MILLER EVANS

SHREWSBURY'S ESTATE AGENT

Park Cottage, Horsefair, Abbey Foregate, Shrewsbury SY2 6BL

Asking Price £395,000

To view this property please call us on **01743 236 800** Ref: T7556/SL/MU

A Grade II Listed, expertly restored, and extended, 2 bedroomed timber framed cottage.

This Grade II Listed, 16th Century timber framed cottage has been restored and extended to a particularly high standard, creating a modern living space whilst retaining the original character to create a truly unique two bedroom property and briefly comprises : utility/wc, kitchen/dining room, living room. Master bedroom and bathroom to the first floor. Bedroom to the second floor. Parking for one vehicle with cabling for car charging. Private courtyard garden.

Situated within a short walk of Shrewsbury town centre with views across Abbey Gardens, the property is close to local amenities with the full range of shops, fashionable bars and restaurants in the town centre being a short walk over the English Bridge.

INSIDE THE PROPERTY

ENTRANCE

UTILITY/WC
Corner wash hand basin, wc
Cupboard housing Worcester central heating boiler, underfloor heating controls and plumbing for washing machine.

KITCHEN / DINING ROOM
20'11" x 14'9" (6.38m x 4.50m)
Windows with excellent natural light and a skylight
Fitted with a range of units with quality Bosch integrated appliances including dishwasher, fridge/freezer, induction hob and conventional and combination microwave ovens,
Impressive central solid granite work surface with inset glazed sink

LIVING ROOM
15'0" x 14'0" (4.57m x 4.27m)
With recessed fireplace with exposed brickwork and a Dunsley glass fronted wood stove set to a stone hearth
Large window overlooking the terrace and the timber framework between the living room and kitchen is a particular feature.

STAIRS rising from living room to FIRST FLOOR

MASTER BEDROOM
15'0" x 12'4" (4.57m x 3.76m)
With period exposed oak floorboards
Attractive cast iron fireplace
Window with views over Horsefair.

GENEROUS SIZED BATHROOM
11'3" x 6'0" (3.43m x 1.83m)
Impressively fitted with a white suite comprising back wall curved bath
Walk in shower cubicle with drench shower head
Wash hand basin
WC
Column style radiator incorporating towel rail
Window and skylight.

STAIRCASE continues to SECOND FLOOR

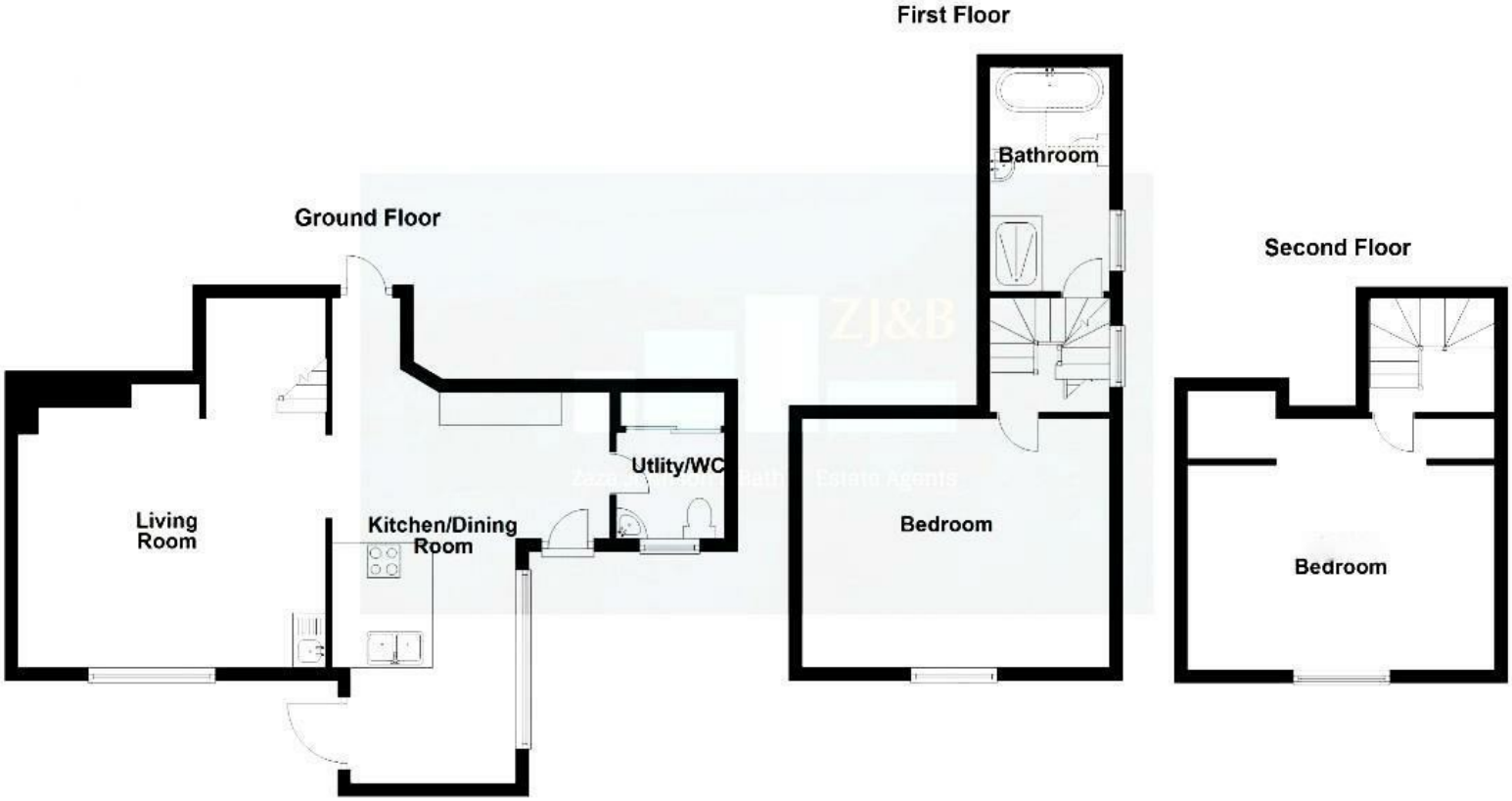
BEDROOM 2
15'4" x 10'0" (4.67m x 3.05m)
Period exposed oak floorboards
Window to the fore
Recesses ideal for creating wardrobe space.

OUTSIDE THE PROPERTY

Attractive sunken courtyard garden with reclaimed sandstone and brick terrace, screened by pleached crab apple trees underplanted with box hedging.

Small decked enclosed rear courtyard ideal for the storage of cycles/bins etc. Block paved driveway providing parking for one vehicle with cabling for one car charging.

FLOOR PLANS ...



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tooland not an exact replication of the property. Plan produced using PlanUp
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Park Cottage, Shrewsbury

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Bear left onto Abbey Foregate. Turn left into Horsefair, where Park Cottage will be found.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: - A TBC

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.

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.

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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones