



125 Underdale Road, Shrewsbury SY2 5EG

4 bedroom detached house—£675,000 Freehold

125 Underdale Road, Shrewsbury SY2 5EG

Coopergreenpooks.co.uk

£675,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic position within a sought-after area of the town, this substantial and versatile detached house has been improved to provide thoughtfully designed accommodation over three floors, with the benefit of an extensive private driveway, garage, landscaped garden and impressive outlook over green open space and the River Severn.

KEY FEATURES

- Entrance vestibule opening to a good-sized hallway with cloakroom and turning staircases to both the first floor and lower ground floor
- Separate living and dining rooms, both having oak boarded flooring and bi-folding doors onto the balcony, with the living room also having a feature fireplace and inset wood burning stove
- Fitted kitchen/breakfast room with useful pantry, windows to two elevations and access to side
- There is also a study area which is open plan to both the living and dining rooms
- On the first floor are four double bedrooms, a well-appointed family bathroom and en-suite shower room to bedroom one
- The lower ground floor offers a very versatile and practical space, currently comprising a family/games room, large utility, gym, and excellent storage, as well as a hallway with access to the garden
- To the rear of the property is an impressive balcony with composite decking and glazed screening to make the most of the stunning views over the adjoining field and River Severn
- Attractively landscaped private rear garden, laid to lawn with paved sun terraces and planted borders. There is also access from the garden to the kitchen and gated access to the front drive
- Integral single garage and extensive gravelled driveway providing plenty of parking
- A superb location at the end of a very popular no through road, close to local park, a varied range of amenities and beautiful riverside walks, as well as the town centre and train station which are also just a short walk away

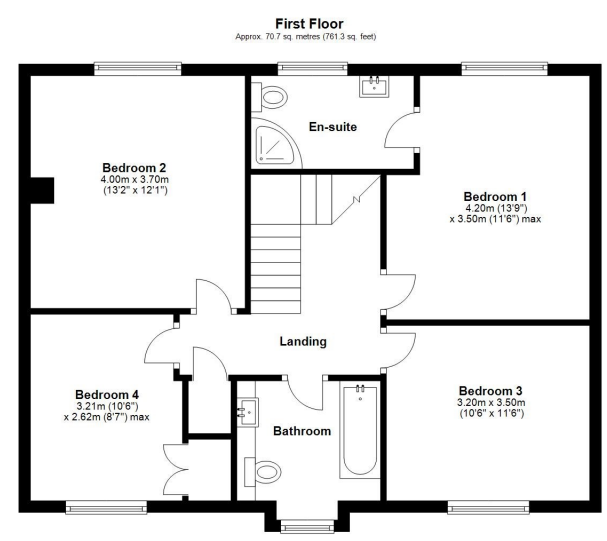
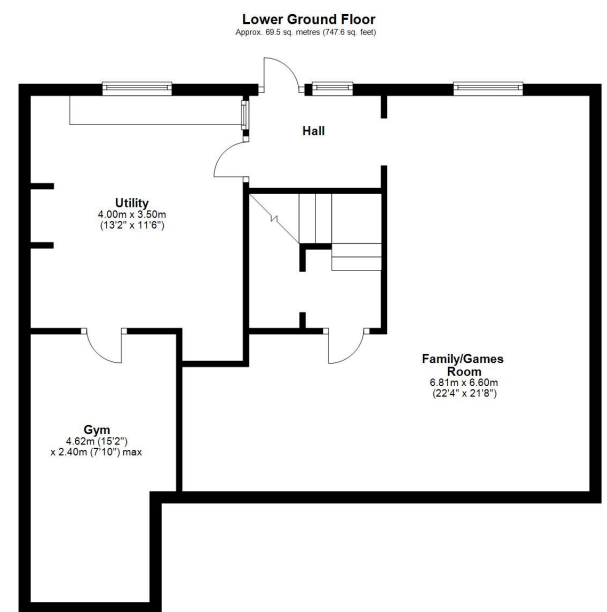
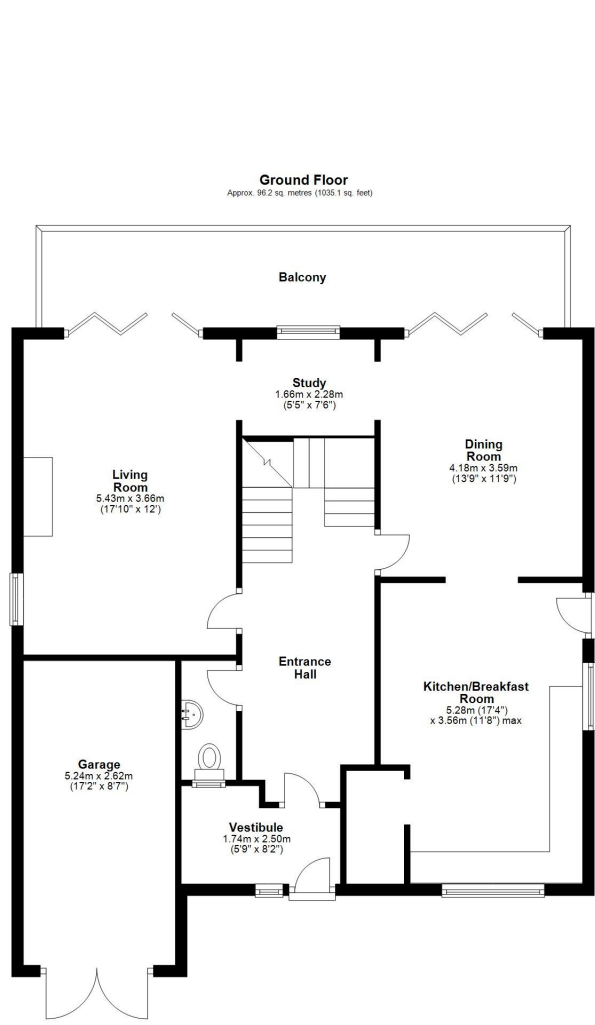
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



£675,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk













125 Underdale Road, Shrewsbury SY2 5EG

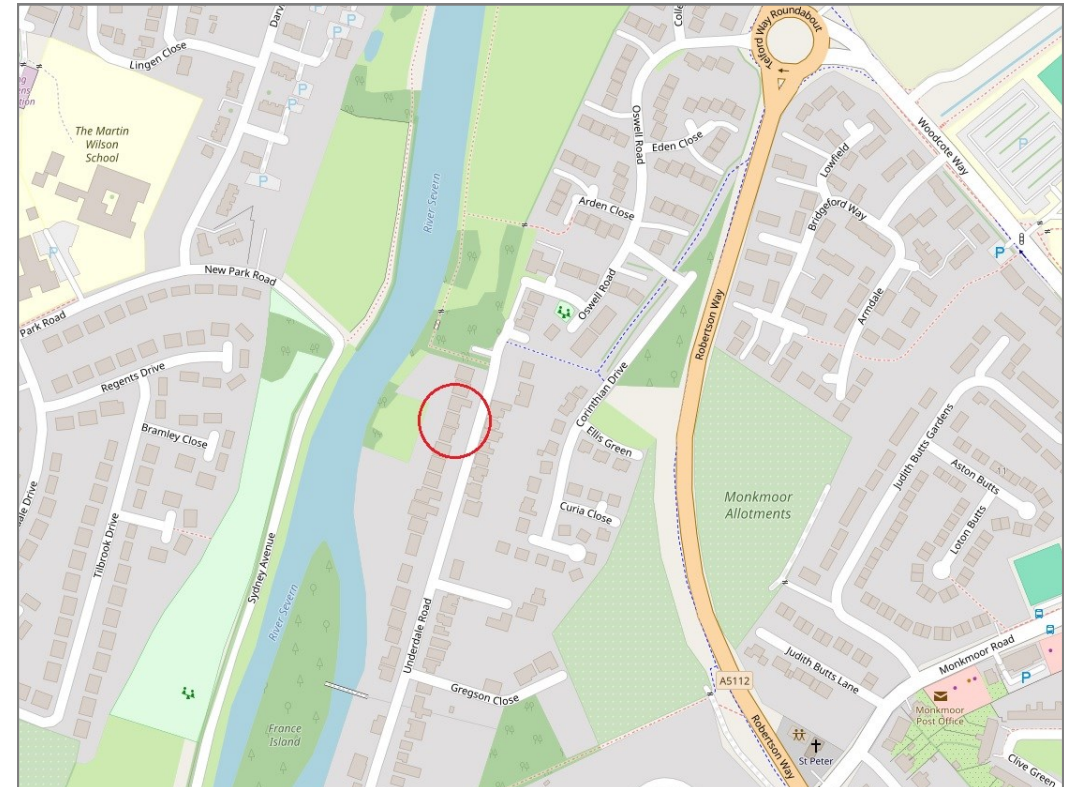
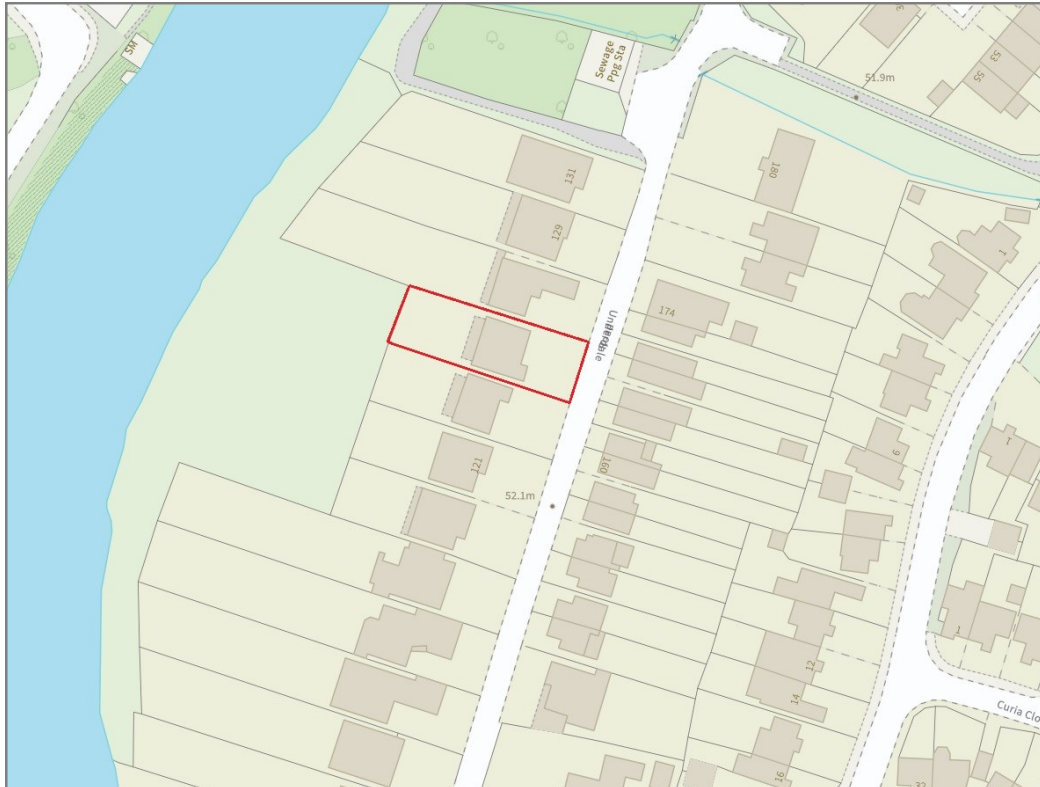
£695,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

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

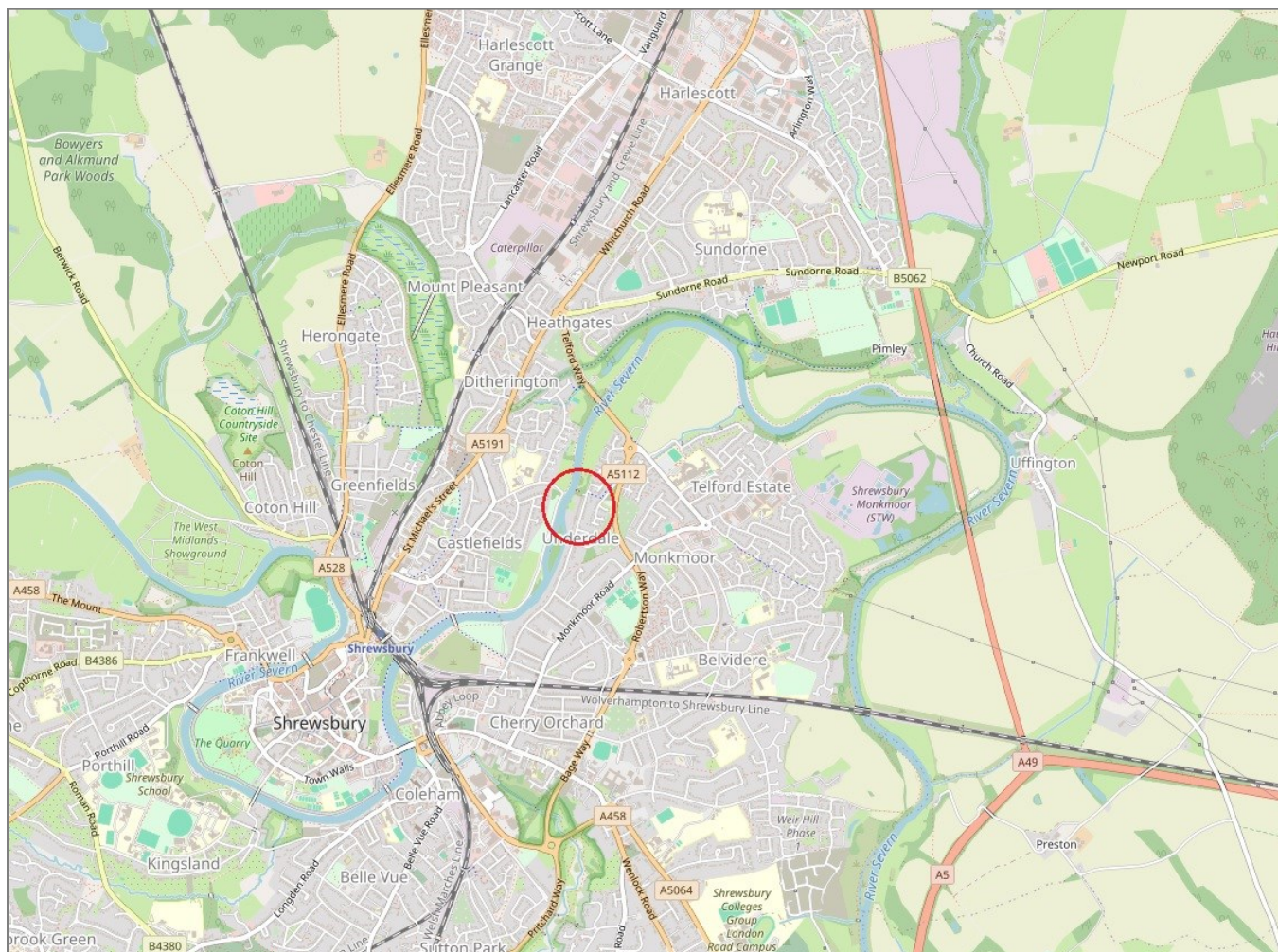
Agents note: The lower ground floor of the property has previously flooded, but there have been no further issues since the current vendor (in conjunction with Shropshire council) has installed removable defences. If you require any further information then please ask our office.

125 Underdale Road, Shrewsbury SY2 5EG

Coopergreenpooks.co.uk

£695,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.

Agents note: The owner of this property is a relation of a director of CGPooks