



SAMUEL WOOD

47 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ

Offers In The Region Of £290,000



47 Abbey Foregate

Shrewsbury, Shropshire, SY2 6BQ



- Grade II Listed Period Home
- Spacious Three-Storey Accommodation
- Open-Plan Breakfast Kitchen
- Useful Storage Cellar Included
- Close to Amenities & Transport
- Sought-After Abbey Foregate Location
- Characterful Living Room Fireplace
- Three Generous Double Bedrooms
- Access to Delightful Shared Garden
- EPC Rating D

This charming Grade II Listed three-bedroom townhouse enjoys an enviable position on historic Abbey Foregate, with beautiful views across the grounds of Shrewsbury Abbey and just a short walk from the town centre. Offering spacious and versatile accommodation over three floors, the property blends period character with practical living. The ground floor features well-proportioned reception space, while the upper levels provide comfortable bedrooms and additional flexibility for home working or guest use. A useful cellar offers excellent storage or potential for further use. Outside, residents benefit from access to a mature, shared walled garden, providing a peaceful retreat in the heart of the town. Situated close to excellent local amenities and major road links, this is an ideal home for those seeking convenience, heritage, and charm.

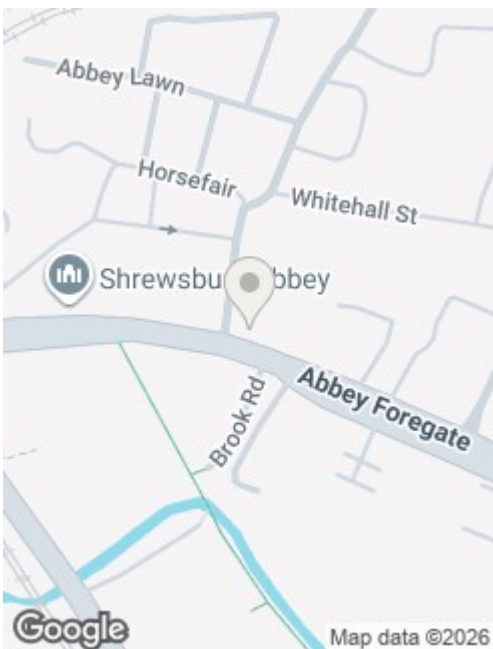
The ground floor is entered via a long reception hall leading to a welcoming living room, featuring a window to the front and an attractive fireplace that adds warmth and character. An open layout connects the living room to the breakfast kitchen, which enjoys a quarry-tiled floor and space for informal dining. From here, a door leads into the practical utility room, providing additional storage and access to the rear of the property. A useful cellar sits beneath the house, offering excellent storage or potential for further use, enhancing the functionality of this charming home.

The first-floor landing leads to a generous double bedroom with pleasant natural light and feature fireplace, alongside a well-proportioned bathroom and a spacious storage cupboard on the landing. Moving up to the second floor, the landing opens to two further double bedrooms, each offering flexibility for use as guest rooms, home offices, or additional living space. Both rooms retain the property's period charm while providing comfortable accommodation with elevated views. The layout across the upper floors ensures privacy and versatility, making the home well suited to families, couples, or those seeking room for hobbies and working from home.

Outside, the property enjoys access to a delightful, established shared garden. Filled with mature planting, seasonal colour, and thoughtfully maintained spaces, it provides a peaceful haven ideal for relaxing, entertaining, or simply enjoying the outdoors. The location on Abbey Foregate is highly desirable, offering a vibrant blend of character and convenience. Residents benefit from an excellent range of local amenities including cafés, independent shops, pubs, and supermarkets, all within easy walking distance. With the town centre nearby and strong road links accessible, this setting perfectly balances historic charm with modern-day practicality.







Directions

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

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps & Ultrafast 10,000 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: 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

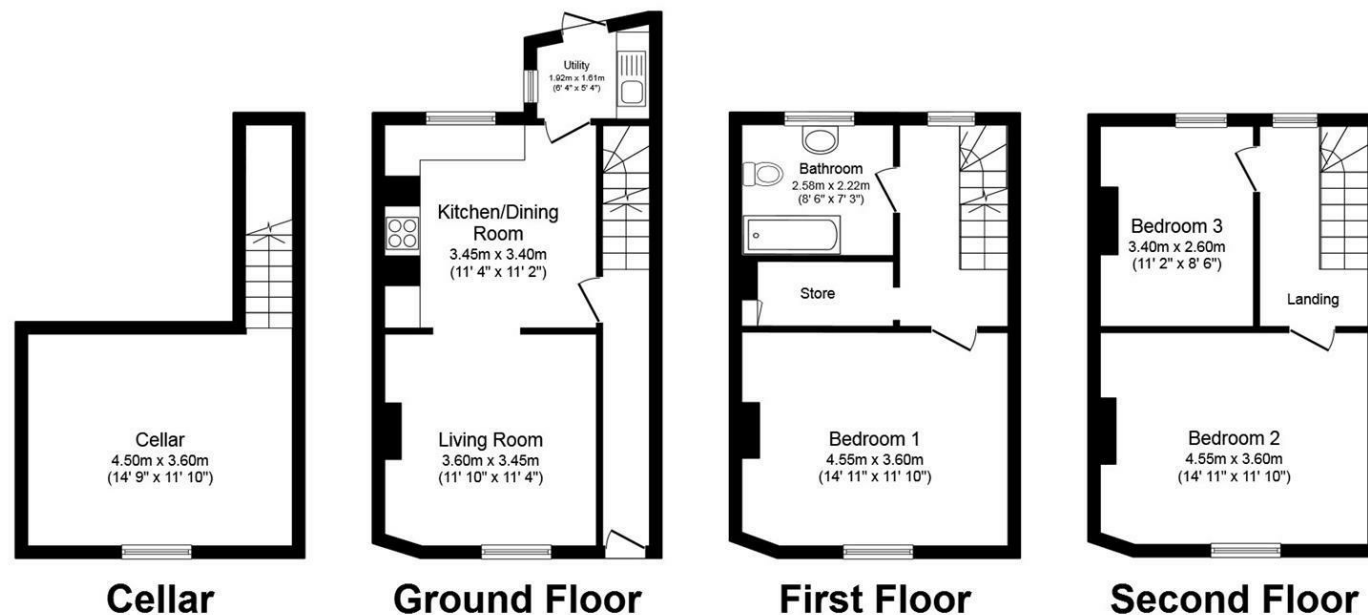
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

These details are awaiting final approval and may be subject to some changes.







Total floor area 118.6 sq.m. (1,276 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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