



37 Abbey Wharf, Mill Road, Abbey Foregate Shrewsbury, SY2 6AY

Offers in the Region Of £339,950

Set in an enviable position bordering the Reabrook Conservation Area is this attractive 4 bedroom semi detached home offering spacious and versatile accommodation over 3 floors. Well situated with lovely walks close by, good local amenities and within easy access of the town centre and link roads. Accommodation includes Entrance Hall, Cloakroom, Living/Dining Kitchen 4 Double Bedrooms, Bathroom, En Suite and 2nd Floor Shower Room. Parking For 2 Cars, Good Size Rear Garden.
Viewing is highly recommended.



37 Abbey Wharf, Mill Road, Shrewsbury, Shropshire, SY2 6AY Ref: 4744

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door.

Entrance Hall

Tiled flooring, staircase to First Floor Landing.

Cloakroom/WC

Fitted with white 2 piece suite including WC and wash basin, tiled flooring, heated towel rail, window to the front.

Kitchen 9' 2" x 10' 7" (2.79m x 3.22m)

Attractively fitted contemporary units, worktops incorporating 1 1/2 bowl sink, concealed dishwasher and washing machine, integrated 4 ring hob with filter hood above and oven and grill beneath, space for fridge/freezer, window to the front.

Living/Dining Room 16' 10" x 17' 11" (5.13m x 5.46m)

A lovely light room, useful under stairs storage cupboard, window to the side and bi-fold doors opening onto balcony and with lovely views over the garden and the adjoining Reabrook Conservation area.

First Floor Landing

Staircase to Second Floor Landing

Bedroom 1 14' 4" x 11' 1" (4.37m x 3.38m)

Built in double wardrobe, window to the rear overlooking the Reabrook Conservation area.

En Suite Shower Room

Fitted with white 3 piece suite including large tiled shower cubicle with mixer shower, wash basin, WC. heated towel rail, window to the rear.

Bedroom 2 11' 11" x 11' 1" (3.63m x 3.38m)

Window to the front, fitted triple wardrobe with sliding doors.

Bathroom

Fitted with white 3 piece suite including bath with mixer taps and shower attachment, wash basin, WC. Fully tiled to bath walls, half tiled to further wall areas, heated towel rail, window to the front.

Second Floor Landing

Bedroom 3 10' 1" x 11' 1" (3.07m x 3.38m)

Velux skylight to the front.

Bedroom 4 7' 9" x 14' 6" (2.36m x 4.42m)

A good sized double room with dormer window and Velux roof light to the rear.

Shower Room

Fitted with white 3 piece suite including tiled corner shower cubicle with mixer shower, wash basin, WC. heated towel rail, Velux roof light.

Outside - Front

The property occupies an enviable position in the corner of this popular development with 2 allocated parking spaces to the front.

Rear Garden

Approached onto a paved patio with picket fencing, beyond this is a good size lawn, enclosed by timber fencing, bordered to the side by the Reabrook Conservation Area.

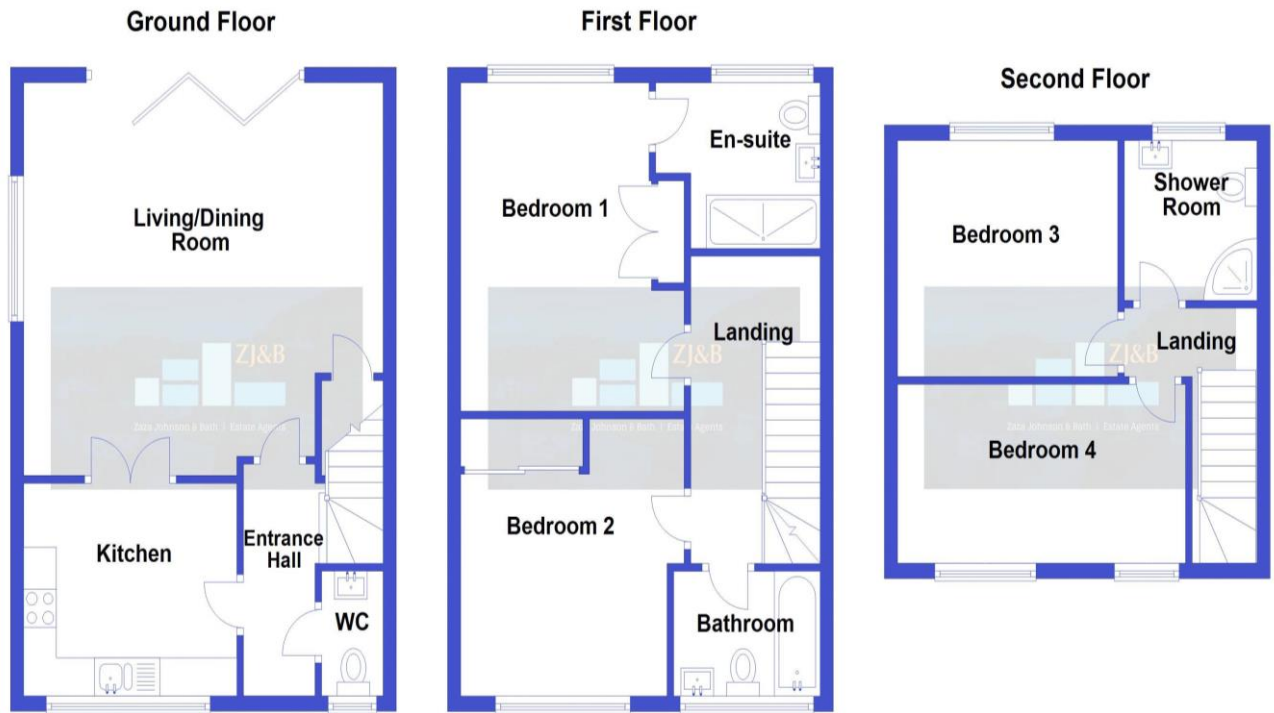
Site Maintenance Charge

£30 per annum.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

37 Abbey Wharf 118 Road St Albans, AL1 1JY ST2 6AT	Energy rating C	Valid until: 28 July 2028 Certificate number: 6095-7427-3245-2675-8922
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Property type	Semi-detached house
Total floor area	118 square metres

Rules on letting this property

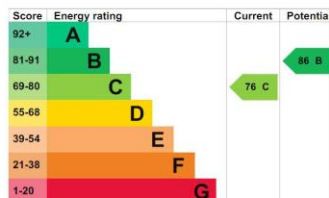
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/government/guidance/energy-ratings-for-rental-properties>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage