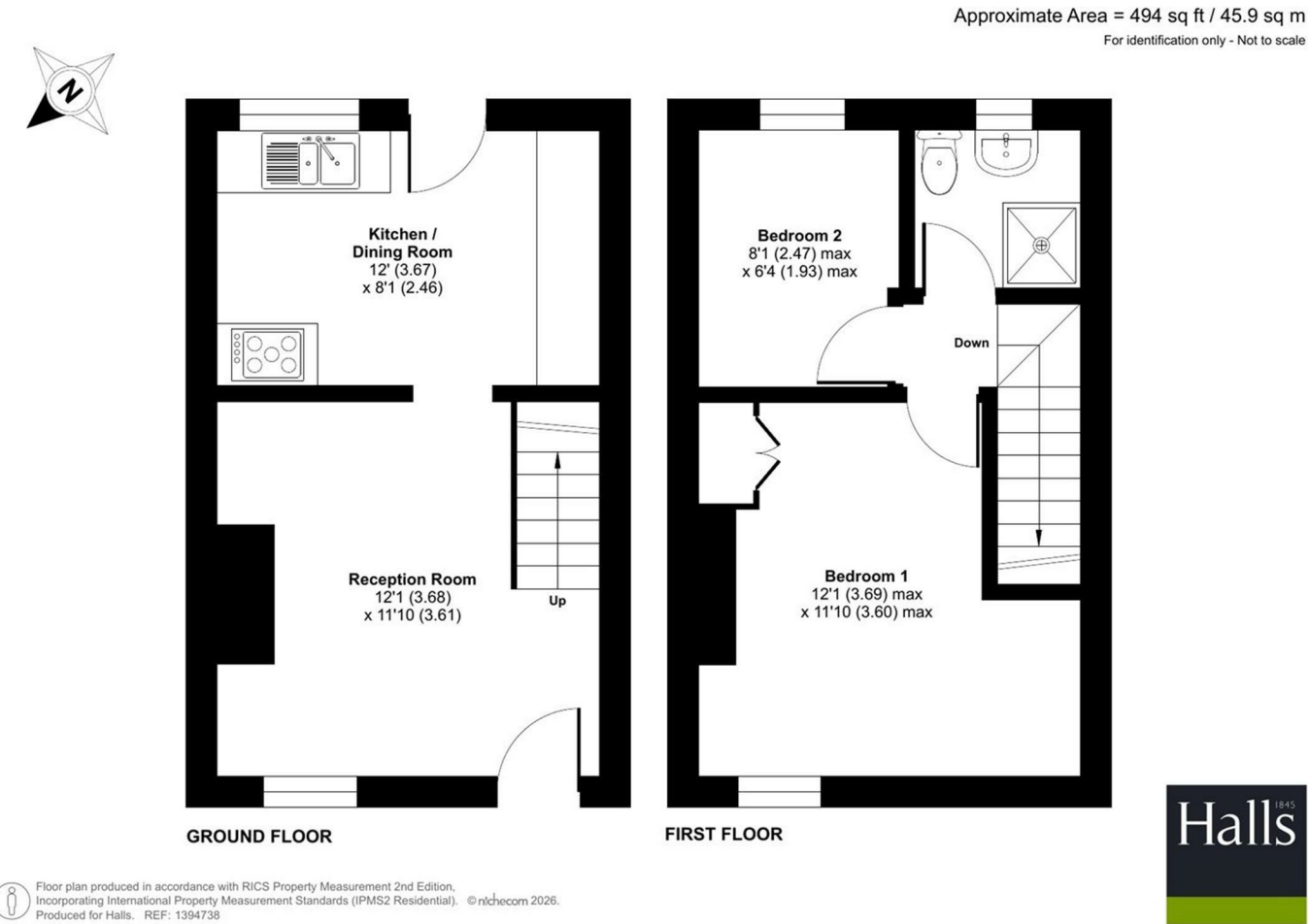


FOR SALE

4 Portobello, Abbey Foregate, Shrewsbury, SY2 6BX



FOR SALE

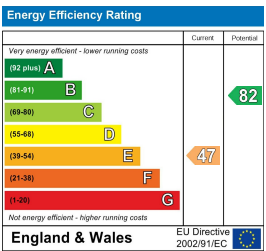
Offers in the region of £195,000

4 Portobello, Abbey Foregate, Shrewsbury, SY2 6BX

**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

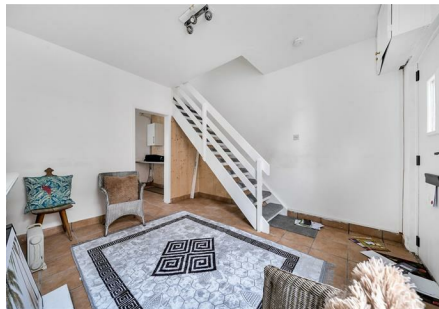


A period mid terrace house which has been updated in areas with a courtyard style garden, located within walking distance of the town centre.




01743 236444


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





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Close to town amenities.

  
1 Reception Room/s

  
2 Bedroom/s

  
1 Bath/Shower Room/s

  
1 Bath/Shower Room/s



- Period mid terrace house
- Living room
- Kitchen/Diner
- 2 Bedrooms
- Courtyard style garden
- Walking distance of town the town centre

**DIRECTIONS**  
From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge staying in the left hand lane. Head through the first set of traffic lights and turn left down a slip road before the Abbey. Continue past the Peach Tree restaurant and take the next available left turn into Railway Lane and then left again into Portobello and the property will be found on the left hand side, clearly identified by a Halls 'For Sale' board.

**SITUATION**  
The property is located in a most convenient and popular position and is within walking distance of a number of town centre amenities. Shrewsbury town centre offers an excellent and fashionable range of facilities including numerous shops, bars/restaurants and leisure amenities whilst a rail service is also available. There are excellent road links for commuters giving easy access onto the A5 and off to the M54 motorway heading towards Telford and the Midlands.

**DESCRIPTION**  
4 Portobello is a traditional terraced house offering accommodation that has been modernised and updated in places, there is scope to add a modern kitchen and central heating whilst adding personal touches throughout. The current vendor has replaced the windows and doors, and updated the electric radiators.

The property is entered through a new door and leads into the sitting room with feature fire and the staircase leading to the first floor. Beyond is the kitchen/diner which has a range style cooker, steel sink and space for the kitchen to be updated. There is a new stable door that gives access to the rear courtyard style garden.

On the first floor there are two bedrooms and a shower room.

**OUTSIDE**  
There is a good size courtyard garden located to the rear whilst parking is on street to the front.

**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.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'A' on the Shropshire Council Register.

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