



103A ABBEY FOREGATE
SHREWSBURY | SY2 6BA





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Close to town amenities.

A STUNNING AND BEAUTIFULLY PRESENTED BAY FRONTED PERIOD HOUSE, SET WITH PARKING AND COURTYARD GARDEN IN THIS MOST POPULAR RESIDENTIAL LOCATION.

Beautiful period property
Finished to an excellent standard
Parking space
Lovely courtyard garden
Walking distance of town centre



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge passing the Abbey on the left hand side. After a distance there is a driveway off on the left hand side where 103a Abbey Foregate can be found.

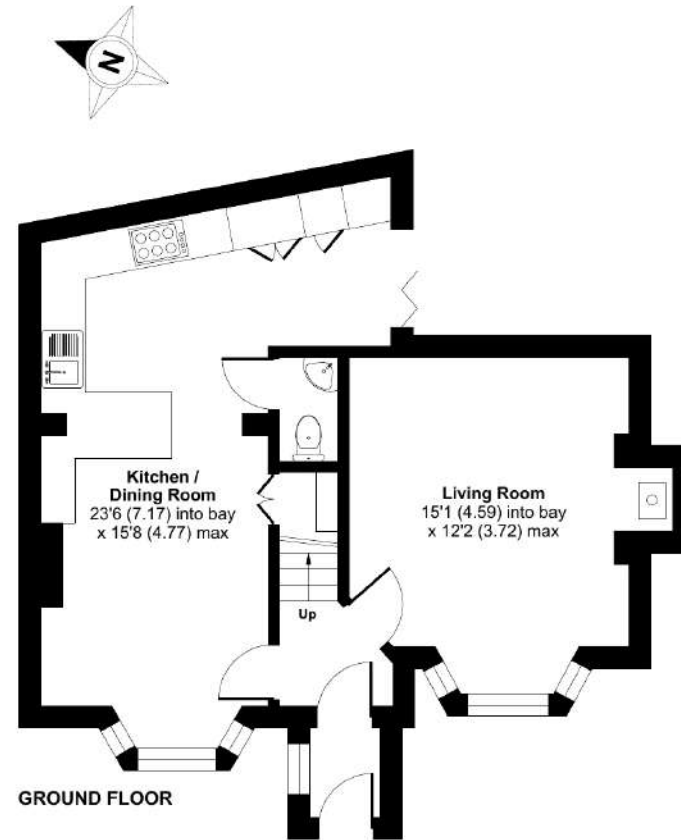
SITUATION

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 Sever. 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

103a Abbey Foregate is a beautifully presented period home that has been thoughtfully enhanced to combine character features with high-quality contemporary finishes, creating a stylish and welcoming home throughout. The property enjoys a convenient layout, with an inviting entrance hall leading to an elegant living room where a feature panelled wall, bay window and an impressive brick fireplace with a recently installed log burning stove provide a warm and relaxing focal point.

To the rear of the property, the superb open-plan kitchen and dining space forms the heart of the home. The dining area features exposed ceiling beams, attractive parquet flooring and bespoke storage, while the beautifully appointed kitchen is fitted with an extensive range of soft-close cabinetry complemented by luxurious quartz work surfaces.

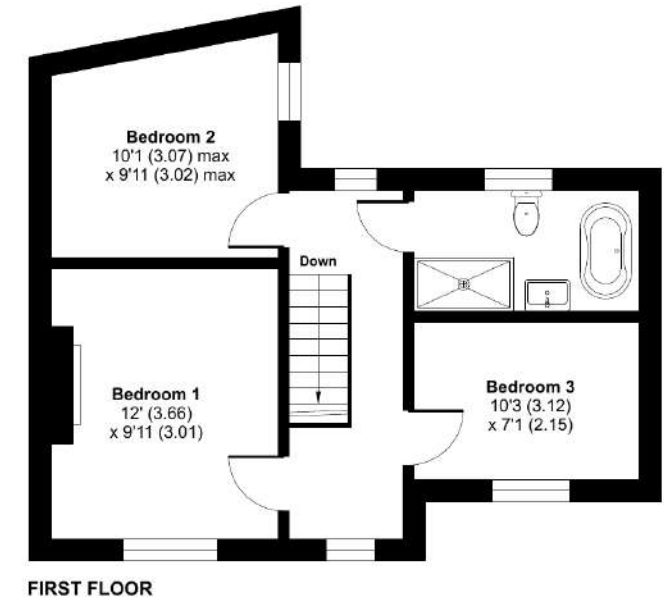


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2026. Produced for Halls. REF: 1483808

A Belfast-style sink with CAPLE mixer tap, a striking SMEG range cooker with extractor hood and space for a large American-style fridge freezer complete this impressive space. Exposed brickwork adds further character, and bi-fold doors open directly onto the private Indian sandstone courtyard, seamlessly connecting the indoor and outdoor living areas. A well-appointed guest cloakroom completes the ground floor.

Approximate Area = 973 sq ft / 90.4 sq m

For identification only - Not to scale



FIRST FLOOR

The first floor offers three well-proportioned bedrooms, each retaining individual character, including ornamental fireplaces and original boarded flooring. The luxurious family bathroom has been finished to an exceptional standard, featuring quality HUDSON & REED fittings, a stunning nickel and copper freestanding roll-top bath, a generous walk-in shower with mains-fed drench shower, vanity storage and a heated towel rail. There is also the added benefit of a generous loft storage





area, which has been fully boarded for practical use.

OUTSIDE

Outside, the property is approached through a gated shared driveway leading to a designated parking space. To the front, the low-maintenance garden provides an attractive seating area with slate borders and space for potted plants or additional log storage, while the enclosed rear courtyard offers a delightful private sun terrace laid with Indian sandstone, ideal for outdoor dining and entertaining, complete with a log store and external power point.

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 - 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.



