



**6 Holywell Terrace, Abbey Foregate, Shrewsbury SY2 5DF**

4 bedroom terraced house — £675,000 Freehold

## 6 Holywell Terrace, Abbey Foregate, Shrewsbury SY2 5DF

Coopergreenpooks.co.uk

£675,000 Freehold—4 bedroom terraced house

sales@cgpooks.co.uk

**A very attractive Grade II Listed town house, well situated in this sought after and secluded setting just a short walk from the town centre.**

### KEY FEATURES

- Characterful accommodation over 3 floors with lots of original features, including detailed cornicing, stripped pine boarded flooring and staircase.
- Covered entrance area and terrace to hall with quarry tiled floor and doors to reception rooms.
- Sitting room with built in display shelving and storage cupboards, along with a lovely marble fireplace and wood burner.
- Separate dining room which has reclaimed boarded flooring, window to rear and part glazed door connecting to kitchen.
- Garden room with tiled flooring, double glazed pitched roof and rear elevation with double doors to sun terrace and garden.
- Bespoke fitted kitchen with integrated appliances and granite work surfaces. To the rear of which there is a useful ground floor shower/utility room. In addition to which the property also has access to useful and extensive cellar storage.
- Staircase from hall to the first floor landing where there is a well fitted family bathroom, double bedroom and an impressive living room, which also has a feature fireplace and wood burner, along with 2 sets of glazed double doors that open onto the first floor terrace.
- On the second floor there is a large main bedroom and further bedroom with en suite and a door to an enclosed staircase which leads to the 4th double bedroom.
- At the front of the property there are 2 separate driveways which provide private parking for about 3 cars. From one of the driveways there is also gated access to a sizable lawned front garden.
- To the rear of the property there is a further good-sized garden which is again lawned with sun terrace and established beds. There is also a concealed gravelled area at the bottom end with a large garden store.
- Quiet and secluded location within a very attractive and desirable Georgian terrace, just a few minutes' walk from the local park, various amenities including the post office, supermarket and independent shops, bars and restaurants. The railway station and town centre are also within easy walking distance from the property.



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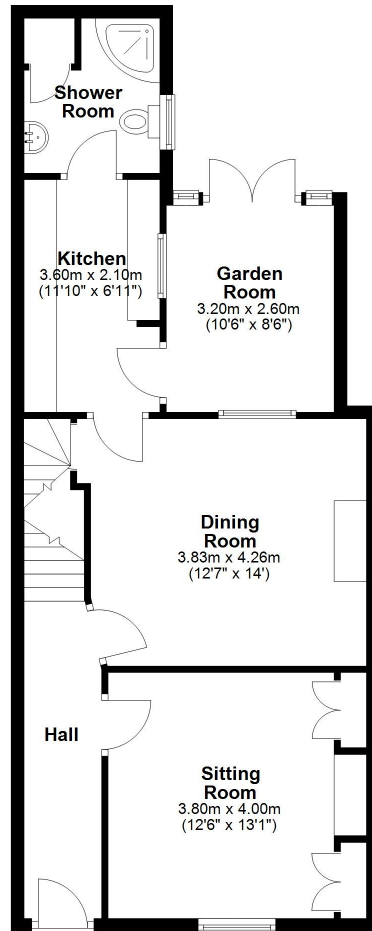
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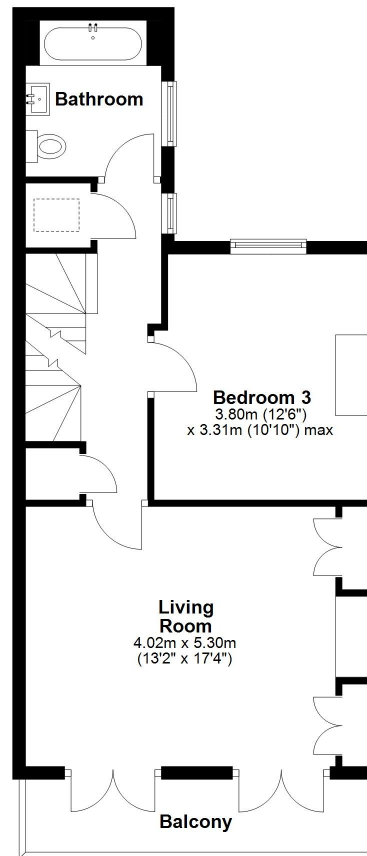
## Ground Floor

Approx. 62.8 sq. metres (676.3 sq. feet)



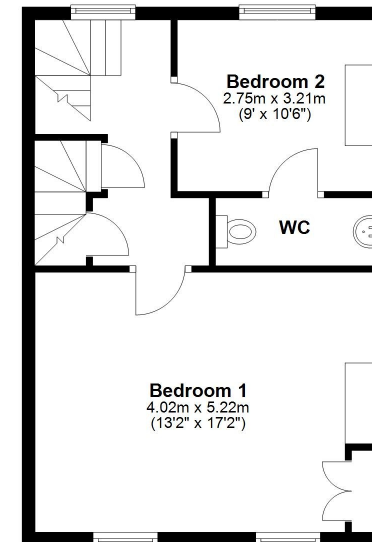
## First Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



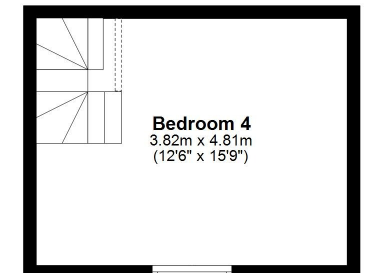
## Second Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



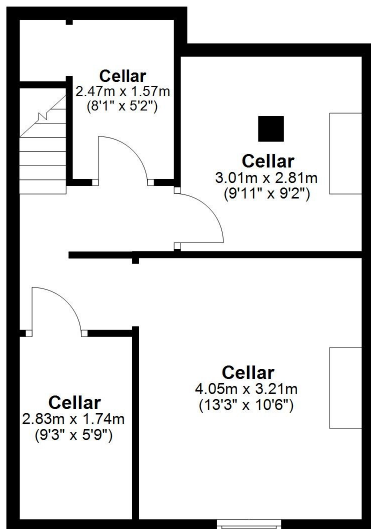
## Third Floor

Approx. 18.3 sq. metres (197.5 sq. feet)



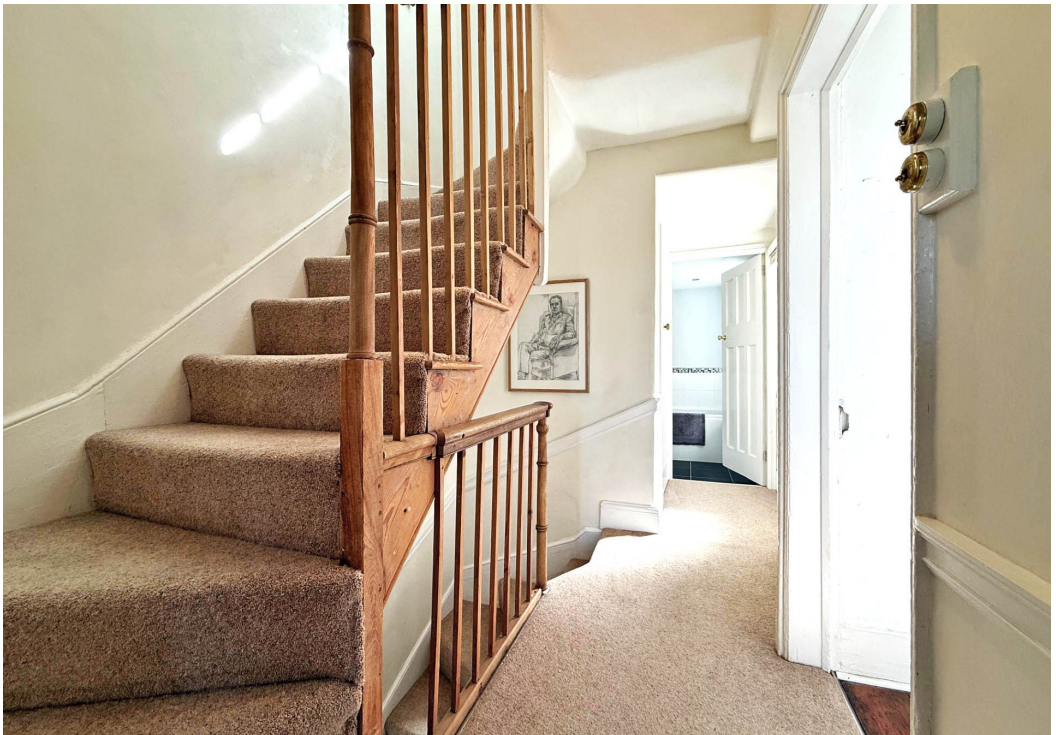
## Cellar

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 212.0 sq. metres (2281.6 sq. feet)









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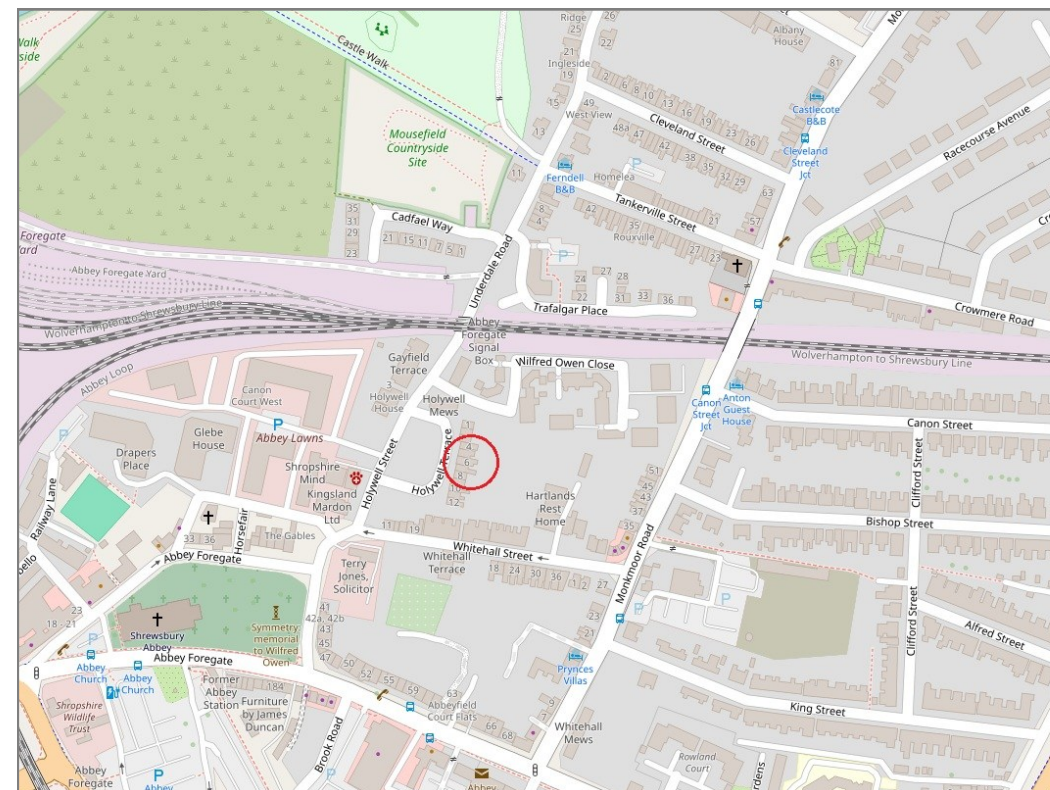
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band D</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.

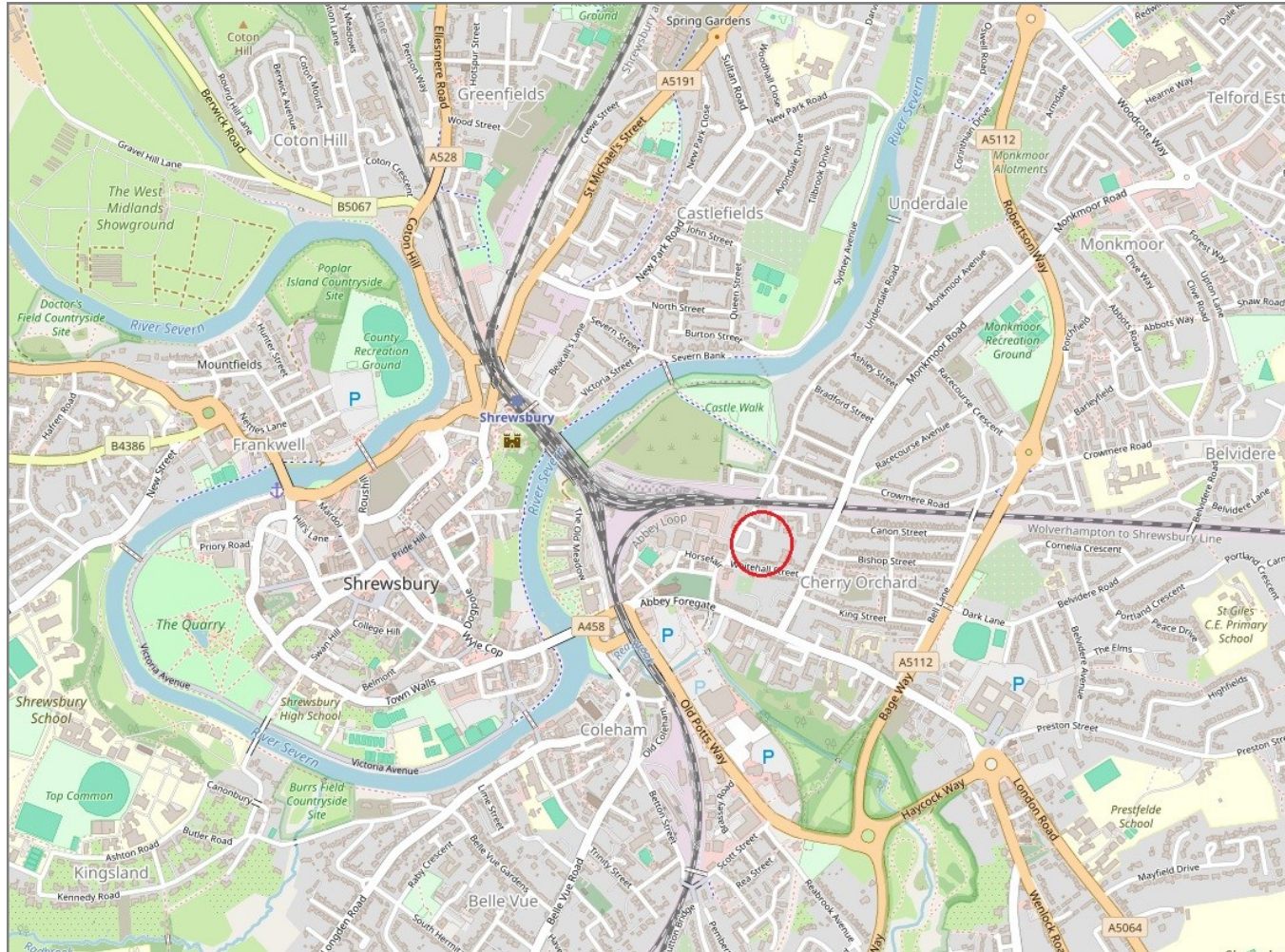
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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