



6 PROVIDENCE GROVE

ABBAY FOREGATE | SHREWSBURY | SY2 6BU

Halls 1845



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Close to town amenities.

A MUCH IMPROVED AND BEAUTIFULLY PRESENTED PERIOD TERRACED HOME, OFFERING VERSATILE ACCOMMODATION, SET WITH COURTYARD GARDENS AND PARKING IN A HIGHLY DESIRABLE AREA.

Highly desirable period terrace house
Renovated by the current owner
Deceptively spacious accommodation
Two good-sized Bedrooms
Private low-maintenance front and rear gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge staying in the left hand lane. Head through the first set of traffic lights and turn left down a slip road before the Abbey. Continue past the Peach Tree restaurant and take the next available left turn into Railway Lane and the property will be found on the right hand side clearly identified by a Halls 'For Sale' board.

SITUATION

The property is located in a most convenient and popular position and is within walking distance of a number of town centre amenities. Shrewsbury town centre offers an excellent and fashionable range of facilities including numerous shops, bars/restaurants and leisure amenities whilst a rail service is also available. There are excellent road links for commuters giving easy access onto the A5 and off to the M54 motorway heading towards Telford and the Midlands.

PROPERTY

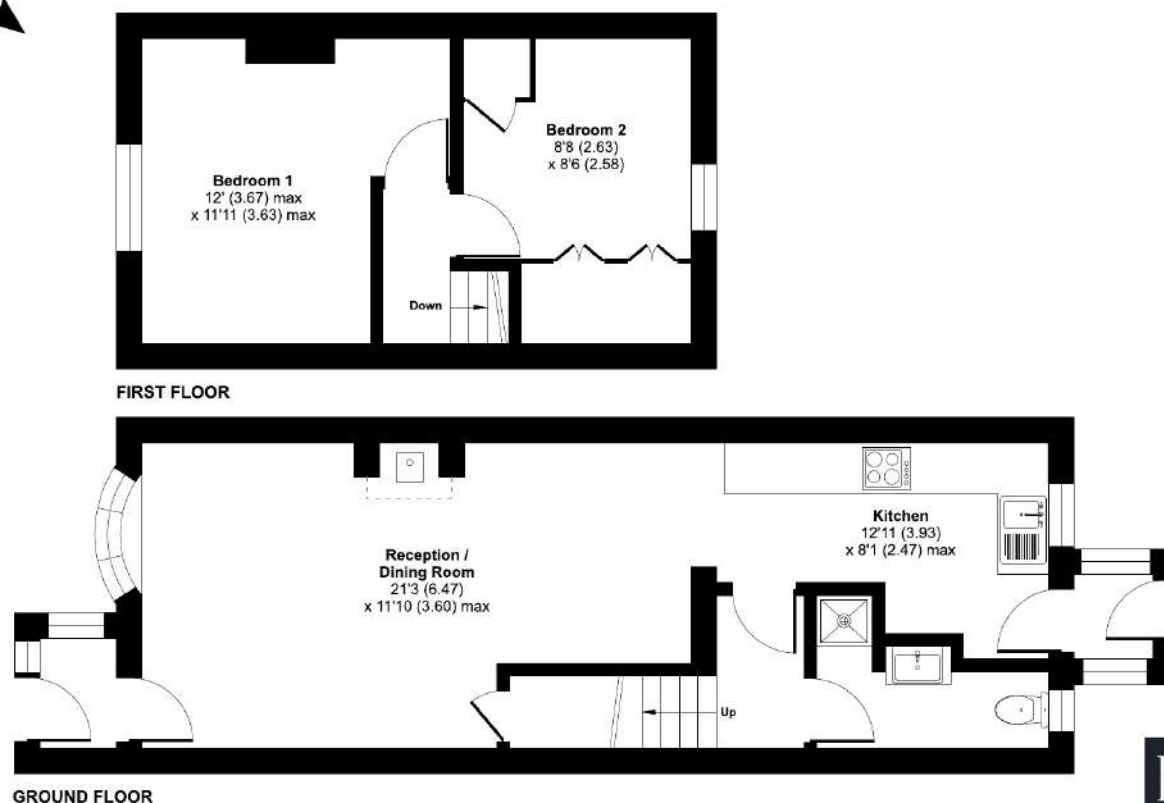
This is a highly desirable and beautifully presented period terrace house which has been much improved and finished to a high standard by the current owners to provide deceptively spacious and well-appointed accommodation throughout.

The property occupies a superb and highly convenient location, situated just behind the Abbey and within easy walking distance of the town centre, making it an ideal home for those looking to enjoy all the amenities and facilities the town has to offer.



Approximate Area = 697 sq ft / 64.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1497291



The accommodation benefits from gas fired central heating and uPVC double glazing and briefly comprises an entrance porch which opens into the superb open plan ground floor accommodation. Initially there is a good sized living area with a clearview log burning stove (coal and wood) and the dining room beyond that has a wide opening through to the well-fitted kitchen, which is equipped with a good range of matching base and eye-level wall units. To the rear is a useful lobby with access to a

downstairs shower room.

On the first floor, there are two good-sized bedrooms, providing comfortable and versatile accommodation.



OUTSIDE

The property has a block-paved private parking area to the front, together with a gate providing access to the front garden. To the rear is a door leading out to a private and low-maintenance enclosed garden, providing a pleasant space to sit and relax.

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

Mains water, electricity, gas and drainage are understood to be connected. 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 - B



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.



