



**1 Rowland Court, Abbey Foregate, Shrewsbury, SY2 6FP**

2 bedroom end terrace house — £275,000 Leasehold

# 1 Rowland Court, Abbey Foregate, Shrewsbury, SY2 6FP

Coopergreenpooks.co.uk

£275,000 Leasehold—2 bedroom end terrace house

sales@cgpooks.co.uk

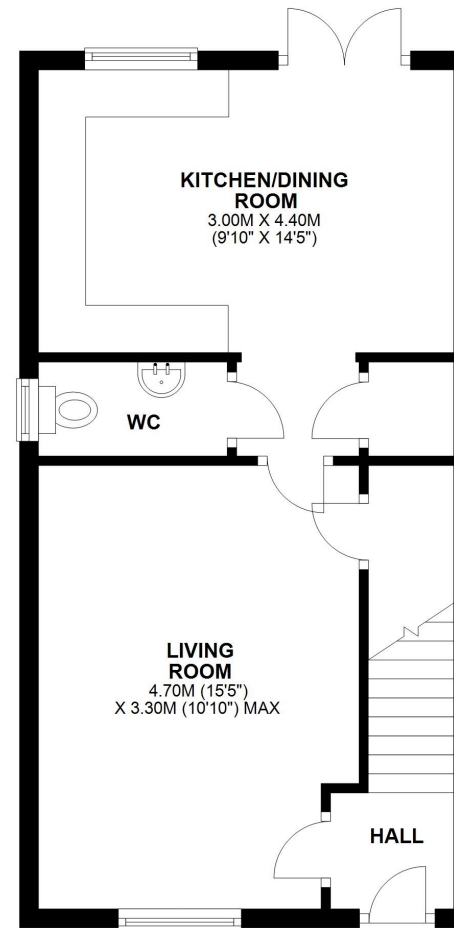
This thoughtfully designed end of terrace house offers practical and well-proportioned accommodation, while benefitting from a private rear garden and allocated parking for two cars. The property is conveniently located within a popular residential area, just a short walk from the heart of the town centre.

## KEY FEATURES

- Entrance hall with turning staircase to landing
- Good sized living room with useful under stairs storage
- Inner hallway providing access to a cloakroom and store cupboard
- Lovely open plan kitchen/dining room with integrated appliances and glazed double doors opening onto the garden
- Two large double bedrooms and a well-appointed family bathroom on the first floor
- Double glazed windows and gas fired central heating
- Private rear garden, partially paved with the top section due to be laid to lawn, with gated access to both the parking area and side of the house
- Allocated parking for two cars
- A superb location, close to some excellent amenities including bars, restaurants, various shops, and supermarket. The town centre is also just a 5-minute walk from the property and the railway station is about 10 minutes
- Sold with no upward chain
- 990 years remaining on the lease with the service charge of £52.44 a year.

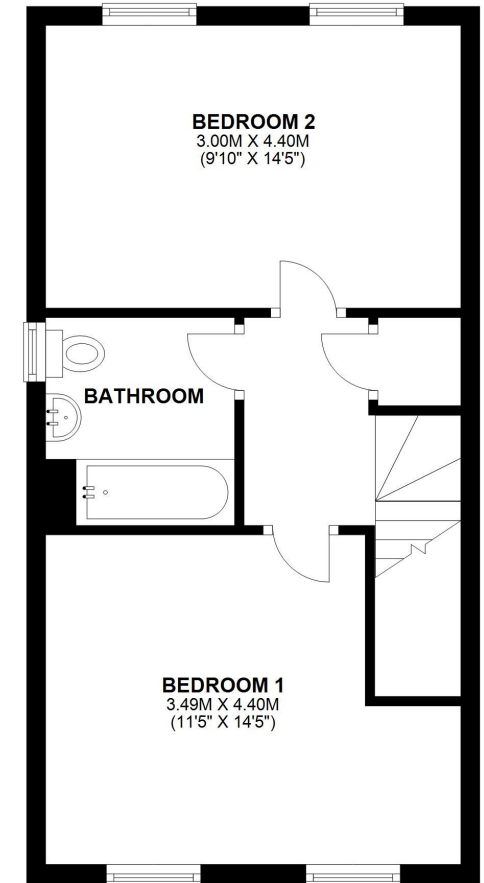
## GROUND FLOOR

APPROX. 39.1 SQ. METRES (421.1 SQ. FEET)



## FIRST FLOOR

APPROX. 39.1 SQ. METRES (421.1 SQ. FEET)



TOTAL AREA: APPROX. 78.2 SQ. METRES (842.2 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.















# 1 Rowland Court, Abbey Foregate, Shrewsbury, SY2 6FP

£275,000 Leasehold—2 bedroom end terrace house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

|                 |   |
|-----------------|---|
| Tenure          | <b>Leasehold</b>                        |
| Lease Term      | <b>990 years remaining</b>              |
| Service Charge  | <b>£52.44</b>                           |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band B</b>                           |
| EPC Band        | <b>Band B</b>                           |
| Services        | <b>All mains services are connected</b> |

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



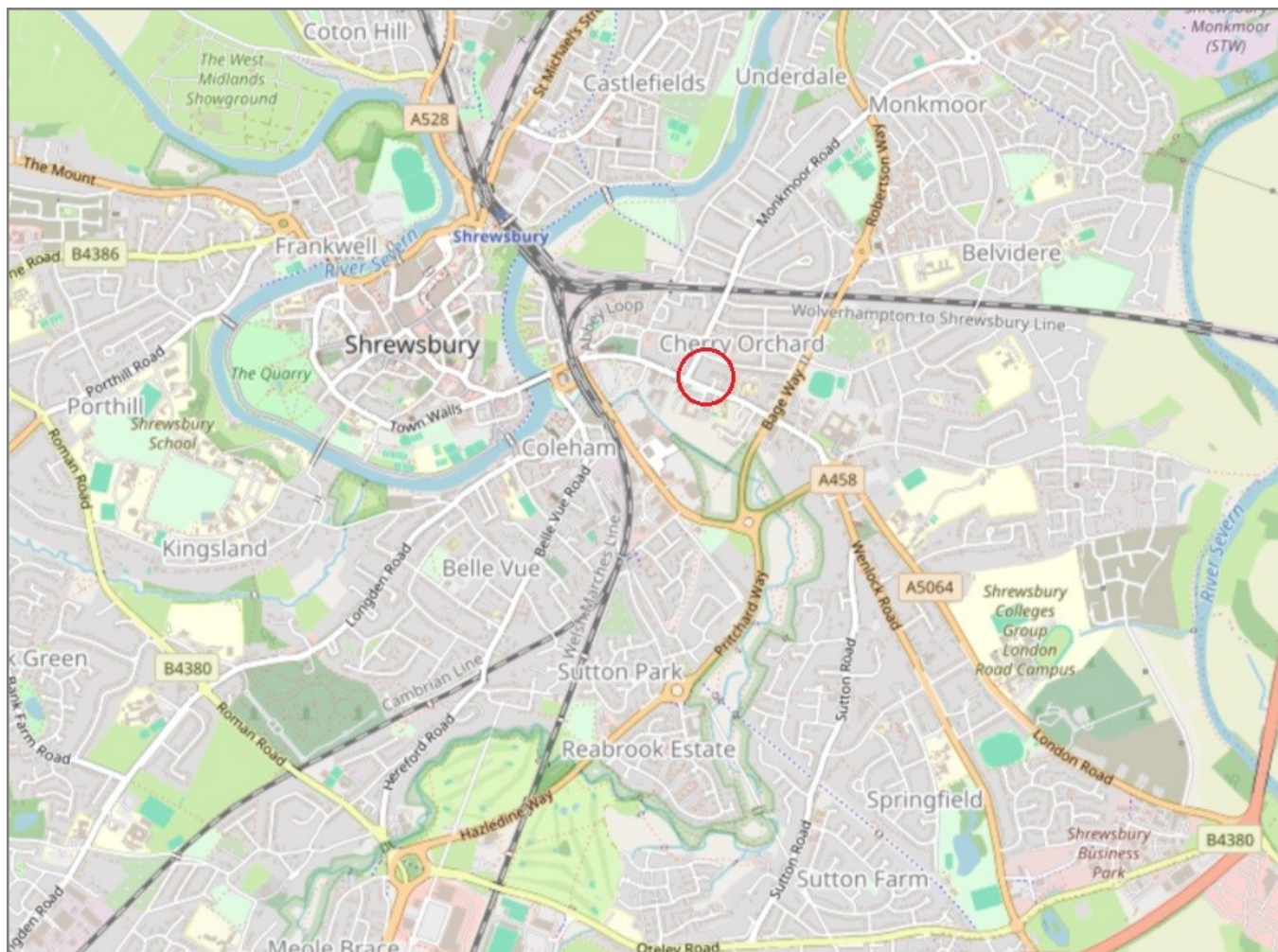
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 1 Rowland Court, Abbey Foregate, Shrewsbury, SY2 6FP

Coopergreenpooks.co.uk

£275,000 Leasehold—2 bedroom end terrace house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.