



Zaza Johnson & Bath
Estate Agents

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15 Arden Close, Underdale, Shrewsbury, Shropshire, SY2 5YP

£350,000

A fine 4 bedroom detached house in a superb cul-de-sac setting, bordered by fields leading to the river. Accommodation also offers: Hall, Living Room, Kitchen/Dining Room, Magnificent Conservatory, Utility, WC, Integral Garage, Main Bedroom With En-suite Shower Room, 3 Further Good Sized Bedrooms, Family Bathroom, Private Rear Garden. GCH, DG. Inspection Essential For Full Appreciation. No Upward Chain.



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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

Covered entrance porch with brick paved flooring, double glazed entrance door with matching side screen.

Entrance Hall

Wood style laminate flooring, staircase leads to naturally lit First Floor Landing, radiator.

Living Room 13' 6" x 13' 4" (4.11m x 4.06m) + bay Ornamental Adam's style fireplace with marble inset and hearth, coal effect gas fire inset, 2 radiators, walk in double glazed square bay window enjoying open outlook over cul de sac to the front.

Kitchen/Dining Room 18' 3" x 10' 4" (5.56m x 3.15m)

Kitchen fitted with light oak fronted units, 2 leaded glass fronted display cabinets, laminated work tops with inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated 5 ring gas hob, electric oven, deep tiled surround to work areas, ceramic tile floor to Kitchen Area, radiator, built in understairs pantry, double glazed window with fine open outlook over countryside towards the River. Door to Utility Room, double glazed patio doors to Conservatory.

Impressive Conservatory 15' 5" x 11' 4" (4.70m x 3.45m)

A delightful, spacious room with double glazed windows overlooking garden and surrounding countryside, double french doors lead to garden, radiator, wood style laminate flooring, pitched polycarbonate roof.

Utility Room 7' 3" x 6' 6" (2.21m x 1.98m)

Ceramic tile flooring, laminated work tops with inset sink unit and cupboard beneath, double glazed window overlooking landscaped garden, wall mounted central heating boiler.

Cloakroom/WC

Fitted with 2 piece suite including corner wash basin with tiled splash, WC, ceramic tile floor, double glazed side window.

Integral Garage 16' 2" x 7' 10" (4.92m x 2.39m)

Door from Kitchen. Power and lighting points, doors to the front.

First Floor Landing

Naturally lit with double glazed window, built in airing cupboard, access via loft ladder to roof space.

Bedroom 1 12' 9" x 11' 0" (3.88m x 3.35m)

Radiator, large double built in wardrobe, double glazed window with fine outlook over cul de sac to the front.

En Suite Shower Room

Fully tiled, fitted with white 3 piece suite including shower cubicle, wash basin, WC, ceramic tile floor, radiator, shaver socket, extractor fan, double glazed side window.

Bedroom 2 10' 9" x 8' 2" (3.27m x 2.49m)

Radiator, double glazed windows overlooking cul-de-sac to the front.

Bedroom 3 9' 11" x 8' 4" (3.02m x 2.54m)

Radiator, double glazed window overlooking adjoining countryside.

Bedroom 4 8' 3" x 8' 2" (2.51m x 2.49m)

Radiator, double glazed window enjoys views to the rear across gardens and adjoining countryside.

Bathroom

Fully tiled walls and floor, refitted with contemporary white 3 piece suite including tiled panel bath with electric shower unit over, wash basin, WC, towel rail/radiator, extractor fan, double glazed rear window.

Outside - Front

The property enjoys an attractive corner setting, approached onto driveway with brick paved edging providing side by side parking for 2 cars and access to Garage. The garden lawned with gravel bed to corner.

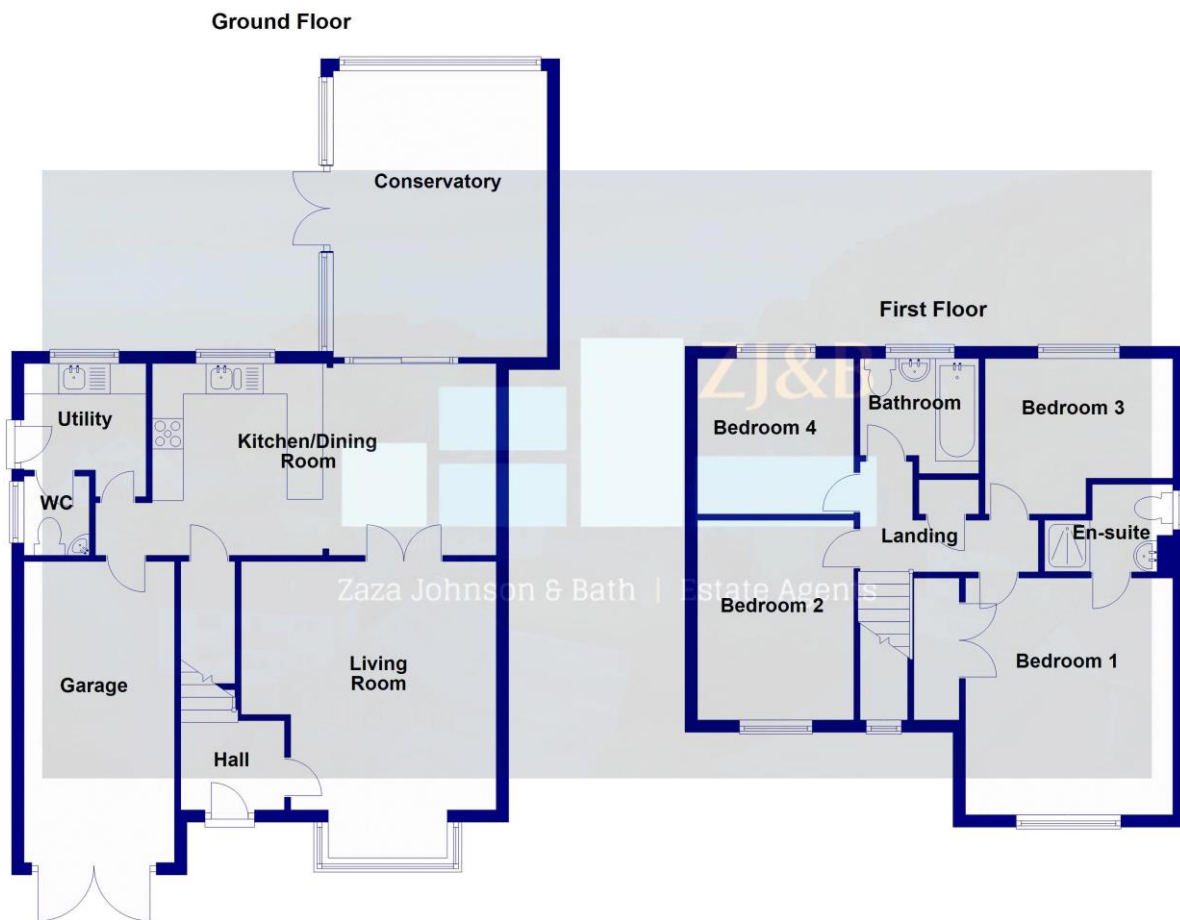
Rear Garden

Attractive garden approached onto paved patio with pergola and sleepers retaining raised shrub bed with gravel garden beyond. Timber garden shed. The garden is enclosed by fencing and enjoys excellent privacy.

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**



15 Arden Close, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

3/22/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

15, Arden Close SHREWSBURY SY2 5YP		Energy rating C
Valid until 2 August 2027	Certificate number 8253-7228-5050-0342-7902	

Property type
Detached house

Total floor area
97 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-guide-to-letting-properties) (<https://www.gov.uk/guidance/landlords-guide-to-letting-properties>).

Energy efficiency rating for this property

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

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



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