



44 ABBEY FOREGATE  
SHREWSBURY | SY2 6AQ









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Walking distance to town centre

AN IMPRESSIVELY RENOVATED AND BEAUTIFULLY APPOINTED TOWN HOUSE, OFFERING EXTENDED ACCOMMODATION WITH COURTYARD GARDEN AND ROOF TERRACE, SET WITH A GARAGE AND PARKING

Sought after locality  
Beautifully renovated and improved  
Reconfigured and extended accommodation  
Fantastic living environment  
Stunning roof terrace and courtyard garden



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge passing the Abbey on the left hand side. Turn left immediately after The Abbey and the property will be found on the right hand side.

## SITUATION

The property is delightfully positioned in a most sought after location being in a conservation area and within a short distance of the excellent range of town centre amenities which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry Park which has some delightful walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private whilst the town centre also offers a rail service. Commuters will be delighted to note that there is excellent road access to the A5 which leads to the M54 motorway and West Midlands beyond.

## PROPERTY

This superbly presented and comprehensively renovated townhouse offers stylish and spacious living accommodation set over four floors, with high-spec contemporary finishes. Positioned in a highly desirable town location, the property enjoys views towards The Shrewsbury Abbey and offers the rare benefit of driveway parking and a garage with electric door.

Following a recent scheme of a sympathetic and extensive refurbishment, the property has been completely re-wired, fitted with a brand-new central heating system, and largely re-plastered throughout. No detail has been overlooked in the reconfiguration and upgrading of this elegant home.

The ground floor features a welcoming reception hall leading to a well-proportioned sitting room with double doors opening onto a charming courtyard garden, ideal for relaxing or entertaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1312862

A practical utility room and stylish guest WC complete the ground floor.

To the first floor, a light-filled living room enjoys a picturesque outlook towards The Abbey, while the newly refitted kitchen diner is a true showpiece. Boasting soft-close units, extensive quartz worktops, and a full range of Bosch smart appliances (all app-controlled), the kitchen offers both sophistication and functionality.

The second floor provides three bedrooms, including a double with an ensuite shower room, with the remaining two bedrooms served by a beautifully appointed family bathroom.

Approximate Area = 1667 sq ft / 154.8 sq m  
Garage = 177 sq ft / 16.4 sq m  
Total = 1844 sq ft / 171.2 sq m  
For identification only - Not to scale







A standout feature of the home is the newly introduced third floor, which now houses a luxurious principal suite. This wonderful space includes a shower cubicle, wash hand basin, and separate WC, as well as a feature glazed section with doors leading out to a fabulous decked sun terrace, the perfect spot for outdoor entertaining with panoramic views across the townscape and beyond.

All fittings throughout the utility, WC, bathrooms, ensuite, and kitchen have been finished to an exceptional standard, with a clear emphasis on quality and attention to detail.

## OUTSIDE

The property offers a parking space to the front, whilst also giving vehicular access to the integral garage.

The gardens are predominantly positioned to the rear and these offer a flagged walled patio seating area offering an entertaining space and room for potted plants. There is also a delightful roof terrace which provides a fantastic space with views towards the Abbey Church and grounds and over the roof tops towards Shrewsbury town.





## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

Mains water, electricity and drainage are understood to be connected. Gas fired central heating boiler. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – D

### RIGHT OF WAY & EASEMENTS

There is a right away across the garden from Number 43 to Number 45.



#### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







