



191 ABBEY FOREGATE
SHREWSBURY | SY2 6AH





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Close to amenities.

AN EXCEPTIONAL GRADE II LISTED PERIOD TOWNHOUSE, BEAUTIFULLY RENOVATED AND ELEGANTLY PRESENTED THROUGHOUT, OFFERING VERSATILE ACCOMMODATION OVER FIVE FLOORS.

Beautifully refurbished Grade II Listed townhouse combining period character with contemporary finishes

Stunning open-plan kitchen/breakfast room flowing into the garden room with bi-fold doors

Four generous double bedrooms with two luxurious refitted bathrooms

Flexible five-storey accommodation including a versatile basement suite and attic study

Attractive south-facing walled rear garden designed for low-maintenance outdoor living



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///items.towers.stove

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge passing the Abbey on the left hand side. Walk past The Abbey and the property will be found on the right hand side.

SITUATION

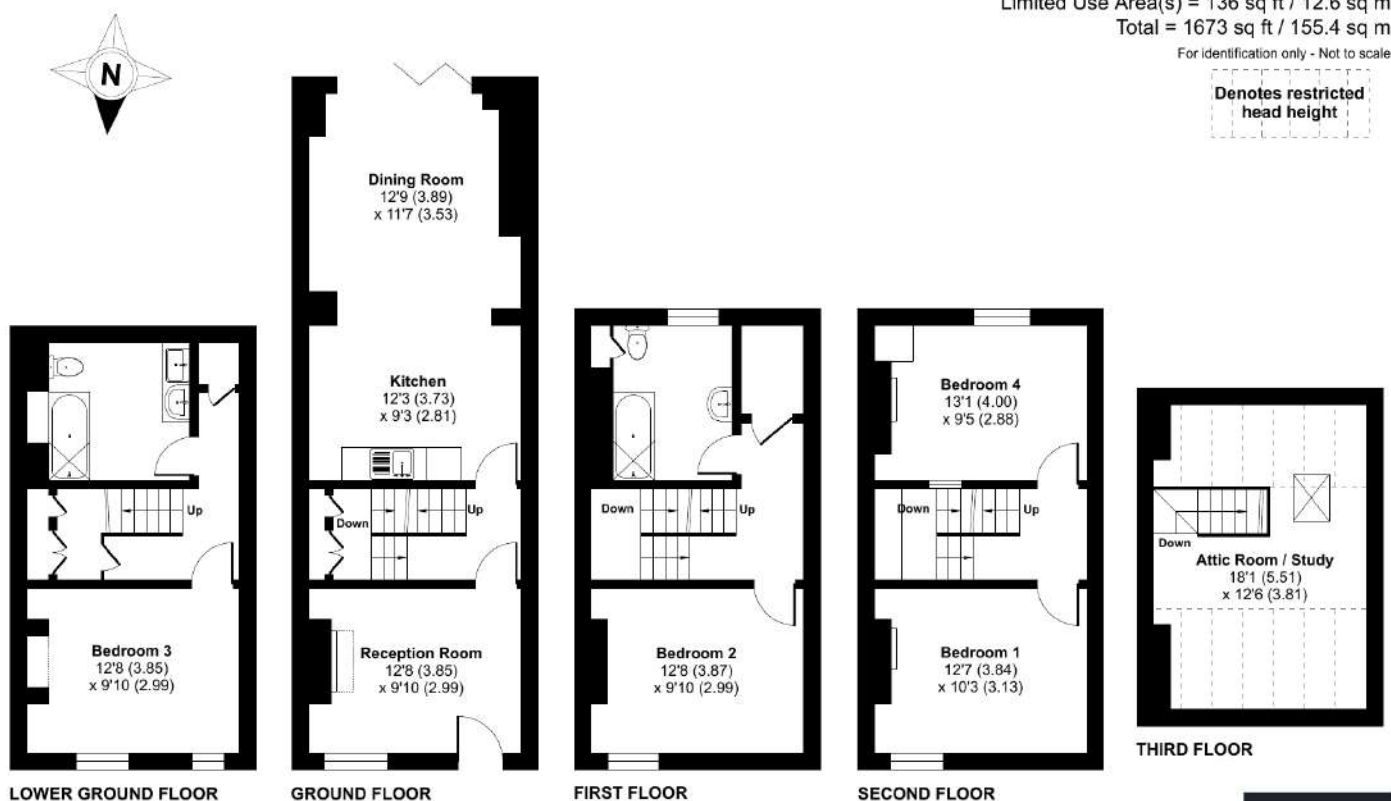
Abbey Foregate is widely regarded as one of Shrewsbury's most desirable residential addresses, renowned for its handsome period architecture and exceptional convenience. The property is within easy walking distance of the historic town centre, The Quarry Park, riverside walks, independent shops, restaurants and cafés, together with Shrewsbury railway station and excellent road links, making it an ideal location for both families and commuters.

PROPERTY

This outstanding Grade II Listed townhouse has been thoughtfully and sympathetically refurbished to create a stylish family home that effortlessly blends historic character with modern living. Arranged over five floors, the property offers an impressive level of versatility, making it equally suited to family life, entertaining and home working.

The welcoming sitting/dining room provides an elegant introduction to the property, retaining a wealth of original features including exposed wooden flooring, period fireplace and sash windows, creating a warm and characterful reception space.

Beyond, the recently refitted kitchen/breakfast/family room has been beautifully designed with a comprehensive range of contemporary cabinetry, integrated appliances and generous work surfaces. The space flows seamlessly into the superb sitting room, where a striking glazed roof lantern and full-width



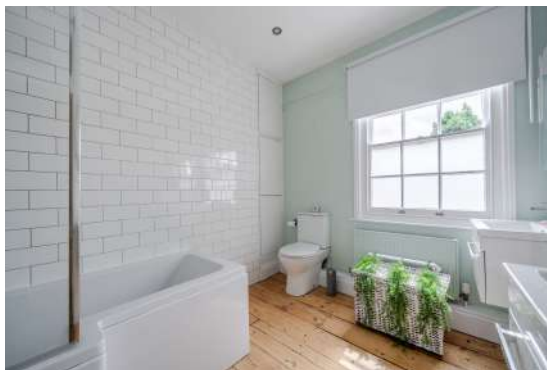
bi-folding doors flood the room with natural light and create an effortless connection with the south-facing garden, making it the true heart of the home.

The converted basement provides valuable additional accommodation and offers exceptional flexibility. Comprising an inner hallway, a spacious double bedroom and a beautifully appointed contemporary bathroom, this floor is perfectly suited for guests, older children, multigenerational living or as a private

home office suite.

The first floor is home to a further generous double bedroom served by a luxurious refitted family bathroom featuring high-quality contemporary fittings, while a useful walk-in wardrobe provides excellent storage.

The second floor offers two further double bedrooms, each retaining attractive period features including



original fireplaces and exposed wooden flooring.

Completing the accommodation is a versatile attic room, currently utilised as a study, offering an ideal space for home working, hobbies or additional storage.

Throughout the property, the careful restoration and high-quality finishes have created a home that is both elegant and practical, with an abundance of natural light, excellent proportions and beautifully preserved period detailing.

A beautifully restored period home of exceptional quality, offering elegant and versatile accommodation in one of Shrewsbury's most prestigious and convenient locations.

OUTSIDE

To the front, the property is approached through an attractive walled forecourt enclosed by traditional brick walling and wrought iron railings, creating an appealing first impression while maintaining privacy from the street.

The south-facing rear garden has been thoughtfully landscaped to provide a stylish yet low-maintenance outdoor space. A generous timber deck adjoins the house, offering the perfect setting for al fresco dining and entertaining, whilst the artificial lawn provides year-round enjoyment without the upkeep. Enclosed by attractive brick walls, the garden enjoys an excellent degree of privacy and benefits from

gated rear pedestrian access, together with external lighting and an outside heater, allowing the space to be enjoyed throughout the seasons.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



