



186 Abbey Foregate, Shrewsbury, SY2 6AH

Shrewsbury & Country House Sales

**MILLER
EVANS**



186 Abbey Foregate, Shrewsbury, SY2 6AH

£279,000

Freehold

- Much improved and sympathetically extended period townhouse finished to a high standard throughout.
- Spacious open-plan kitchen, dining and living room with bi-fold doors opening onto an enclosed walled courtyard garden.
- Separate sitting room, ground floor shower room and dedicated utility/laundry room.
- Three bedrooms arranged over two upper floors, including a versatile second-floor studio bedroom.
- Attractive low-maintenance rear courtyard with paved and raised decked seating areas
- Convenient location within easy walking distance of the town centre via the English Bridge, with a wide range of shops, bars, restaurants and leisure facilities, plus local amenities in Abbey Foregate.



This beautifully presented period townhouse has been thoughtfully improved and sympathetically extended, combining character and charm with stylish modern living.

The accommodation has been enhanced with great care and attention to detail, creating a superb home that is both practical and inviting. The property is entered via an attractive sitting room which leads through an inner hall to the heart of the home – a spacious open-plan kitchen, dining and living area. This impressive space is ideal for both everyday living and entertaining, with bi-fold doors opening directly onto the enclosed courtyard garden. The ground floor also benefits from a contemporary shower room together with a separate laundry/utility room. On the first floor there are two generously proportioned bedrooms. Bedroom Two provides access to a staircase leading to the second floor, where a versatile studio-style third bedroom offers an ideal guest room, home office or hobby space. Attractive enclosed rear garden. The property further benefits from gas-fired central heating and represents an excellent opportunity to acquire a character home that has been tastefully modernised in a convenient and highly desirable location.

Situated in a sought-after location, the property is within easy walking distance of the town centre via the English Bridge, providing excellent access to an extensive range of shops, restaurants, cafés, bars and leisure facilities. A variety of local amenities are also available nearby in Abbey Foregate.







ENTRANCE HALL
2'6" x 3'4"

SITTING ROOM
11'7" x 11'10"
Inset log burning stove

INNER HALL
11'1" x 5'10"

OPEN-PLAN KITCHEN / FAMILY ROOM
18'0" x 11'10"
Kitchen fitted with a range of matching modern units
Bi-folding doors to rear courtyard garden

SHOWER ROOM
6'0" x 5'8"
Walk-in shower, wash hand basin, wc,

UTILITY
4'9" x 5'8"

STAIRCASE rising to **FIRST FLOOR LANDING**

BEDROOM 1
12'0" x 11'10"
Built in wardrobes

BEDROOM 2
11'6" x 8'8"

STAIRCASE from bedroom two rising to **SECOND FLOOR**

STUDIO BEDROOM 3
11'3" x 11'10"
Velux roof light.

GARDENS AND GROUNDS

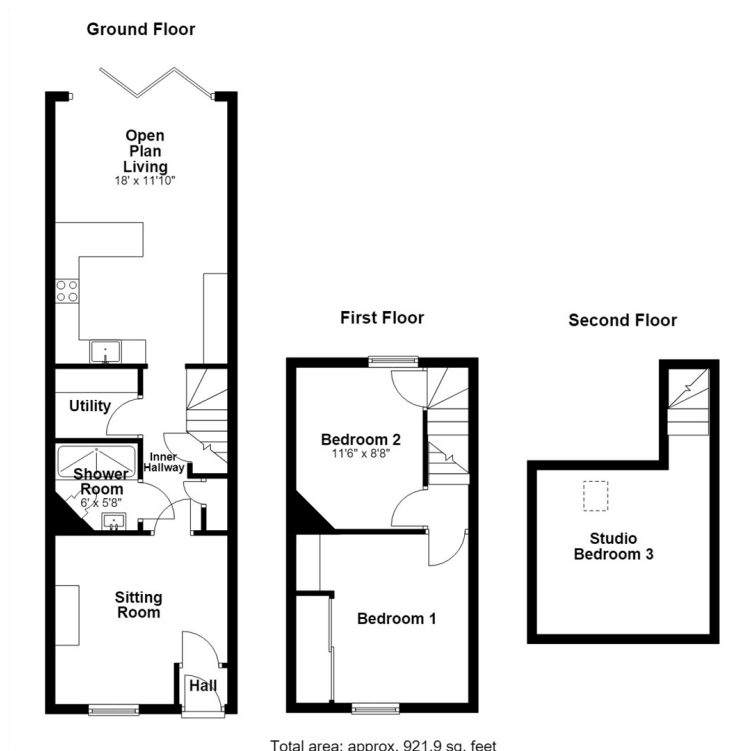
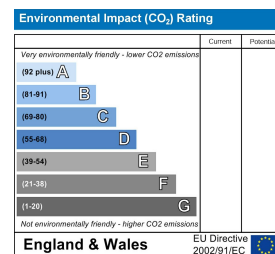
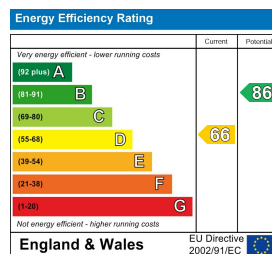
The property is approached over a shallow forecourt.

The rear is an attractive enclosed walled courtyard garden, designed for low-maintenance enjoyment, with a paved seating terrace and raised decked terrace providing ideal spaces for outdoor dining and relaxation.



HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge. Continue for a relatively short distance where the property will be found on the Right-hand side opposite the Shrewsbury Abbey.



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.

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

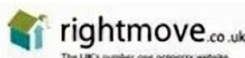
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band: B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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