



The Mill House, 139 Abbey Foregate, Shrewsbury, SY2 6AP

4 bedroom townhouse—£850,000 Freehold

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Coopergreenpooks.co.uk

£850,000 Freehold—4 bedroom townhouse

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This very attractive town house of character has been significantly improved and extended to provide substantial, versatile, and thoughtfully designed accommodation over four floors, retaining plenty of original features while creating a truly comfortable family home. The property is conveniently situated within walking distance of the town centre, while benefitting from a beautifully landscaped south facing garden, detached garage with studio above, and private parking.

KEY FEATURES

- Sympathetically renovated interior, finished to a high standard, while retaining plenty of characterful features such as ornate fireplaces and sash windows
- Entrance hall opening to a good-sized inner hallway with turning staircase to a light and spacious first floor landing
- Two reception rooms at the front of the house, currently used as a dining room and study creating versatile space and adding to the exceptionally well-proportioned ground floor
- Fantastic extended living room with a feature living flame gas fire and glazed double doors onto the rear patio
- Lovely open plan kitchen/dining/family room, complete with a range of fitted units and integrated appliances, Quooker tap, windows and glazed doors to two elevations, as well as multiple velux windows allowing plenty of natural light
- The useful cellar provides excellent storage and has been converted into a fully functional utility with water softener and could be developed further into additional accommodation if required
- On the first floor is a large master bedroom with a well-designed dressing area, which has built in wardrobes and shoe storage, as well as access to the en-suite shower room. There is also an additional double bedroom with built in wardrobes on this floor
- A glazed door off the first-floor landing opens onto the stunning roof terrace, which is laid to artificial lawn with glazed panelling, creating a private seating area with a pleasant outlook
- At second floor level is another generous double bedroom with built in wardrobe, a well-appointed family bathroom with separate corner shower, and a double guest bedroom with built in wardrobe and en-suite shower room
- The majority of the windows are double glazed, with original timber sash windows to the front, and a new boiler was installed in 2023 providing gas fired central heating on a zoned system throughout, with under floor heating to the first floor en-suite. Two thermal panels on the roof supply hot water during the summer months and periodically during the rest of the year
- The rear garden has been professionally landscaped to comprise areas of Indian stone paved terracing, well-stocked borders and a variety of specimen plants and trees
- Accessed via the garden is a detached double garage with electric door and EV charging point. To the front of the garage is an automated turntable allowing easier access and parking, as well as private additional parking for two cars (not including the garage itself)
- The first floor of the garage has also been converted to create a versatile studio/office with additional useful storage. This section of the property would make a fantastic space to work from home or could be utilised as a gym or additional accommodation if required
- The Mill House was fully renovated in 2011 when it was converted from offices into a beautiful family house, having been continuously maintained and improved over recent years
- A fantastic location within a sought-after residential area, just a short walk from the town centre, Reabrook nature reserve, as well as good local pubs/restaurants, supermarkets, butchers delicatessen and cinema

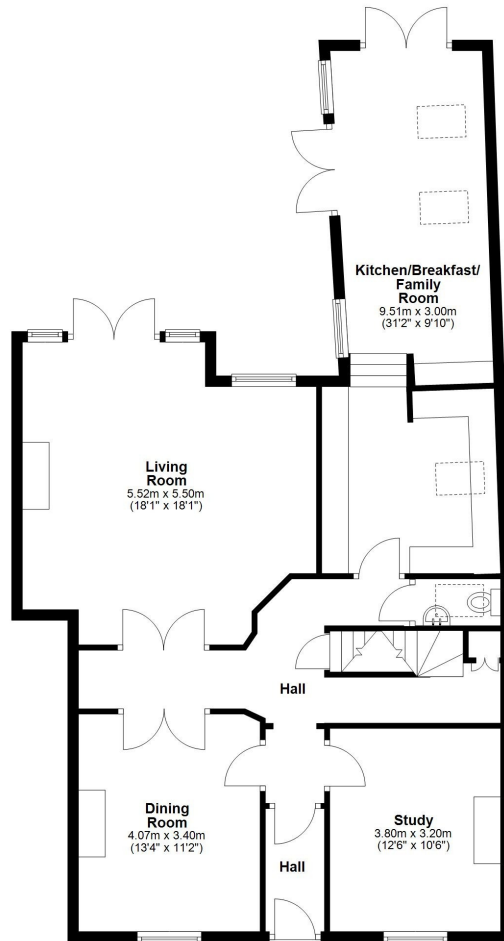
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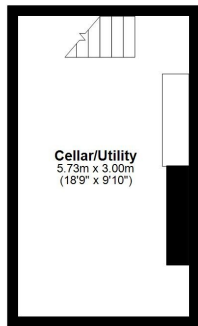
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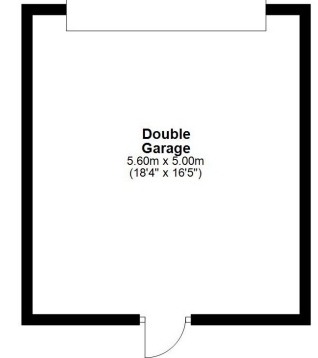
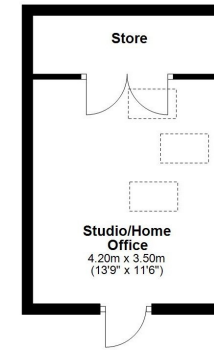
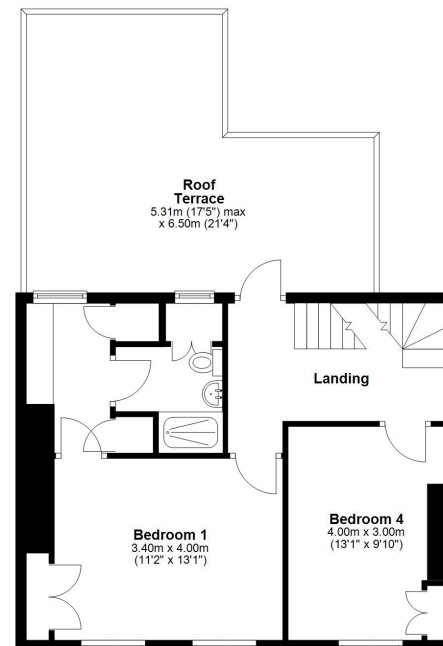
Ground Floor
Approx. 132.9 sq. metres (1430.7 sq. feet)



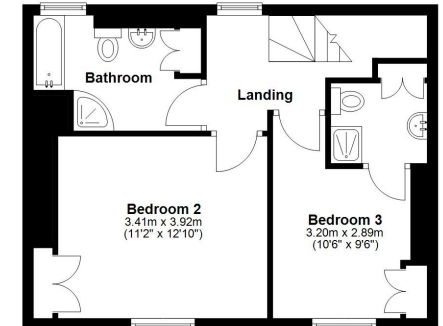
Cellar
Approx. 18.0 sq. metres (193.3 sq. feet)



First Floor
Approx. 68.6 sq. metres (738.5 sq. feet)



Second Floor
Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 261.3 sq. metres (2812.2 sq. feet)















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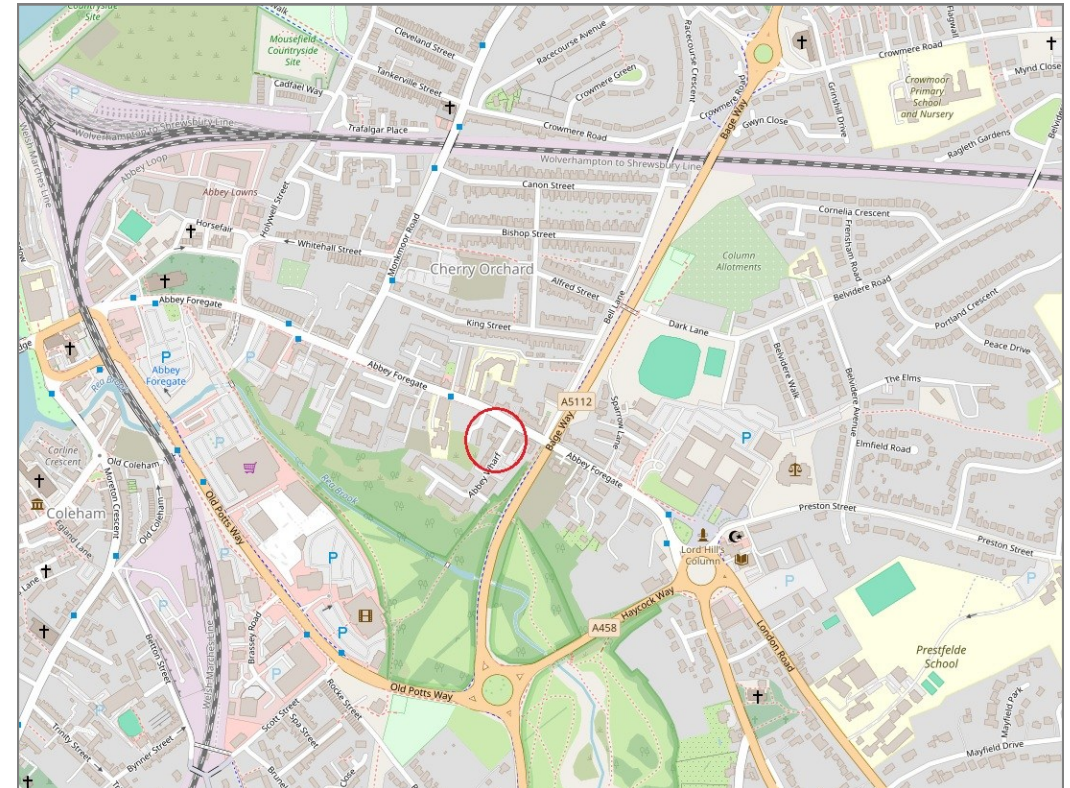
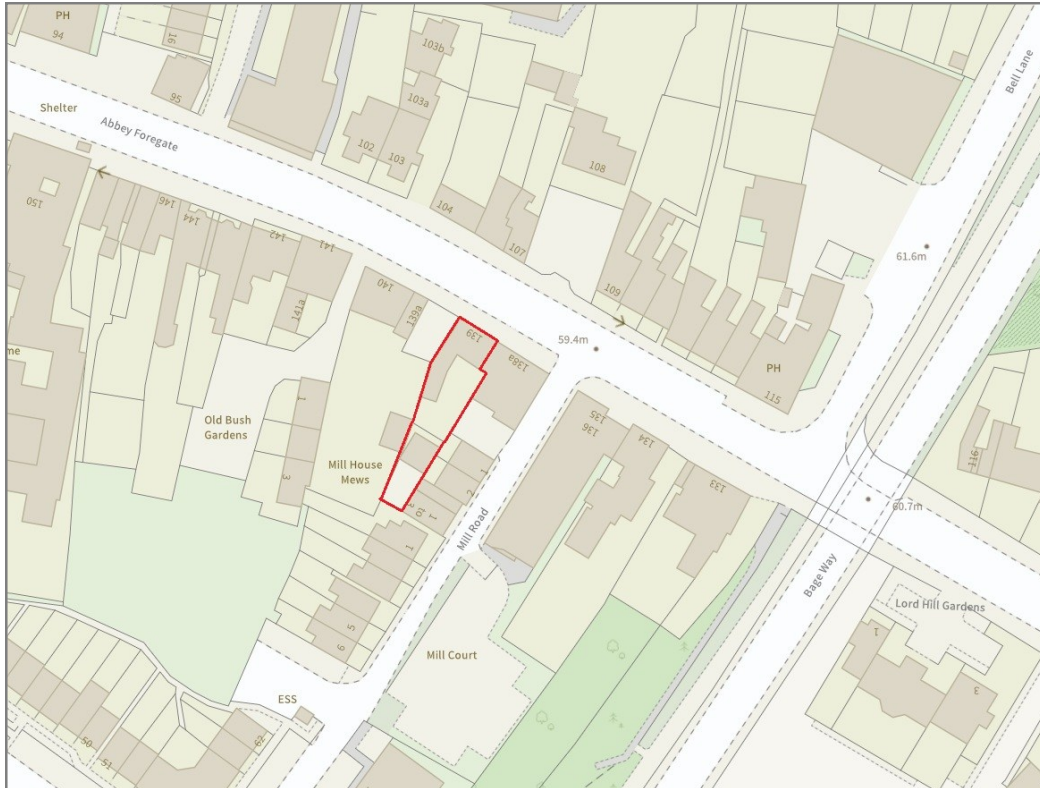
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

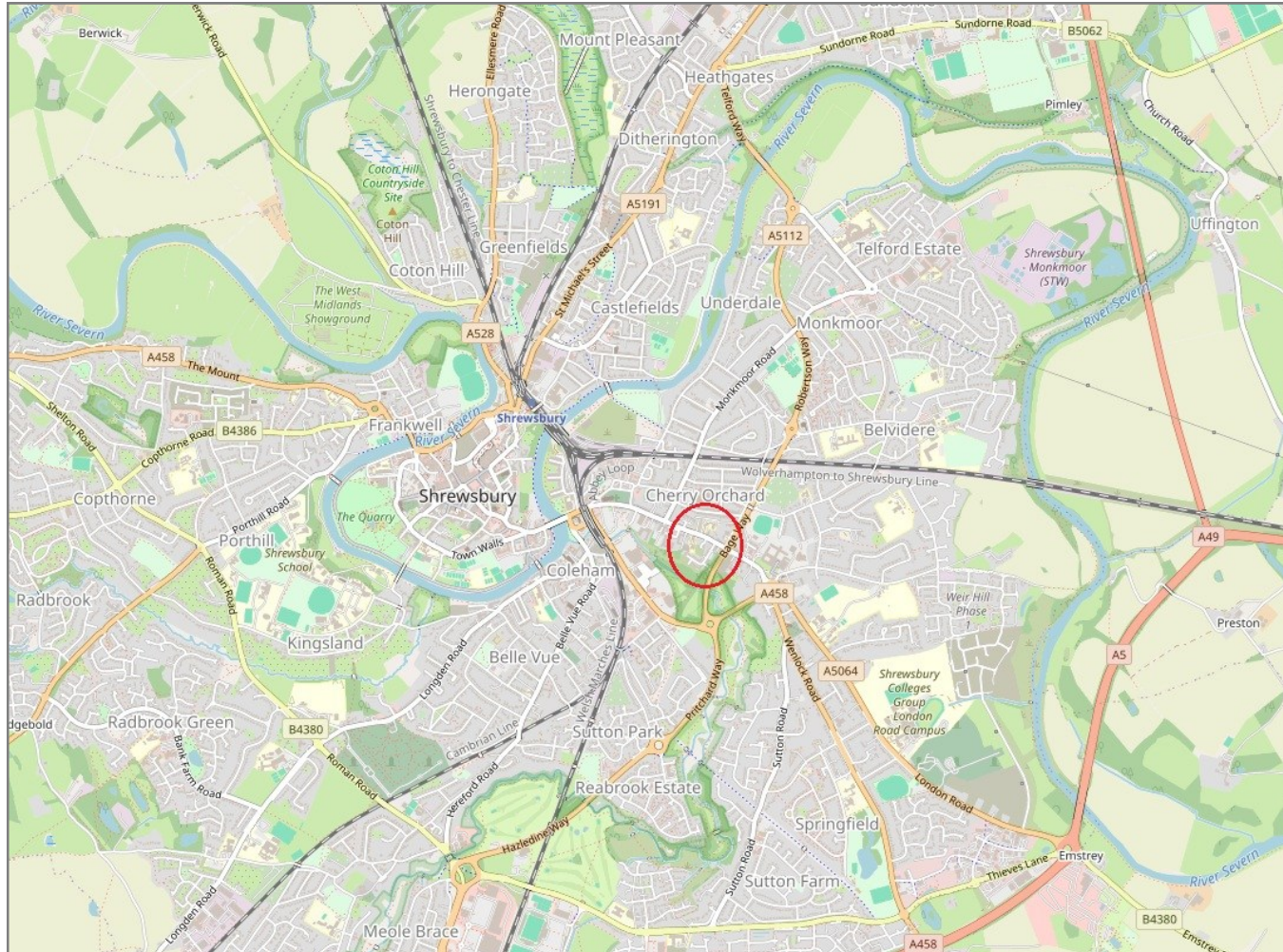
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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