



74 Abbey Foregate, Shrewsbury, SY2 6BE

Shrewsbury & Country House Sales

MILLER
EVANS



74 Abbey Foregate, Shrewsbury, SY2 6BE

£485,000

Freehold

- Spacious, Grade II listed town house with accommodation over four levels
- Basement office/cellar area, offering versatile options
- To the ground floor, entrance hall, lounge, kitchen/dining room, shower room, larder and utility area
- To the first floor, three spacious bedrooms and family bathroom
- To the second floor, main bedroom with walk-in wardrobe, en-suite shower room and storage area
- Spacious rear garden with good sized decked terrace
- Convenient location, on the edge of town, close to excellent amenities and transport links
- No upward chain



Sold with no upward chain - A Grade II listed, four bedroom Georgian town house, located in the highly desirable Abbey Foregate. The accommodation briefly comprises: spacious entrance hall with free flowing access to the lounge, kitchen/dining room, utility with larder, leading to a newly fitted shower room. Basement office/cellar, To the first floor, three good sized bedrooms and family bathroom. To the second floor, there is a large main bedroom with walk-in wardrobe and en-suite shower room and useful storage area. The property benefits from gas fired central heating and a spacious rear garden with decking providing secluded seating/entertaining area.

Abbey Foregate is a highly regarded residential area on the eastern side of Shrewsbury, offering a convenient location within easy reach of the town centre. The area is well served by a range of local amenities including shops, schools, health care facilities and recreational opportunities, whilst Shrewsbury's historic centre provides a selection of independent retailers, restaurants, cafes and cultural attractions. The property enjoys excellent transport links with Shrewsbury Railway Station, the A5/M54 road network providing convenient access to regional and national destinations.







ENTRANCE HALL
15'0" x 11'10"

LOUNGE
15'0" x 9'8"
Fireplace feature

KITCHEN / DINING ROOM
14'2" x 12'9"
Kitchen fitted with a range of base units

UTILITY ROOM
8'7" x 7'7"
Door to garden
Large Larder (3'9" x 3'2)

SHOWER ROOM
5'3" x 7'7"
Shower cubicle, wash hand basin and low flush wc

BASEMENT OFFICE / CELLAR
15'0" x 11'3"





From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 2
15'0" x 12'9"

BEDROOM 3
11'8" x 11'10"

BEDROOM 4
9'8" x 12'9"

FAMILY BATHROOM
12'11" x 7'3"
Bath, wash hand basin and low flush wc

From the FIRST FLOOR LANDING, STAIRCASE rises to SECOND FLOOR

BEDROOM 1
15'8" x 15'6"

WALK-IN WARDROBE
4'1" x 6'2"



EN-SUITE SHOWER ROOM
12'2" x 11'7"
Large shower cubicle, wash hand basin and low flush wc

STORAGE AREA
10'0" x 5'3"
With window and skylight

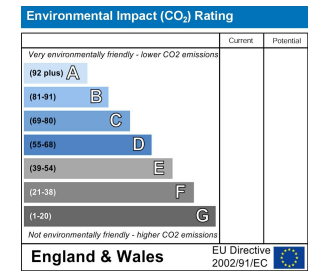
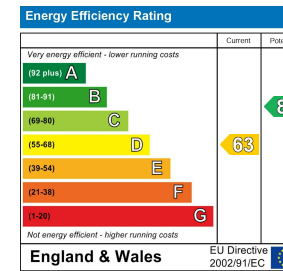
GARDENS AND GROUNDS

The property is divided from the road by a shallow forecourt with stone steps rising to the formal reception area.

Spacious rear garden laid to lawn with mature hedging and floral borders, good sized decked terrace providing ideal seating/entertaining area. Outbuilding with electricity, heating, lighting and water.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge, along Abbey Foregate. Continue through the traffic lights and the property will be found after a short distance on the left hand side.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced. This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

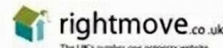
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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