



SAMUEL WOOD

73 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BE

Offers Over £500,000



# 73 Abbey Foregate

Shrewsbury, Shropshire, SY2 6BE



- Beautifully Presented Period Property
- Open Plan Living Dining Room With Feature Fireplace
- Landscaped Three Tier Rear Garden With Sun Terrace
- Open Plan Kitchen Breakfast Area
- Gas Central Heating
- Three Generously Sized Bedrooms
- Highly Sought After Location
- Converted Basement
- Bathroom & Shower Room On First Floor
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented three bedroom period property on Abbey Foregate, Shrewsbury. This charming residence boasts characterful yet contemporary living spaces comprised over three floors within a very well designed layout; all complemented by a landscaped three tier rear garden and on street parking to the front. Situated only a short walk from the town centre close to excellent amenities including shops, restaurants, bars, cafes, idyllic river walks, gyms, within good school catchment and close to practical road links. Viewing is highly recommended by the selling agent.

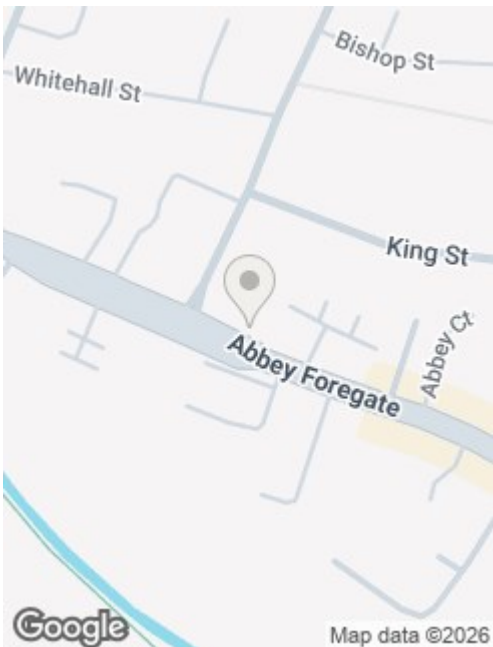
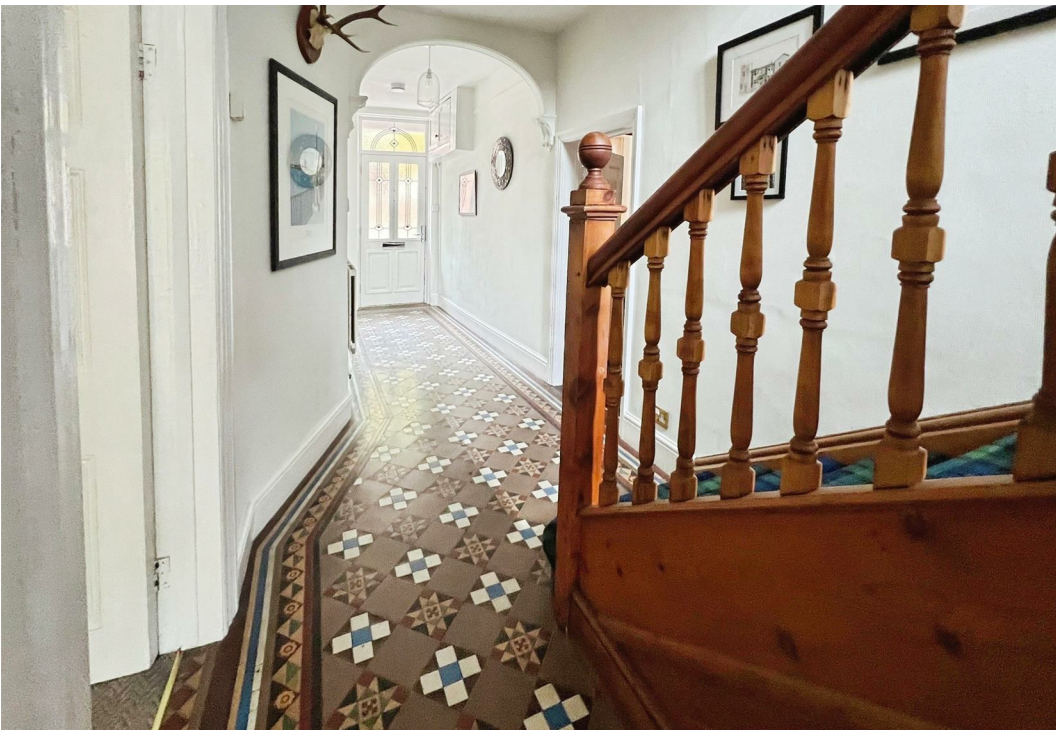
73 Abbey Foregate is a charming 19th-century three-bedroom home that blends period character with modern living, located in one of Shrewsbury's most desirable areas. The ground floor opens into a welcoming hallway adorned with Victorian floor tiles, setting the tone for the property's timeless appeal. Off the hall, there is a versatile study with access to a converted basement room, now a comfortable and functional living space. The heart of the home is the spacious open-plan living and dining room, which features elegant parquet flooring, a character fireplace, a bay window and French doors that lead to the rear patio. A bright kitchen/breakfast room, tiled throughout, also provides access to the garden, along with a practical laundry room and a convenient cloakroom.

Upstairs, the home continues to impress with three generously sized bedrooms, all offering ample natural light and period charm. The accommodation is served by a stylish shower room and a high-specification family bathroom, thoughtfully designed with modern finishes that complement the home's historic character. Each bedroom provides flexibility for family living, guests, or work-from-home arrangements, making the upstairs as practical as it is elegant.

Externally, 73 Abbey Foregate boasts strong curb appeal with traditional metal gated access to the front. The rear of the property offers a beautifully landscaped, three-tiered garden that serves as a true extension of the living space. Designed for both relaxation and function, the garden includes a sun terrace for outdoor dining, multiple lawned areas and a dedicated vegetable growing section, all framed by mature planting. This outdoor space enhances the home's family-friendly nature while offering a peaceful retreat in the heart of Shrewsbury.







## Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16Mbps, Superfast 80Mbps & Ultrafast 10,000Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







**Total floor area: 181.2 sq.m. (1,950 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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