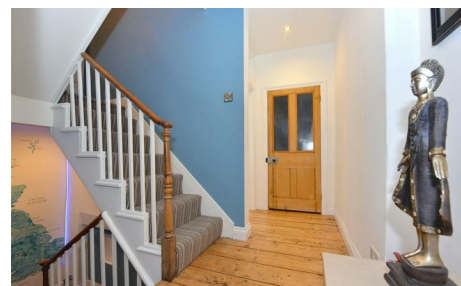
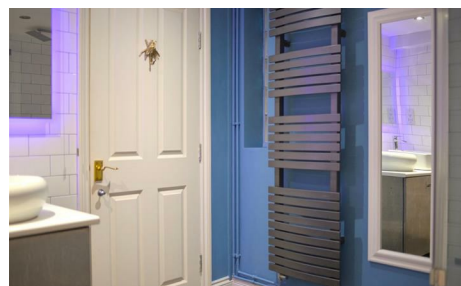
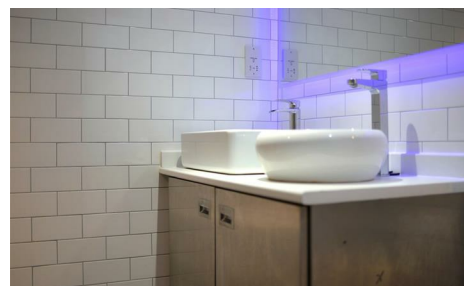
From basement inner hallway doors give access to: Bedroom and refitted bathroom.

**Bedroom**

11'3 excluding recess x 9'10

Having two sealed unit double glazed windows, exposed timbers to ceiling, radiator.





#### Refitted bathroom

Having a modern white suite comprising: P shaped panel bath with drench shower over plus hand-held shower attachment off with glazed shower screen to side, low flush WC, vanity unit with square and circular wash hand basins with mixer taps over, shaver point, part tiled to walls, tiled floor, wall hung heated towel rail.

From inner hallway stairs rise to:

#### Half landing

From half landing stairs rise to:

#### First floor landing

Having exposed wooden flooring, recessed spotlights to ceiling, useful walk-in store/wardrobe. From first floor landing panel and part glazed doors give access to: Bedroom and refitted bathroom.

#### Bedroom

12'8 x 10'3

Having secondary double glazed window with a pleasing aspect to front towards the Abbey, exposed wooden flooring, radiator, picture rail.

#### Refitted bathroom

Having a modern four piece suite comprising: P shaped panel bath with drench shower over plus hand-held shower attachment off with glazed shower screen to side, low flush WC, two wall hung wash hand basins with storage drawers below and mixer tap over, radiator, exposed wooden flooring glazed sash window to rear, recessed spotlights to ceiling, part tiled to walls, wall hung heated towel rail.

From first floor landing stairs rise to:

#### Half landing

Having fitted shelving and storage cupboards. From half landing stairs rise to:

#### Second floor landing

Having exposed wooden flooring, recessed spotlights to ceiling.

Panel doors then give access to: Two bedrooms

#### Bedroom

12'6 x 10'3

Having glazed sash window to front with a pleasing aspect to the Abbey, period fireplace, exposed wooden flooring, radiator.

#### Bedroom

12'7 x 9'5

Having glazed sash window to rear, radiator, period fireplace, exposed wooden flooring.

From second floor landing stairs rise to:

#### Useful attic area/study area

18'0 max into eaves x 10'1

Having restricted head height with sloping ceilings, Velux roof window.

#### Outside

To the front of the property there are low maintenance stone section screening from the road by brick walling and wrought iron railings, steps then give access to front door.

#### Rear garden

The rear garden of the property comprises: Timber decked area, artificial lawn garden, timber garden shed, outside lighting points, outside cold tap and heater. The rear gardens are enclosed by brick walling and offer gated pedestrian rear access and a southerly facing aspect.

**Services**

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

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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