

49 Underdale Road, Underdale, Shrewsbury, SY2 5DT

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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Offers in the region of £595,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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An extremely attractive, greatly improved and spacious five bedroom end of terrace, bay fronted town house with landscaped rear gardens, leading down to the River Severn and a stunning aspect to the rear over the River Severn and towards Castlefields. This property boasts instantly appealing and beautifully presented living accommodation throughout which can only be fully appreciated by internal inspection which comes highly recommended by the selling agent. The property is situated within this highly desirable residential location within walking distance of a variety of good local amenities, highly regarded schooling, tranquil riverside walks and the medieval town centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible from the property which then links up to the M54 motorway network. Viewing is essential.

Accommodation

Storm porch, reception hallway, bay fronted lounge with fitted shutters, bay fronted sitting room with wood burning stove, large L-shaped kitchen / diner / family room, utility room, cloakroom, useful walk in store, first floor landing having two double bedrooms and luxury re-fitted shower room, second floor landing having two further double bedrooms and a good sized single bedroom, re-fitted bathroom, parking forecourt which provides useful off-street parking, landscaped tiered rear gardens leading down to the River Severn, period features, gas fired central heating. Viewing is essential.

Storm porch with part glazed wooden entrance door gives entrance to:

Reception Hallway

Having attractively tiled floor, antique style radiator, glazed sash window with riverside views, telephone point. Door from hallway gives access to:

Bay Fronted Lounge

16'9 x 14'4 max (5.11m x 4.37m max)
Having large bay window with three glazed sash windows and fitted shutters, wood effect flooring with attractively tiled slips and fire surround with display shelving to either side, cornice to ceiling, picture rail, antique style radiator.

Door from reception hallway gives access to:

Bay Fronted Sitting Room

17'6 max into bay x 11'11 (5.33m max into bay x 3.63m)
Having glazed bay window with riverside views, wood effect flooring, wood burning stove set to a stone hearth with matching fire surround, cornice to ceiling, picture rail, antique style radiator.

Arch from reception hallway gives access to a staircase which descends to:

Spacious L-Shaped Family Kitchen / Diner

29'1 max x 18'3 max (8.86m max x 5.56m max)
The kitchen area comprises: a range of replaced contemporary eye level and base units with built in cupboards and drawers, two integrated Bosch ovens with Bosch four ring induction hob over and wall mounted cooker canopy, integrated Candy dishwasher and two integrated fridge freezers, fitted wooden style worktops with inset 1½ stainless steel sink drainer unit, attractively tiled floor, wall hung radiator, recessed spotlights to ceiling, upvc double glazed window, wall mounted extractor fan. The dining family area comprises: attractively tiled floor, period former stove set to a tiled hearth with surround, recessed spotlights to ceiling,

under stairs storage cupboard, antique style radiator, upvc double glazed French doors giving access to the rear of the property. Door from family / dining area gives access to:

Utility Room

17'1 x 5'1 (5.21m x 1.55m)
Having eye level and base units, fitted worktop with inset stainless steel sink drainer unit, space for appliances, quarry tiled floor, radiator.

Door from family / dining area gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin with tiled splash surround, heated chrome style towel rail, upvc double glazed window to rear, attractively tiled floor.

Door from family / dining area gives access to:

Useful Walk-in Store

13'8 x 4'0 (4.17m x 1.22m)

From reception hallway stairs rise to:

First Floor Landing

Having glazed sash window with fitted shutter to front, antique style radiator, cupboard housing Valliant gas fired central heating boiler. Doors from first floor landing gives access to two bedrooms and re-fitted shower room.

Bedroom

16'5 x 12'4 max (5.00m x 3.76m max)
Having large walk-in bay window with three glazed sash windows with fitted blinds, a range of fitted wardrobes, period fireplace, coving to ceiling, antique style radiator.

Bedroom

15'10 x 12'6 (4.83m x 3.81m)
Having two glazed sash windows with riverside views, antique style radiator, period fireplace.

Re-fitted Shower Room

Having a luxury suite comprising: walk-in tiled shower cubicle with drench shower over plus further hand held shower attachment off with contemporary glazed shower screen to side, wc with hidden cistern, wash hand basin set to vanity unit with storage cupboard below, glazed sash window with riverside views, shaver point, fitted shelving, attractively tiled floor, wall mounted extractor fan, under floor heating.

From first floor landing stairs rise to:

Second Floor Landing

Having antique style radiator, Velux roof window. Doors then give access to three further bedrooms and re-fitted bathroom.

Bedroom

15'11 x 12'6 (4.85m x 3.81m)
Having glazed window with riverside views, antique-style radiator, period fireplace.

Bedroom

13'10 x 10'0 (4.22m x 3.05m)
Having sealed unit double glazed door, giving access to a small walk out balcony with sealed unit double glazed window to side. Period fireplace, antique style radiator, loft access, fitted store cupboard and double wardrobe.

Bedroom

10'4 max reducing to 5'9 x 8'3 (3.15m max reducing to 1.75m x 2.51m)
Having sealed unit double glazed window to front, antique style radiator.

Re-fitted Bathroom

Having a three piece white suite comprising: P-shaped panel bath with mixer shower over and curved glazed shower screen to side, low flush wc, pedestal wash hand basin with tiled splash surround, upvc double glazed window with riverside views, wall mounted heated chrome style towel rail, tiled floor, linen store cupboard, wall mounted extractor fan, shaver point.

Outside

To the front of the property there is a compressed brick paviour style parking forecourt which provides beneficial off-road parking. Gated side access then leads to decked steps which leads to the property's side patio area. Access is then given to the property's enclosed decked area which provides stunning riverside views. Decked steps then lead to a further large sun terrace with decked steps leading down to a lawned garden with a variety of mature shrubs, plants, bushes and trees. To the rear of the garden there is a pleasing further decked area which over hangs the River Severn.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

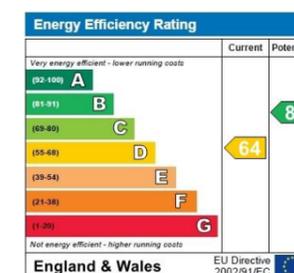
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOOR PLANS

