



# APARTMENT 3 THE WOODLANDS

ABBEY FOREGATE | SHREWSBURY | SY2 6LT





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Close to amenities.

AN INCREDIBLY IMPRESSIVE TWO BEDROOM MAISONETTE WITH PRIVATE COURTYARD SET IN A PERIOD PROPERTY WITHIN A POPULAR LOCATION ON THE OUTSKIRTS OF THE TOWN CENTRE.

A beautifully presented period conversion with stunning accommodation  
Characterful with wonderfully high ceilings  
Open plan kitchen/dining room and superb sitting room  
Walled courtyard garden  
Private allocated parking and garaging



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3Words - ///cubes.useful.cure

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge passing the Abbey on the left hand side. Continue through the traffic lights passed the Sainsburys Local on your left hand. At the roundabout proceed all the way round and back on yourself and the driveway is just off the roundabout on the left hand side. Continue down the driveway the property is the first on the left hand side.

## SITUATION

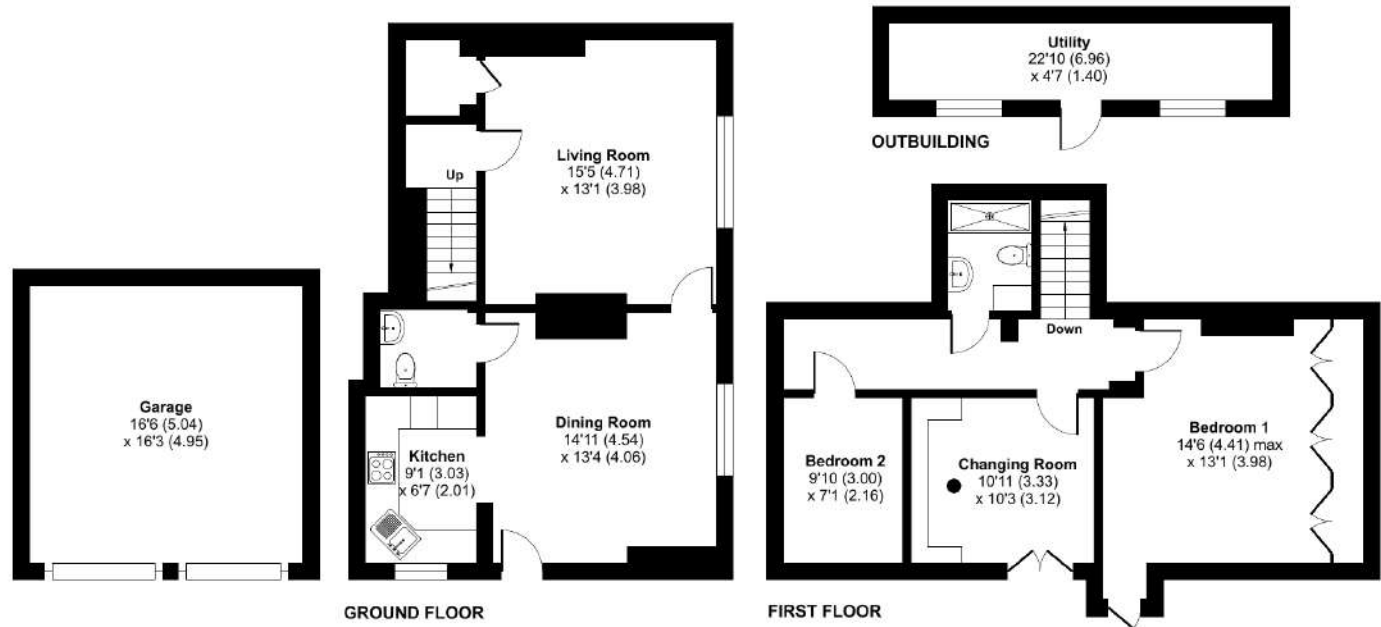
The property is delightfully positioned in a most sought after location being in a conservation area and within a short distance of the excellent range of town centre amenities which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry Park which has some delightful walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private whilst the town centre also offers a rail service. Commuters will be delighted to note that there is excellent road access to the A5 which leads to the M54 motorway and West Midlands beyond.

## PROPERTY

Apartment 3, The Woodlands is a beautifully presented split-level, ground-floor residence set within a striking Victorian stone building dating back to 1865. This rare and elegant home perfectly balances period charm with a modern feel, offering two double bedrooms, a stylish shower room, and a stunning open-plan kitchen/dining space with impressive high ceilings. The property also benefits from a private courtyard garden and access to well-maintained communal grounds.



Approximate Area = 1176 sq ft / 109.3 sq m  
Garage = 269 sq ft / 25 sq m  
Outbuilding = 105 sq ft / 9.7 sq m  
Total = 1550 sq ft / 144 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: 1437336

Nestled near the iconic Lord Hill Column at the top of Abbey Foregate, this exclusive home forms one of just seven residences within a meticulously converted landmark building. Upon entering, you are welcomed by soaring ceilings, original windows, and timeless architectural details that reflect the grandeur of the Victorian era, seamlessly complemented by sleek contemporary finishes throughout.

The heart of the home is the exceptional open-plan kitchen/dining room, ideal for both everyday living and entertaining. This space flows effortlessly into the sitting room and also opens directly onto the private courtyard, creating a superb indoor-outdoor lifestyle.





The sitting room also features a characterful original safe, adding a unique historical touch. Stairs lead down to two generously sized double bedrooms, both with built-in wardrobes and access to resin-finished outdoor areas. This level also includes a dedicated study and a modern shower room.

### OUTSIDE

The property boasts a private courtyard garden with a useful garden/utility room, as well as access to attractive communal gardens. A double garage and ample private parking further enhance the appeal of this exceptional home.



## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of leasehold 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 – D



### 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.



