

12 Redwing Fields Underdale Shrewsbury SY2 5SZ



4 Bedroom House - Detached
Offers In The Region Of £399,950

The features

- EXCELLENT 4 BEDROOM DETACHED FAMILY HOME
- MUCH SOUGHT AFTER LOCATION WITH LOVELY OPEN ASPECT
- HALL, CLOAKROOM, LOUNGE, LIVING/DINING/KITCHEN, UTILITY ROOM
- 3 FURTHER GOOD SIZED BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL.
- IMMACULATELY PRESENTED
- PERFECT FOR A GROWING FAMILY
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY, GARAGE AND LOVELY WELL STOCKED GARDEN
- EPC RATING B



*** FABULOUS LOCATION WITH LOVELY ASPECT TOWARDS THE RIVER ***

An excellent opportunity to purchase this immaculately presented, 4 bedroom detached home, perfect for a growing family.

Occupying a truly enviable location on the edge of this select development which has a lovely open aspect over farmland towards the River Severn. There are excellent facilities on hand including schools, shops, churches, regular bus service and great riverside walks into Abbey Foregate and the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, open plan Living/Dining/Kitchen with range of integrated appliances, Utility Room, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property was constructed approximately 8 years ago by reputable local developers Shropshire Homes and has the benefit of gas central heating, driveway with parking, garage and lovely established rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable location on the edge of this select development of homes on the Northern edge of the Town - tucked away and with the benefit of some fabulous open outlooks over adjoining farmland which runs down to the River Severn - the perfect haven for bird life. There are excellent facilities on hand including supermarkets, shops, schools, restaurants and public houses along with a regular bus service to the Town Centre. There is also ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to the Reception Hall, radiator.

CLOAKROOM

with WC and wash hand basin, radiator.

LOUNGE

having bay window to the front from which there is a lovely open aspect. Fireplace housing living flame fire, media point, radiator.

LIVING/DINING/KITCHEN

A lovely light room, perfect for family dining with walk in bay having double opening French doors leading onto the garden, radiator and useful under stairs storage cupboard. The Kitchen is attractively fitted with contemporary range of high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and tall fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and double oven and grill beneath and range of eye level wall units. Window overlooking the garden and door to

UTILITY ROOM

with continuation of units incorporating single drainer sink set into base cupboard with work surface extending either side with space for appliances, door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to galleried style Landing with access to roof space and Airing Cupboard.

PRINCIPAL BEDROOM

with window to the front with a lovely open aspect over farmland, river Severn and town beyond. Triple built in wardrobe, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

BEDROOM 2

A generous sized double room with window overlooking the rear garden, radiator.

BEDROOM 3

Another good sized double room with window to the front with lovely open aspect, radiator.

BEDROOM 4

with window to the rear, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the side. The Front Garden is laid to lawn. Side pedestrian access along either side of the property to the lovely rear garden which has been laid to paved sun terrace, shaped lawn with well stocked flower, shrub and herbaceous beds and enclosed with brick wall and wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in band D. Again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

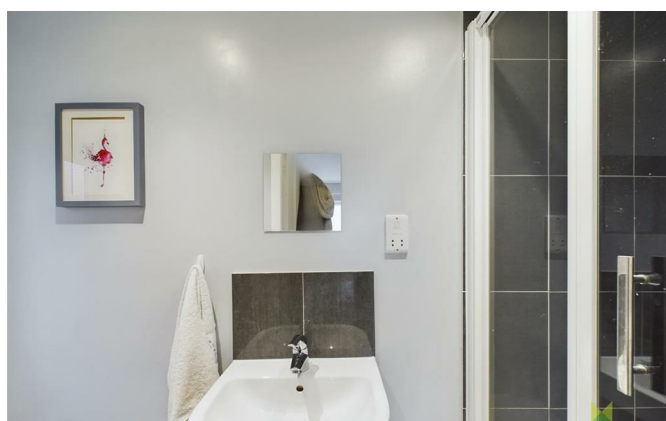
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



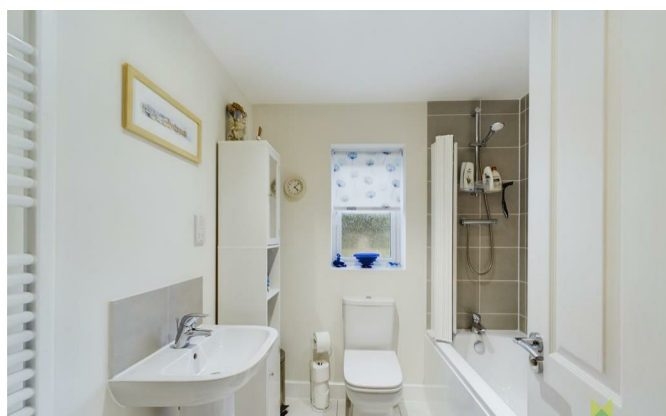
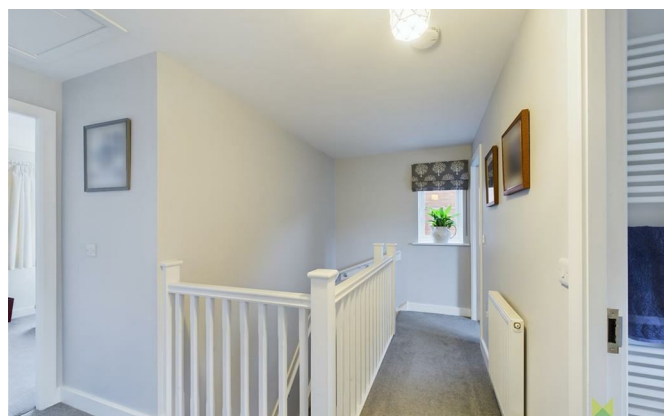


MONKS



12 Redwing Fields, Underdale, Shrewsbury, SY2 5SZ.

4 Bedroom House - Detached
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Floor 0

Approximate total area[®]
1240.97 ft²
115.29 m²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.