



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**46 Abbey Foregate, Shrewsbury, SY2 6BQ**

**£130,000 Region**

To view this property please call us on **01743 236 800** Ref: T7774/SL/KQ

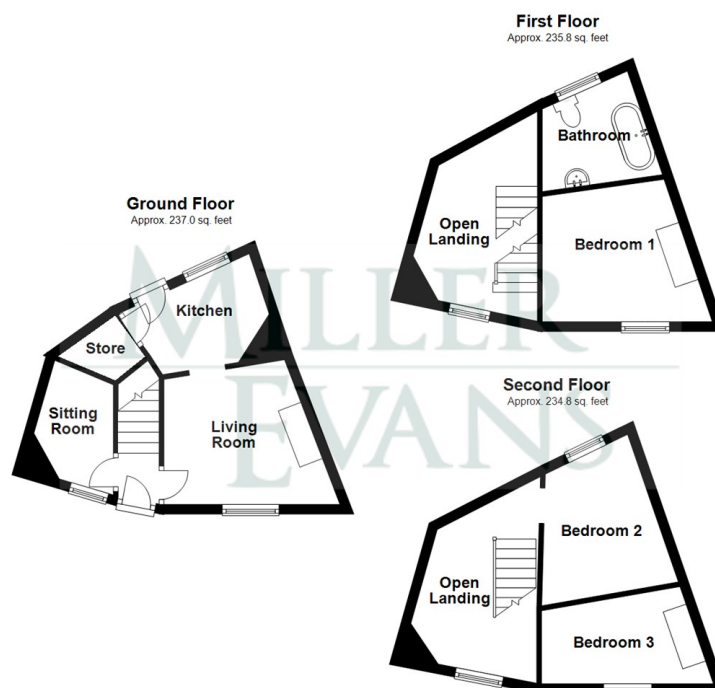
# A Grade II Listed town house in need of complete modernisation and improvement, situated in a popular and convenient fringe of town centre location.

This three bedroom Grade II Listed property, which requires complete modernisation and improvement, is capable of an attractive layout and benefits from a shared communal garden located at the rear of the terrace.

The property is well placed in a convenient location within easy reach of the nearby town centre with all its shopping and transport facilities, while also being well placed within reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



Total area: approx. 707.6 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

9'2" x 10'1" (2.80m x 3.08m)

### SITTING ROOM

7'5" x 5'4" (2.26m x 1.63m)

### KITCHEN

8'3" x 11'1" (2.51m x 3.39m)

Door to CELLAR.

STAIRCASE rising from entrance hall to FIRST FLOOR OPEN LANDING

### BEDROOM 1

9'1" x 9'11" (2.78m x 3.03m)

### BATHROOM

STAIRCASE continues to SECOND FLOOR OPEN LANDING

### BEDROOM 2

6'7" x 9'4" (2.01m x 2.84m)

## BEDROOM 3

5'10" x 10'7" (1.77m x 3.22m)

## OUTSIDE THE PROPERTY

Communal garden to the rear of the terrace.

Please note: Due to the unusual shape of the property the measurements are all average measurements.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue past The Abbey and the property will be found after a short distance on the left hand side.



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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