APARTMENT 2 THE WOODLANDS

ABBEY FOREGATE | SHREWSBURY | SY2 6LT

Halls 1845

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A STUNNING GROUND FLOOR APARTMENT, OFFERING GREATLY ENHANCED AND REDESIGNED ACCOMMODATION, SET WITH GARAGING AND BEAUTIFUL LANDSCAPED GARDENS.

Fantastic town location
Part of a striking period building
Impressively renovated throughout
Thoughtfully reconfigured layout
Delightful low maintenance gardens

Halls 1843

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
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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 and the turning to The Woodlands will be seen on the right hand side, opposite to Shirehall.

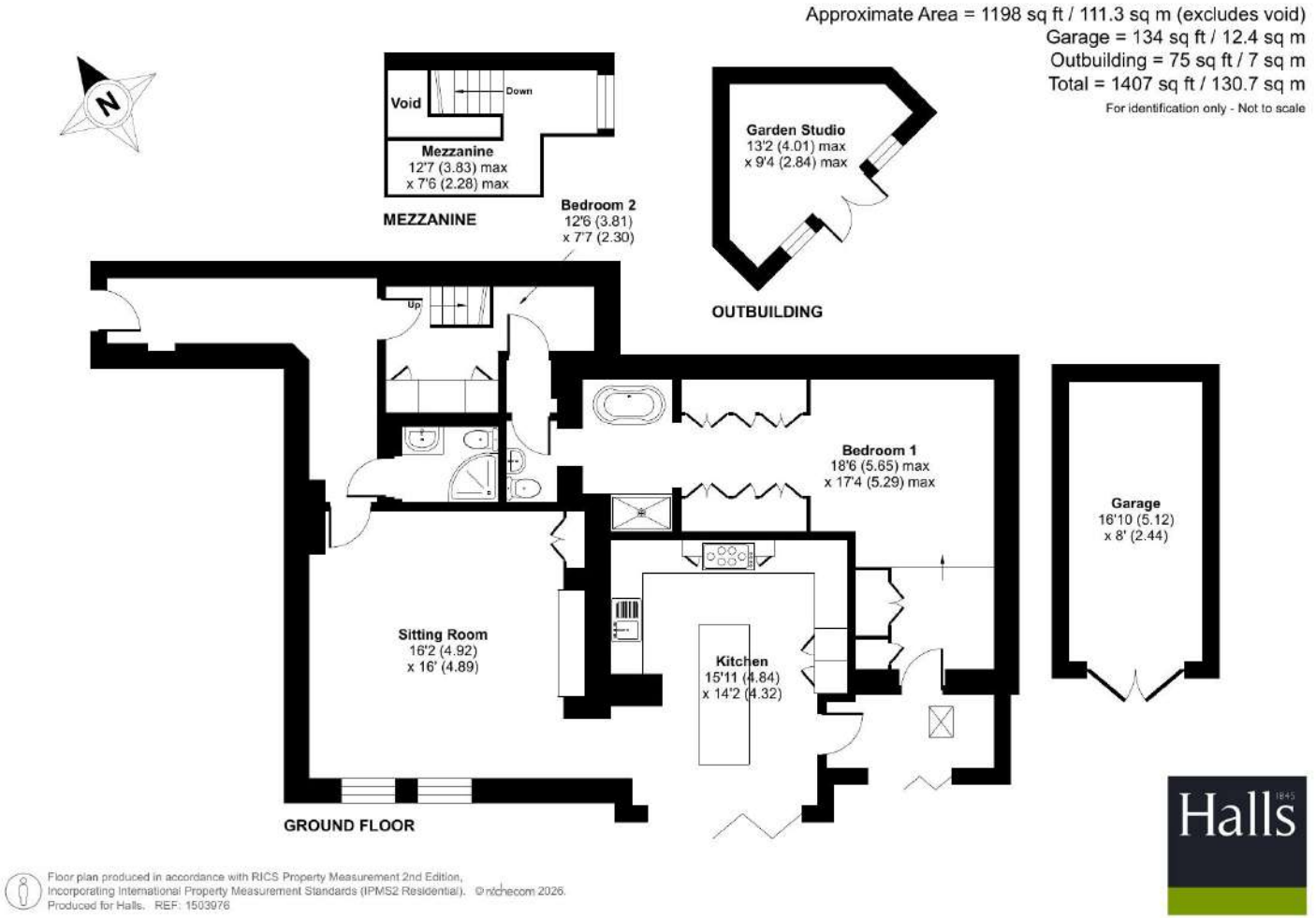
SITUATION

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

A beautifully presented and extensively reconfigured, extended and sympathetically enhanced ground floor residence, occupying part of a striking Grade II Listed Victorian stone building dating from 1865. Offering an exceptional blend of period elegance and sophisticated contemporary living, with two bedrooms, beautifully redesigned gardens, garaging (with additional land for the erection of a double garage) and ample private parking.

Apartment 2, The Woodlands is a rare and particularly elegant home which has undergone a comprehensive programme of improvement. The property has been extensively reconfigured, extended and modernised throughout.



The accommodation flows exceptionally well offering a generous living room, providing a comfortable and elegant principal reception space. The real heart of the home, however, is the stunning extended kitchen/dining room.

Beautifully appointed with bespoke-style soft-close cabinetry, elegant quartz work surfaces and a striking central island, the kitchen provides an impressive combination of style, practicality and sociable living.

Expansive bi-fold doors open directly onto the redesigned gardens, creating a wonderful connection between the interior and exterior and allowing the space to work particularly well for entertaining.

The property offers two bedrooms, with the principal bedroom being a particular highlight. This impressive suite incorporates a well-proportioned bedroom, a dedicated dressing area with extensive fitted storage and a highly appointed en suite bathroom.

The en suite has been finished to an exceptional standard and features a large walk-in shower, creating a luxurious and relaxing private space.

The second bedroom could provide an excellent guest bedroom, or home-working space. A stylish shower room serves the remainder of the accommodation.

OUTSIDE

The gardens have been completely redesigned and landscaped to create a private, attractive and exceptionally easy-to-maintain outdoor space. Immediately adjoining the property is a superb seating and socialising area, centred around an attractive feature pergola and providing an ideal setting for outdoor dining and entertaining.

There is also provision for a hot tub, together with areas of artificial lawn and carefully considered planting, creating a contemporary garden that is both practical and inviting. A useful garden room provides valuable additional space and could used for a multitude of purposes.

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.

The leasehold forms a part of the freehold.
999 years from 01/01/26
Service charge: £150 pcm

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 outgoings 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.

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