



## 65 The Old Meadow, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AB

**£676,200**

An impressive contemporary 4 bedroom town house offering versatile accommodation over four levels. Designed in a Neo-Georgian style, the property has been extensively upgraded and provides: Entrance Hall, WC, Quality Fitted Kitchen/Dining Room, Integral Garage. First Floor - WC, Living Room, Main Bedroom With Balcony & En-suite Shower Room, Second Floor - 3 Further Bedrooms, Bathroom. On The 4th Floor Is A Wonderful Light Sitting Room With 2 Balconies. Attractive Landscaped Garden. Set In Beautiful Grounds Alongside The River, Just A Short Walk To The Town Centre.



## 65 The Old Meadow, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AB Ref: 4742

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

65 The Old Meadow enjoys an enviable setting, just over the English Bridge from the town centre. The versatile accommodation would suit a number of potential purchasers. There is Karndean flooring throughout and the present owners have recently upgraded the accommodation and redesigned the private garden. The complex enjoys beautifully landscaped grounds along-side the River Severn.

### Accommodation includes

**Entrance Hall** 21' 9" x 7' 0" (6.62m x 2.13m)  
Entrance door leads to a wide Hall with 2 built in cloaks cupboards, under stairs store, staircase leads to First Floor Landing.

### Cloakroom/WC

Fitted with 2 piece suite and shelving.

**Kitchen/Dining Room** 16' 2" x 11' 9" (4.92m x 3.58m)

Beautifully fitted with good range of units, granite work tops to 3 wall areas, integrated drainer and 1 1/2 bowl sink. Integrated electric double oven, Fisher and Paykell induction hob with filter hood above, fridge/freezer, dishwasher and washing machine. Double glazed window and French doors lead to covered Porch and designer landscaped garden.

**Integral Garage** 18' 0" x 8' 8" (5.48m x 2.64m)

Up and over door, power and lighting.

### First Floor Landing

Staircase leads to Second Floor Landing.

### WC

Fitted with 2 piece suite.

**Living Room** 16' 2" x 11' 0" (4.92m x 3.35m)

Windows overlooking landscaped communal gardens overlooking the River and townscape beyond.

**Bedroom 1** 16' 2" x 11' 6" (4.92m x 3.50m) max

Window and double French doors leading to Balcony.

### En Suite Shower Room

Fitted with large shower cubicle, wash basin and WC.

### Second Floor Landing

Built in airing cupboard, staircase with double glazed window leads to Sitting Room.

**Bedroom 2** 16' 2" x 11' 10" (4.92m x 3.60m) max  
3 windows enjoying outstanding views over the River and towards the town.

**Bedroom 3** 12' 10" x 8' 9" (3.91m x 2.66m)

Window to the front.

**Bedroom 4** 11' 5" x 7' 1" (3.48m x 2.16m)

Window to the front.

### Main Bathroom

Fitted with bath, wash basin, WC, extensive tiled areas, heated towel rail.

**Superb Sitting Room** 17' 4" x 12' 7" (5.28m x 3.83m)

Dual aspect French doors opening onto 2 balcony terraces. The east facing balcony has views across to the Abbey and beyond and the west facing balcony has views across the River and town.

**Rear Garden** 19' 8" x 16' 5" (6m x 5m) approx

Redesigned and landscaped in 2022, approached from the Kitchen/Dining Room via French doors onto porcelain tile patio with decorative section, raised beds to 2 corners and enclosed by railing and hedging with gate onto pathway leading to Communal Garden with secure gated access on to the riverside.

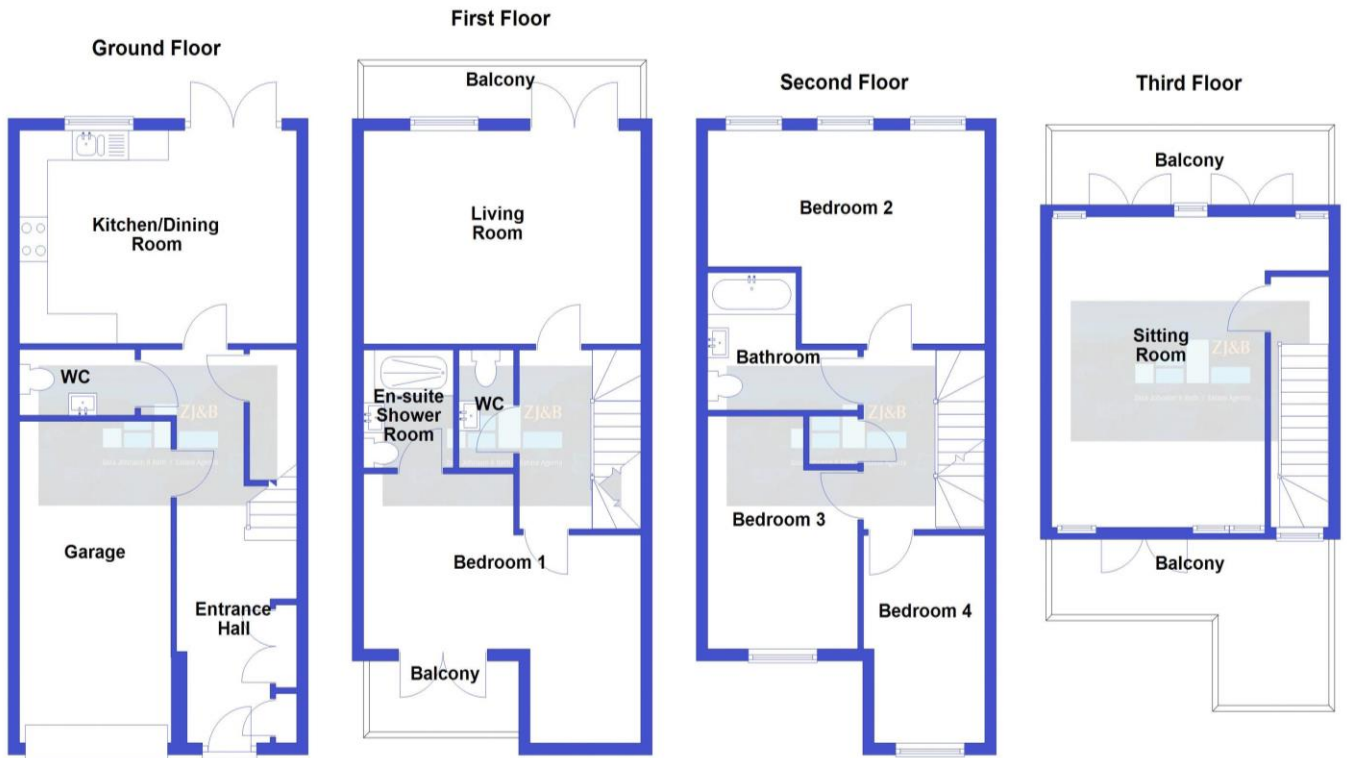
### Site Maintenance Charge

£399.76 per annum (2024).

### Council Tax Band E

**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

23/02/2024, 09:17

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

63 THE OLD MEADOW BREWSTERBURY OX7 3AB	Energy rating <b>B</b>	Valid until: 12 October 2030 Certificate number: 7090-2675-0332-4096-3003
--	---------------------------	--

Property type	Mid-terrace house
Total floor area	156 square metres

#### Rules on letting this property

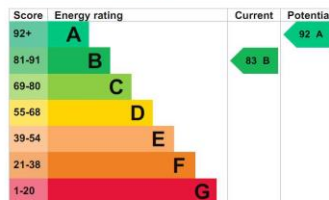
Properties can be let if they have an energy rating from A to E.

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

#### Energy rating and score

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

[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

<https://find-energy-certificates.service.gov.uk/energy-certificate/7090-2675-0332-4096-3003>

1/5



### **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**