



**Astley House, Abbey Foregate, Shrewsbury, SY2 6BL**

6 bedroom townhouse — £495,000 Freehold

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Coopergreenpooks.co.uk

£495,000 Freehold — 6 bedroom townhouse

sales@cgpooks.co.uk

**A substantial and very attractive 3 storey town house located in a fantastic setting overlooking the grounds of Shrewsbury Abbey, a short walk from the town centre, with courtyard garden, garage and car port.**

## KEY FEATURES

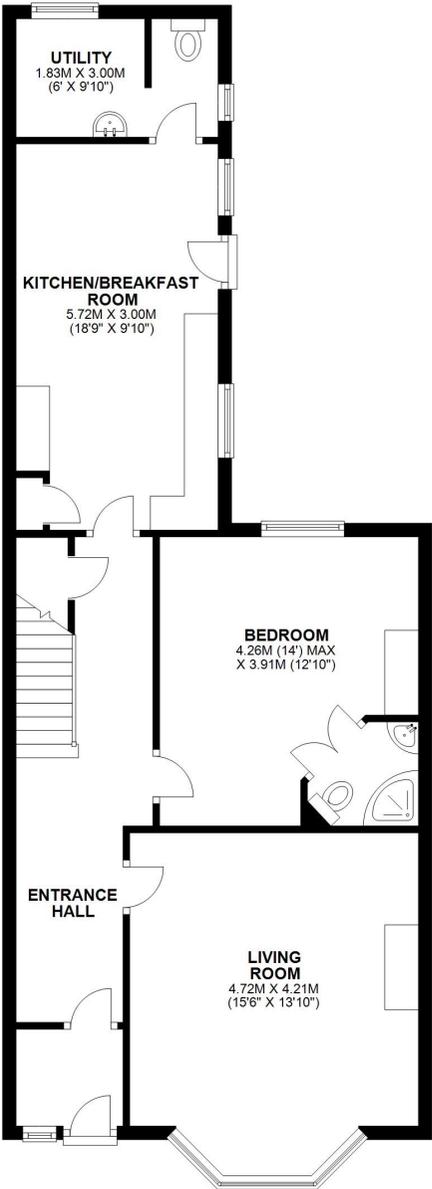
- An extensive and versatile property currently being let on a shared occupancy basis (achieving a yearly rent of approx. £42,000), but with the option to also provide superb family accommodation.
- Entrance vestibule and spacious hallway with original herringbone tiled flooring.
- Large living room with feature fireplace and bay window to front.
- Separate dining room which is currently used as a 6th bedroom with en-suite shower room.
- Kitchen/breakfast room with tiled flooring and a range of fitted units, adjoining which there is a rear porch and utility/cloakroom.
- Staircase from entrance hall to first floor landing where there are 3 double bedrooms, all with en-suite shower rooms.
- On the second floor there is a landing with access to useful loft storage, a shower room and 2 further double bedrooms, one of which also has an en-suite shower room.
- Gas fired central heating and double glazed windows.
- To the front of the property is a paved courtyard garden enclosed by low brick walling and wrought iron railings, along with lovely views across the grounds of Shrewsbury Abbey.
- At the rear of the property there is a single brick-built garage and double gated access to an adjoining carport, both of which open to the rear courtyard.
- A quiet location, just a 5-minute stroll from the town centre, beautiful river walks, parks and various local bars, pubs and restaurants.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

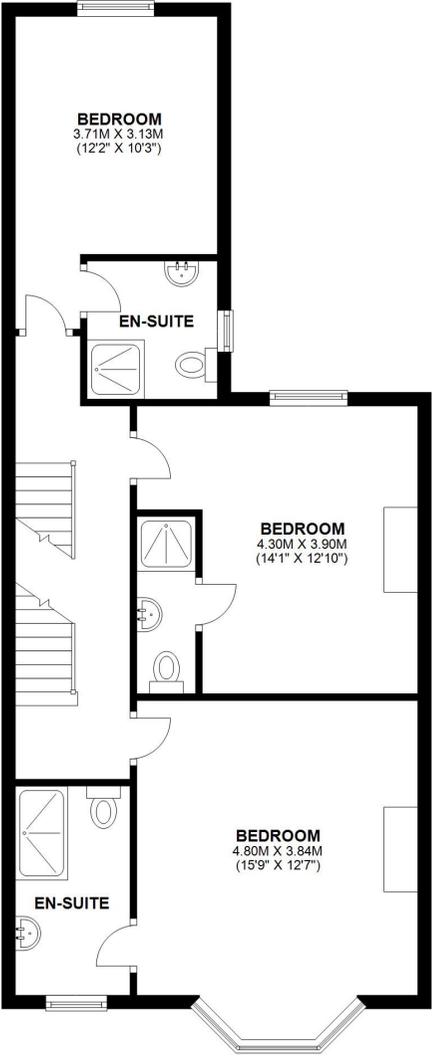




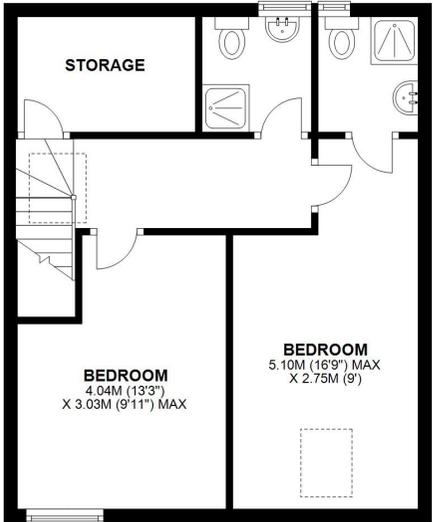
**GROUND FLOOR**  
APPROX. 75.2 SQ. METRES (809.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 62.0 SQ. METRES (667.0 SQ. FEET)



**SECOND FLOOR**  
APPROX. 42.9 SQ. METRES (461.6 SQ. FEET)



TOTAL AREA: APPROX. 180.1 SQ. METRES (1938.5 SQ. FEET)

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.

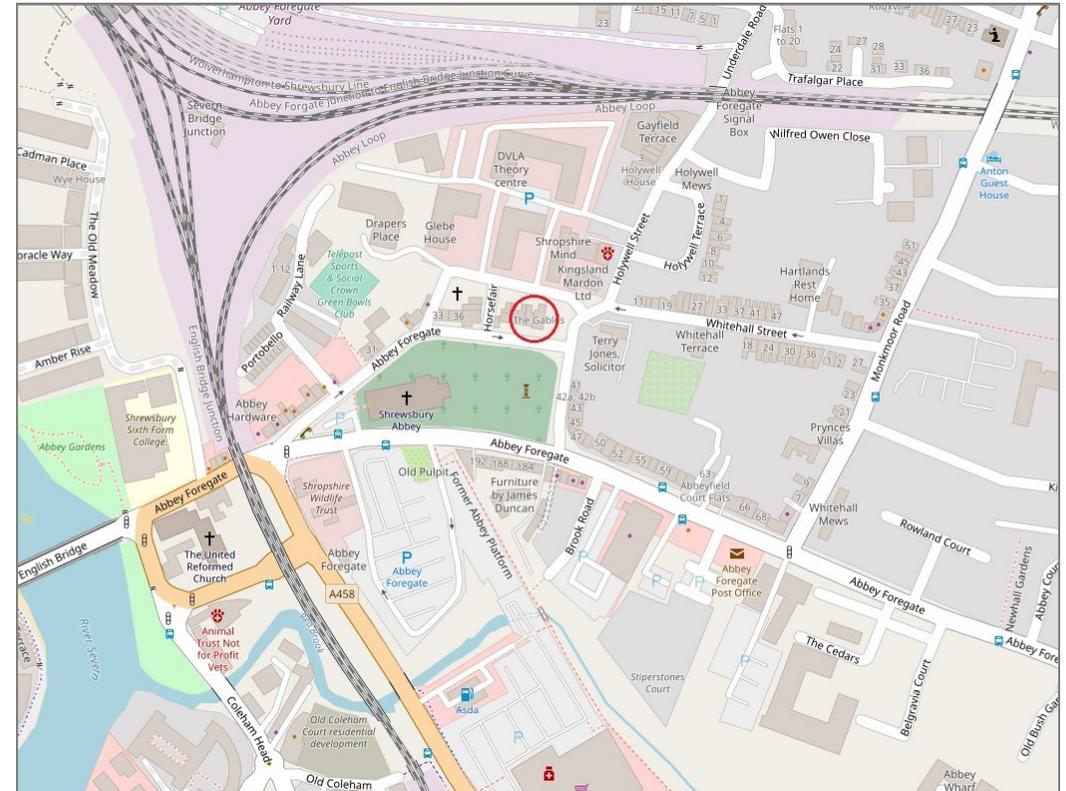




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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band D
Services	All mains services are connected

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



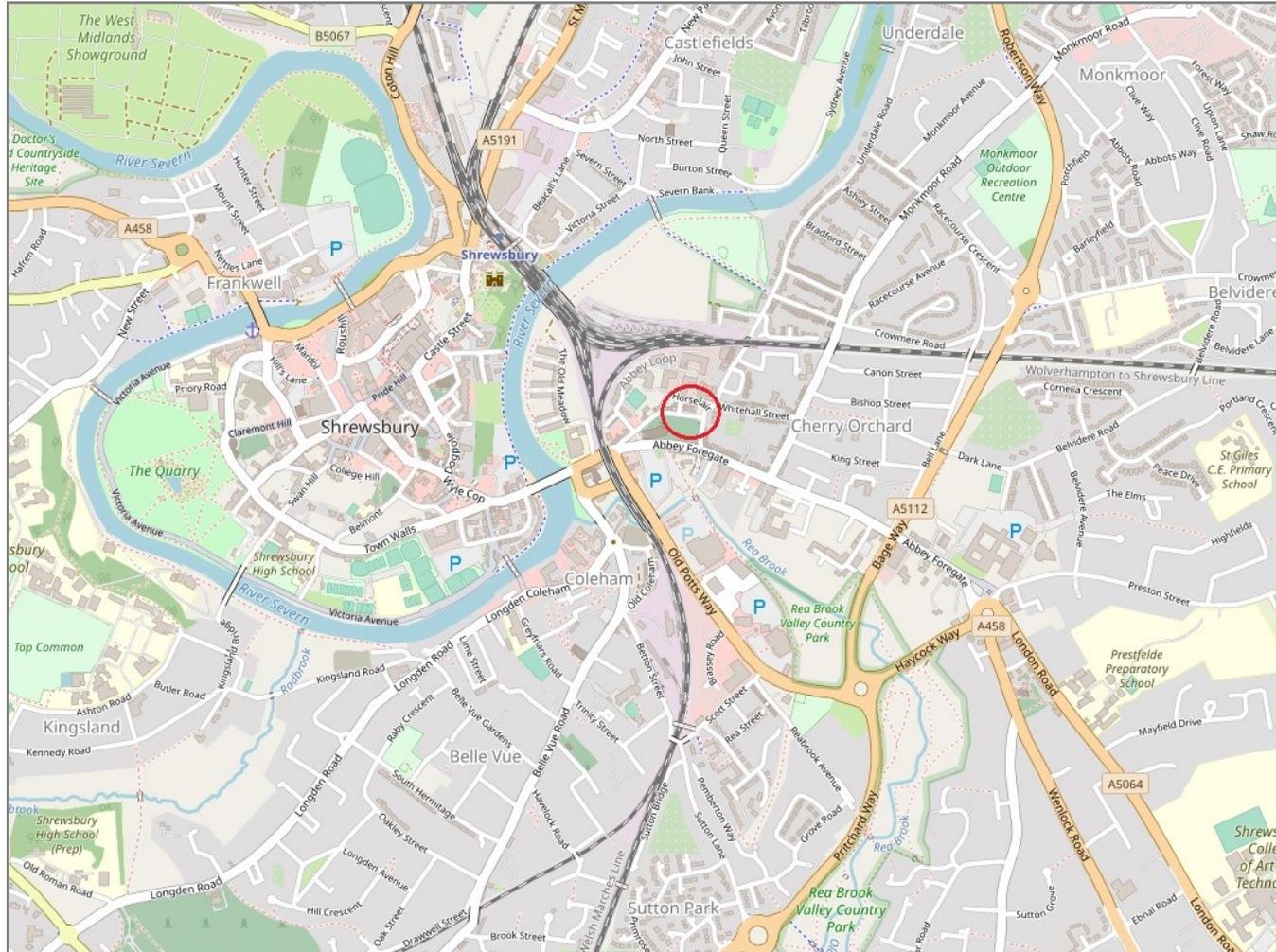
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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