



47 Abbey Foregate, Shrewsbury, SY2 6BQ

3 bedroom town house — £295,000 Freehold

47 Abbey Foregate, Shrewsbury, SY2 6BQ

Coopergreenpooks.co.uk

£295,000 Freehold—3 bedroom town house

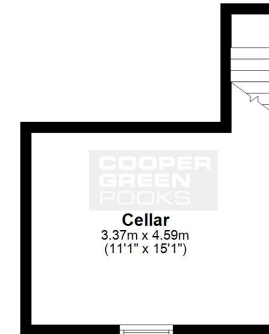
sales@cgpooks.co.uk

A very attractive Grade II Listed town house offering well proportioned and characterful accommodation over 3 floors, whilst being located in a great position next to the grounds of Shrewsbury Abbey, a short walk from a fantastic range of amenities and the town centre.

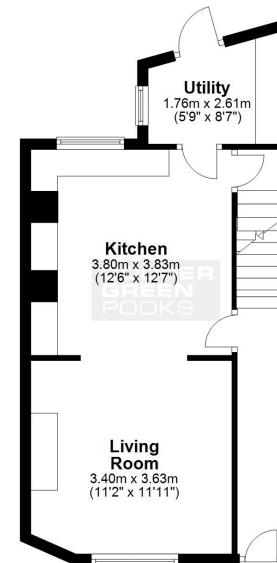
KEY FEATURES

- Entrance hall with door connecting to the kitchen/dining room.
- Living room with oak effect flooring, feature chimney breast with tiled hearth and window to front.
- From the living room there is access to the kitchen/dining room with original quarry tiled flooring and a range of fitted units.
- Adjoining the kitchen there is a sperate utility room from which the garden can be accessed. There is also a useful cellar that has the potential to provide additional accommodation if required.
- From the hall there is a staircase to the first-floor landing, where there is a large walk-in store, re fitted bathroom and a double bedroom with original fireplace.
- Staircase continues from the first to the second-floor landing, providing access to 2 further double bedrooms, both of which also having original fireplaces.
- Gas fired central heating.
- To the rear there is a good sized and attractively landscaped walled garden, shared with the 3 neighbouring properties.
- Located in a popular part of town, close to parks, river walks, bars/restaurants, various shops, supermarket and just a 5-minute walk from the town centre.

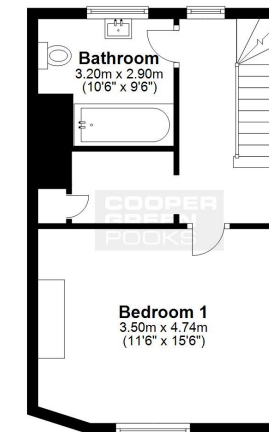
Basement
Approx. 17.5 sq. metres (188.8 sq. feet)



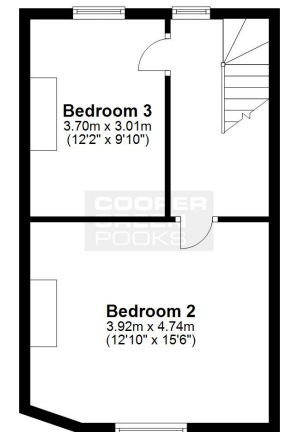
Ground Floor
Approx. 39.6 sq. metres (425.9 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.6 sq. feet)



Second Floor
Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 125.3 sq. metres (1348.6 sq. feet)





47 Abbey Foregate, Shrewsbury, SY2 6BQ

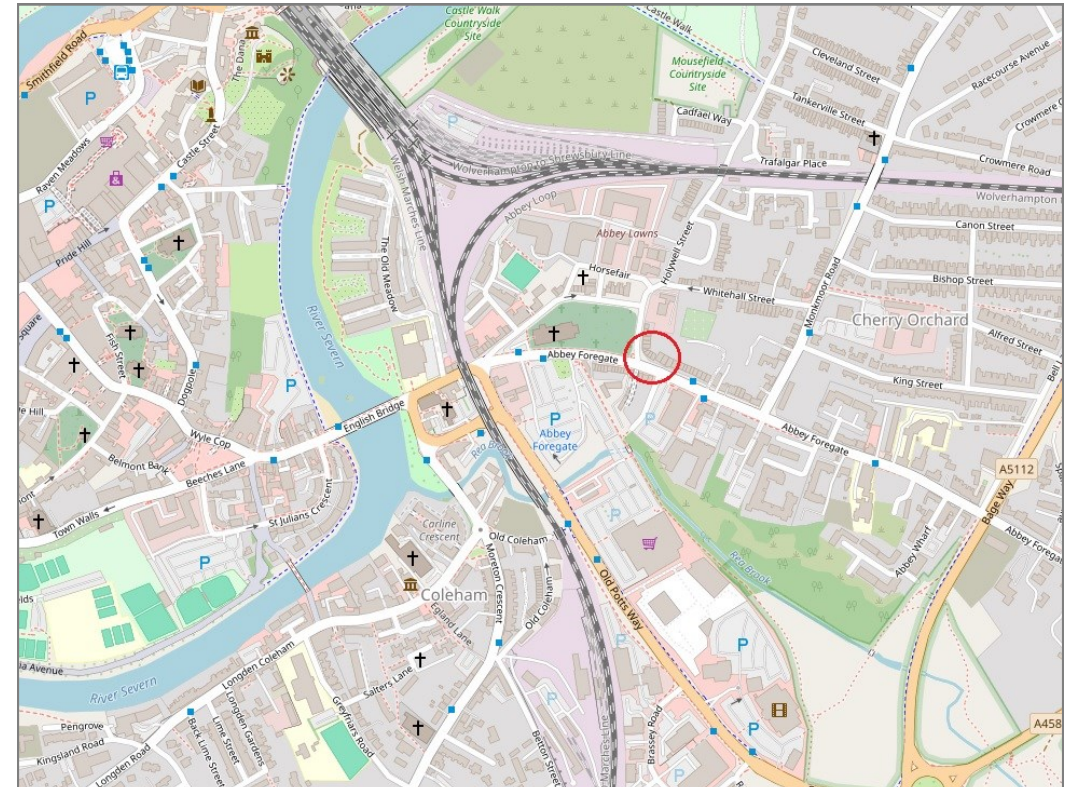
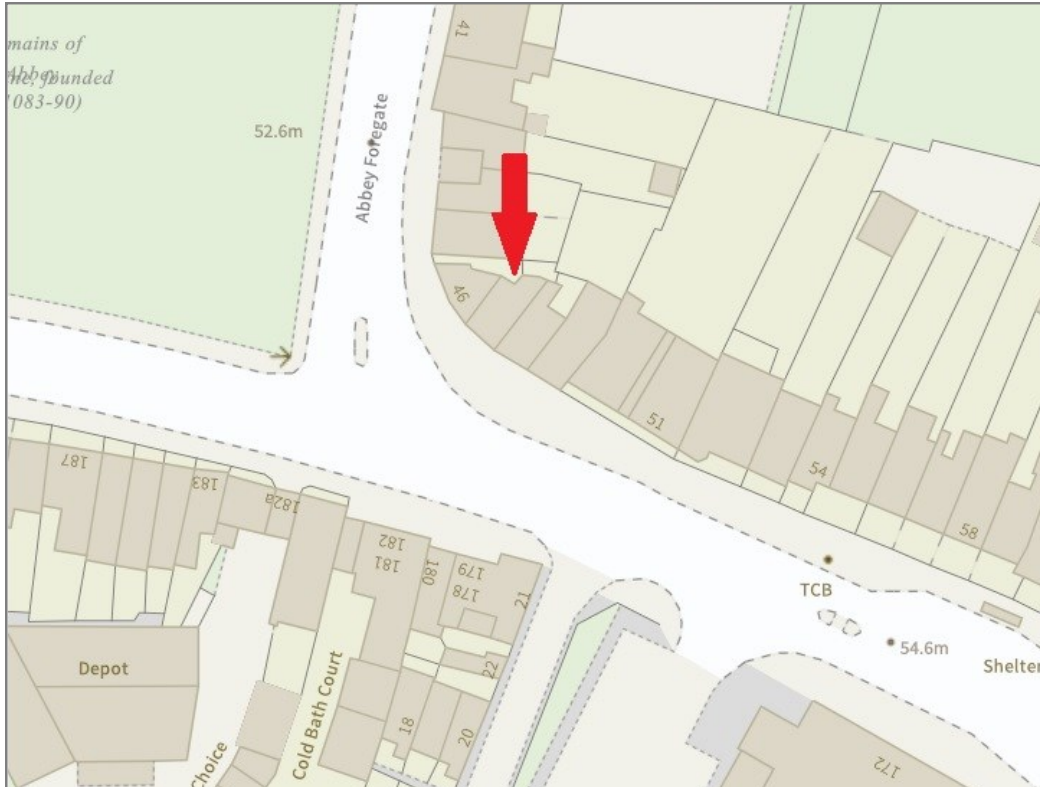
£295,000 Freehold—3 bedroom town house

sales@cgpooks.co.uk

rightmove 

onTheMarket.com 

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
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.

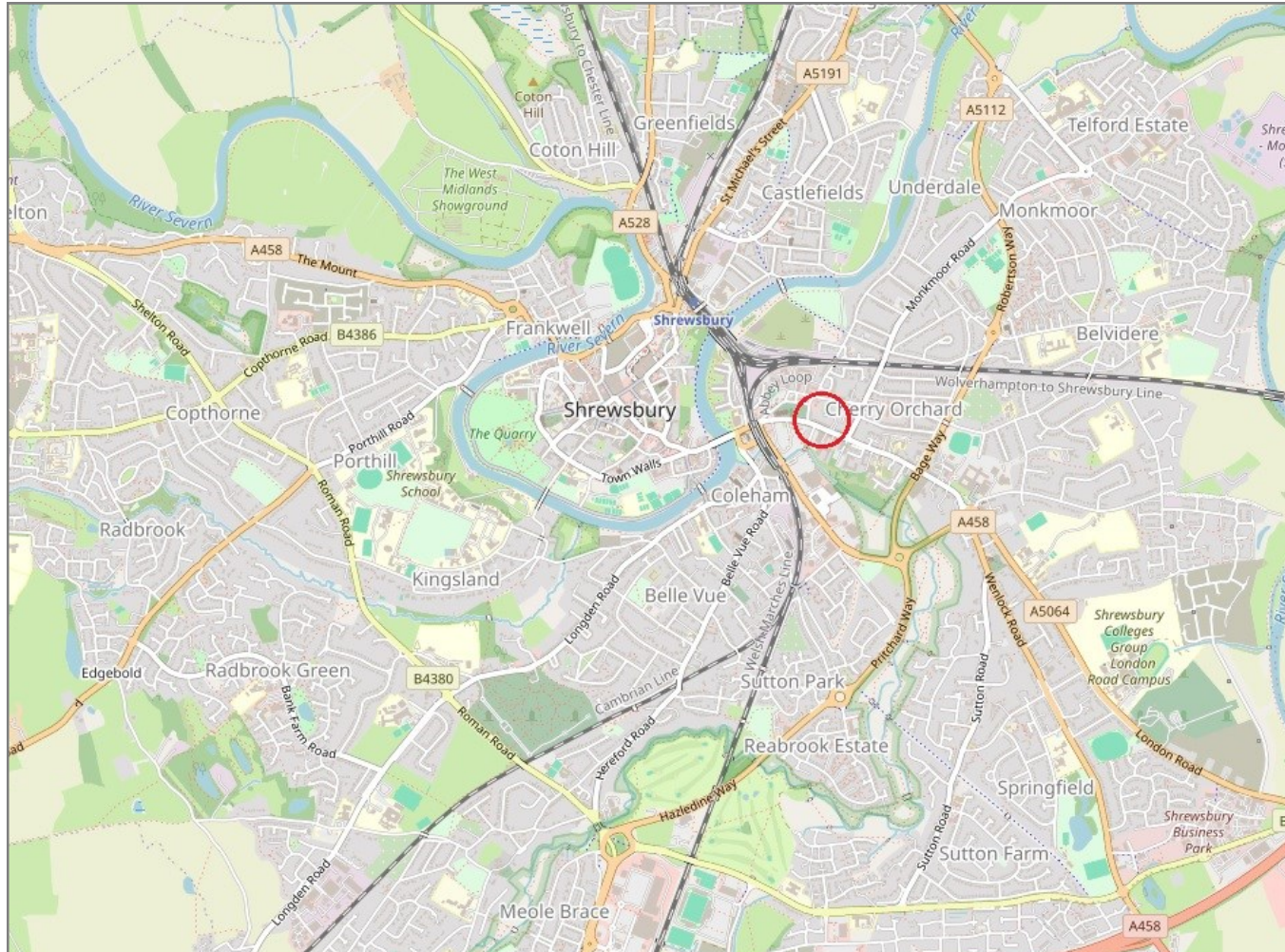
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

47 Abbey Foregate, Shrewsbury, SY2 6BQ

Coopergreenpooks.co.uk

£295,000 Freehold—3 bedroom town 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.