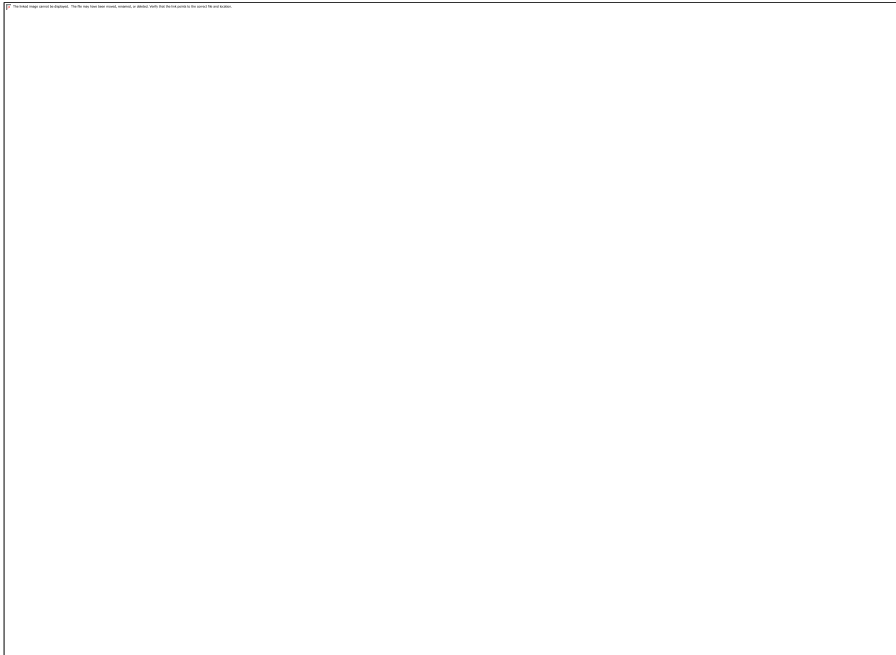




Zaza Johnson & Bath
Estate Agents

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106 Underdale Road, Shrewsbury, Shropshire, SY2 5EF

Offers in the Region Of £465,000

Tucked away in this popular area of Shrewsbury stands this individual, spacious, secluded 4/5 bedroom detached family home offering generous gardens around the property and within walking distance of Shrewsbury Town Centre, river walks and many local amenities. Well presented accommodation includes Entrance Porch, Entrance Hall, Large Living Room/Dining Room, GF Bedroom 4, Study/Bedroom 5, Kitchen Breakfast Room, Utility, Ground Floor Shower Room & WC, 3 further Bedrooms, Master with Dressing Room and En Suite, Bathroom, Driveway and Garage, Gardens



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation Comprises

uPVC double glazed entrance door with side screen.

Entrance Porch 5' 3" x 4' 11" (1.60m x 1.50m)

Glazed door and side screen to Entrance Hall, door to store/cloakroom with window to the front.

Entrance Hall 4' 9" x 6' 11" (1.45m x 2.11m)

Staircase leads to First Floor Landing, understairs storage cupboard.

Living Room 30' 10" x 11' 2" (9.39m x 3.40m)

A lovely large through room with newly installed sliding patio doors to front and rear lead on to sun terraces, stone fire surround with gas fire point, wall lights, coving, telephone and TV points.

Kitchen 13' 1" x 8' 10" (3.98m x 2.69m)

Fitted with range of cream fronted units with work tops, wood style laminate flooring, space for cooking range, extractor hood, integrated fridge, freezer and dishwasher, painted wood panelling to dado height and painted wood panel ceiling, spot lights, window to the rear overlooking garden.

Utility Room 17' 1" x 12' 2" (5.20m x 3.71m)

Fitted with units and work tops with sink unit, floor and tiling to match the Kitchen, space and plumbing for washing machine, space for upright fridge freezer, spot lights, uPVC double glazed doors to front and rear, window overlooking garden.

Shower Room 7' 10" x 6' 3" (2.39m x 1.90m)

Glazed and tiled shower cubicle, wash basin, door to separate WC, extractor fan.

Downstairs Bedroom 11' 10" x 10' 10" (3.60m x 3.30m)

Telephone point and window overlooking rear garden.

Office/Bedroom 5 9' 10" x 9' 10" (2.99m x 2.99m)

Telephone and TV points, window overlooking rear garden.

First Floor Landing

Doors lead to Bedrooms and Bathroom, built-in airing cupboard.

Bedroom 1 13' 5" x 11' 10" (4.09m x 3.60m)

Telephone and TV points, access to loft space, window to the side, fitted chest of drawers, dressing area with fitted wardrobes and door to

En-Suite 6' 7" x 5' 7" (2.01m x 1.70m)

Fitted with bath with shower fitting and curved side screen, wash basin, WC, tiled floor and walls, shaver point, heated towel rail, window to the rear.

Bedroom 2 11' 10" x 9' 2" (3.60m x 2.79m)

Access to eaves storage, window to the side.

Bedroom 3 9' 6" x 8' 10" (2.89m x 2.69m)

Window overlooking rear garden.

Bathroom 9' 10" x 5' 3" (2.99m x 1.60m)

Fitted with bath with mixer tap and shower, glazed and tiled shower cubicle, wash basin, WC, half tiled walls, heated towel rail, windows to the rear.

External - Front

The property is approached over a paved and gravel driveway leading to block paved parking area suitable for several cars and gives access to the Garage, There is a lovely private garden to the front laid to lawn with brick paved terrace and pathway with raised beds and steps leading to further tiered paved and gravel seating area, established fruit trees in the borders. Pathway leads to rear garden.

Garage

Adjoining brick built garage with up and over door.

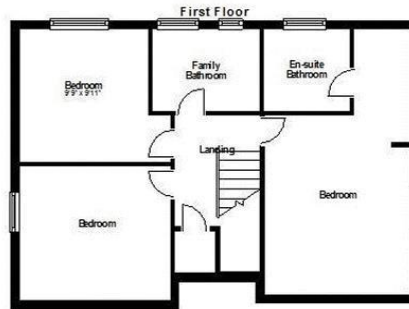
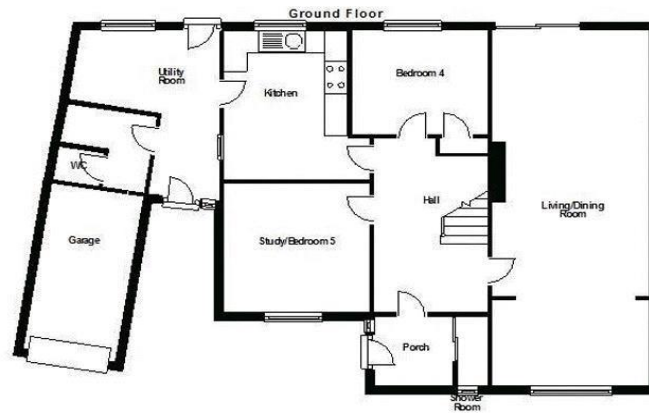
Rear Garden

Lovely private and enclosed south facing rear garden which has been attractively landscaped to provide lawns, paved and decked sun terraces with mature hedging and trees, flower and shrub beds.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

106, Underdale Road SHREWSBURY SY2 5EF	Energy rating E	Valid until: 24 August 2025	Certificate number: 8745-6928-5270-2352-4926
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Property type: Detached bungalow
 Total floor area: 152 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

The graph displays the energy rating scale from A (95+) to G (1-20). The current rating is E (49) and the potential rating is C (79). The scale is color-coded: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), G (red).

Score	Energy rating	Current	Potential
95+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	79 C
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

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