



SAMUEL WOOD

191 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AH

Asking Price £475,000



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Shrewsbury, Shropshire, SY2 6AH



- Beautifully Presented 4/5 Bedroom Town House
- Highly Desirable Location Within Walking Distance Of Town Centre
- Two Contemporary Bathrooms
- Open Plan Kitchen Living Space With Bifold Doors & Roof Lantern
- Gas Central Heating
- Spacious Reception Rooms
- Attic Conversion
- Delightfully Landscaped Rear Garden
- Car Parking Available - On Street & Abbey Foregate Public Car Park (Adjacent)
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented town house on Abbey Foregate in Shrewsbury. The 4/5 bedroom accommodation comprised over five floors provides spacious contemporary living with a characterful charm expected from a property of this period. Complemented by a delightfully landscaped rear garden and occupying a highly desirable position close to the town centre. Within good local school catchment, shops, pubs, restaurants, sixth form college, idyllic river walks and useful road links. Viewing is highly recommended by the selling agent.

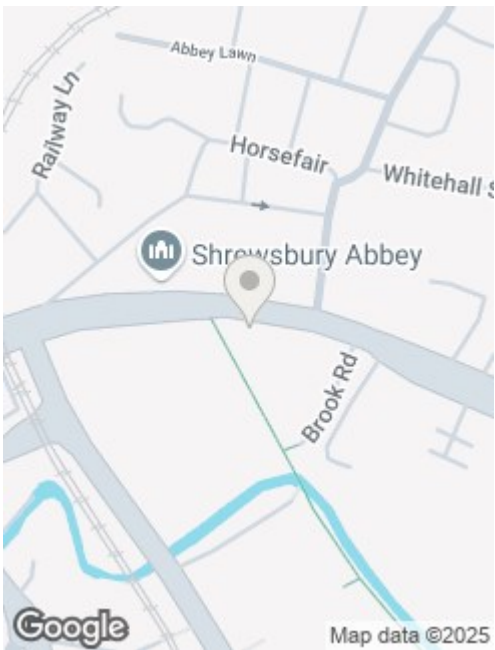
191 Abbey Foregate is a stunningly presented five-bedroom townhouse, conveniently located a short walk from Shrewsbury town centre. Spanning five floors, this property blends elegant character features with modern luxury. The first-floor entrance greets you with a charming dining room featuring a character fireplace, leading into a small reception hall. Beyond this is a beautifully designed open-plan kitchen living space, bathed in natural light from a roof lantern and offering seamless access to a landscaped rear garden through bifold doors. The garden itself is thoughtfully arranged, featuring low-maintenance artificial turf, making it an ideal outdoor retreat.

The ground floor offers a luxurious double bedroom and a high-specification family bathroom, complete with underfloor heating and dual sinks for added convenience. The second floor continues the theme of tasteful design, boasting another well-decorated double bedroom, an opulent family bathroom with dual sinks, a walk-in wardrobe adding practicality and comfort. Moving up to the third floor, you'll find two additional double bedrooms, one of which is currently utilised as an extra living area. This flexibility makes the home highly adaptable to a range of lifestyle needs.

The fourth floor is a converted loft room, spacious enough to function as a large bedroom or another living space, illuminated by a Velux window. While there is time-restricted street parking at the front, the adjacent public car park offers the option to purchase an annual pass for approximately £387, ensuring convenient parking. With its blend of historic charm, modern luxury, and an enviable location near Shrewsbury town centre 191 Abbey Foregate represents an exceptional opportunity for prospective homeowners.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15Mbps, Superfast 80Mbps & Ultrafast 10000Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







TOTAL: 165.7 m² (1,784 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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