



**118 Abbey Foregate, Shrewsbury, SY2 6AZ**

5 bedroom townhouse — £675,000 Freehold

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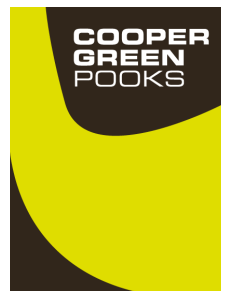
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sales@cgpooks.co.uk

**Located within walking distance of the town centre, this very attractive period property offers fantastic accommodation over three floors and has been significantly improved throughout, whilst retaining many of its original features.**

## KEY FEATURES

- Well-proportioned interior which has been stylishly modernised yet still has exposed beams in most rooms, as well as original reconditioned doors and quarry tiled flooring.
- Entrance hall with built in storage and doors to both the living and dining rooms.
- Split level living room with fireplace and wood burner, window to front and glazed screens and doors to the rear. There is also a useful home office/playroom off the living room and a cloakroom.
- Dining room with oak boarded flooring, window to front and a large sandstone inglenook fireplace.
- Well fitted kitchen/breakfast room with integrated appliances and quartz working surfaces. One wall has exposed whitewashed brickwork and there are windows to rear, along with access to the dining room and utility, which also opens onto the garden.
- Staircase from the hall to the first-floor landing with doors to two double bedrooms, both having ensuite bath/shower rooms. The main bedroom also has a walk-through dressing room.
- On the second floor there are two further similar sized bedrooms, with one having a further sizable ensuite shower room.
- Secondary glazed windows and gas central heating. Some rooms have period style column radiators.
- Lovely partly walled rear garden which is of a good size with two paved sun terraces. There is also a beautiful front garden which has matured to provide the property with seclusion.
- Superb location just a few minutes' walk from some excellent amenities, including supermarket, butchers and deli and good pubs/restaurants. The stunning Reabrook nature reserve is also just across the road and the town centre is only a 10 minute walk.



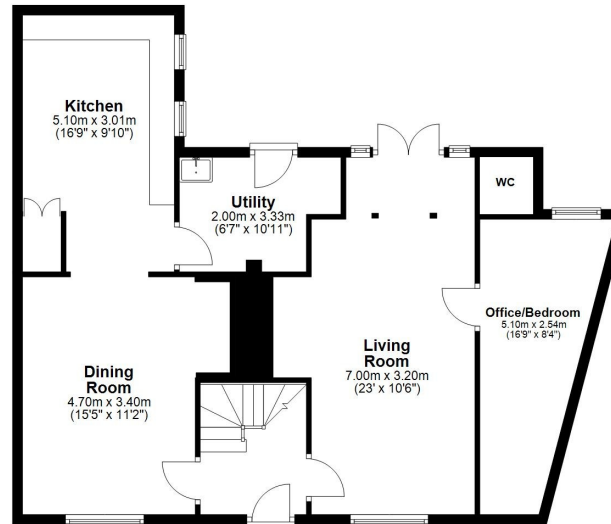
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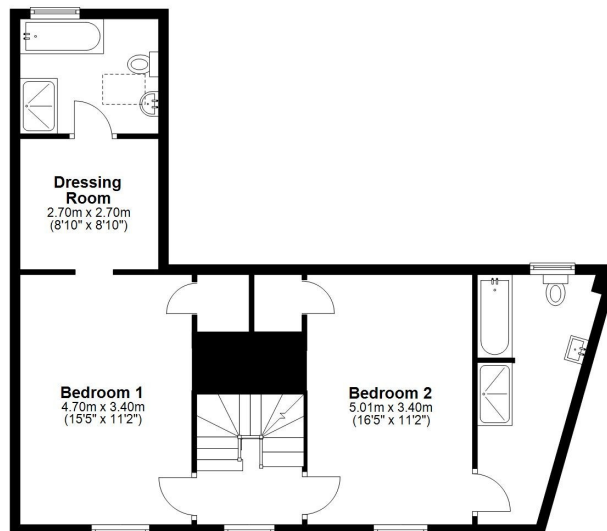
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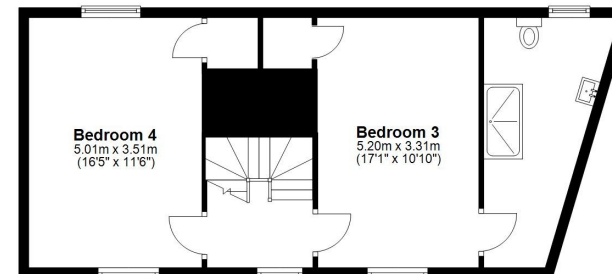
**Ground Floor**  
Approx. 84.3 sq. metres (907.5 sq. feet)



**First Floor**  
Approx. 59.5 sq. metres (640.8 sq. feet)



**Second Floor**  
Approx. 56.1 sq. metres (603.6 sq. feet)



Total area: approx. 199.9 sq. metres (2151.8 sq. feet)









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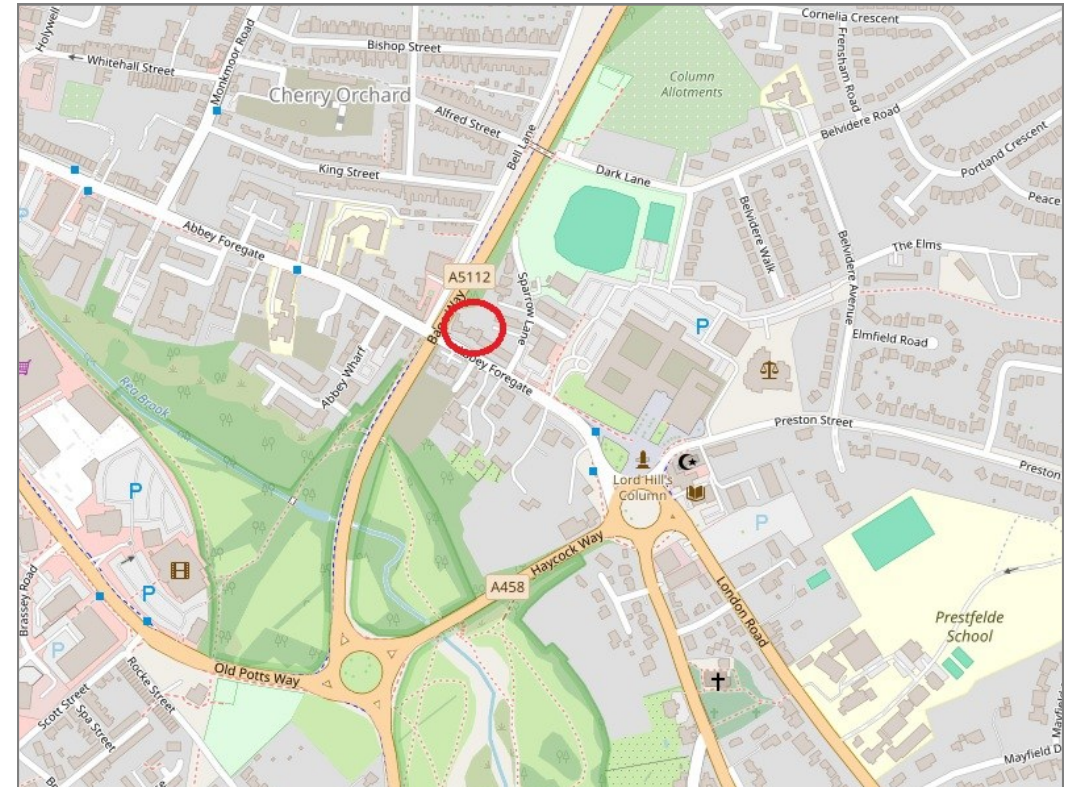
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**BOUNDARIES NOT CONFIRMED**

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

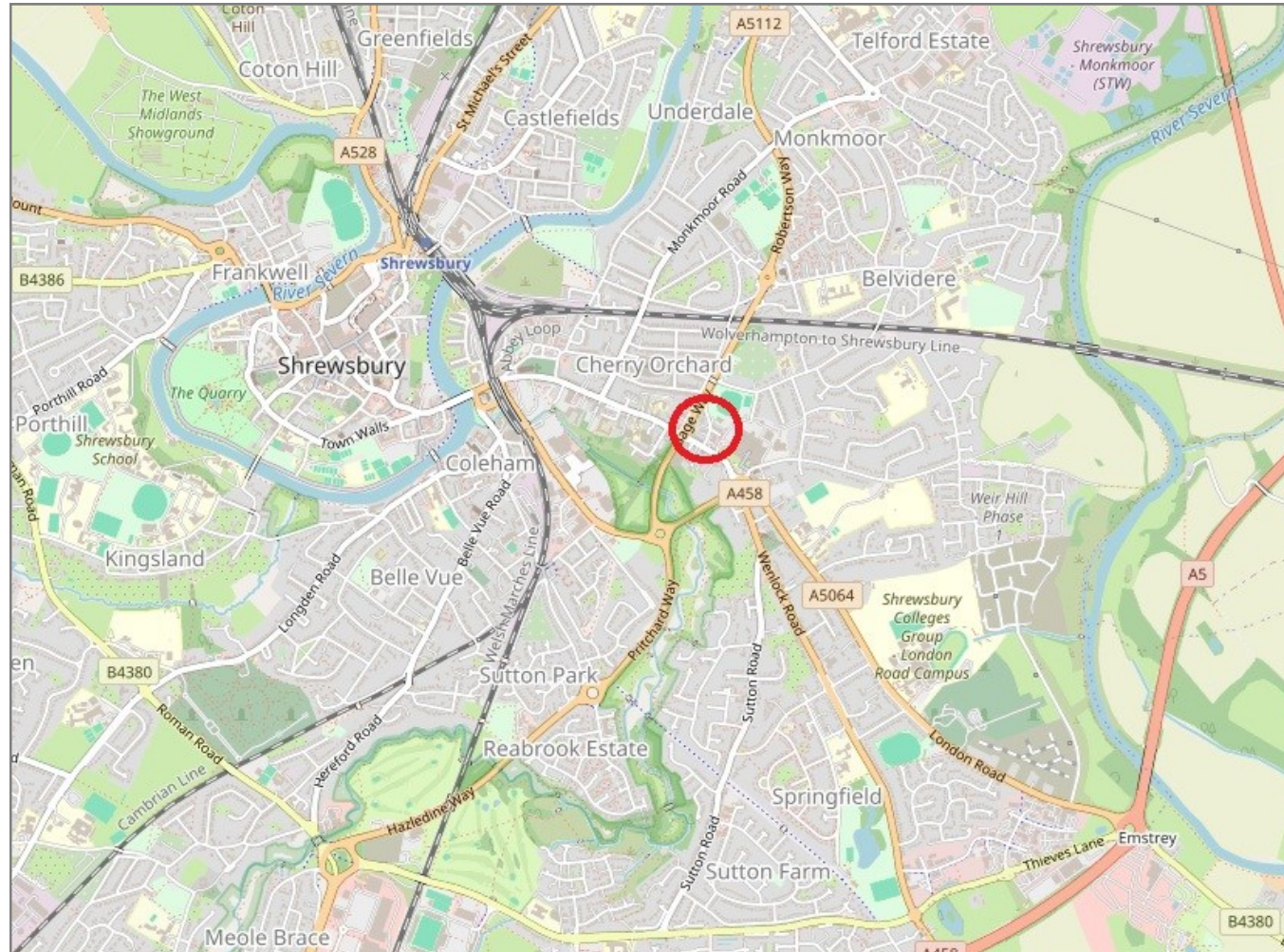
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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