

14 Oswell Road, Underdale, Shrewsbury, Shropshire, SY2 5YJ

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £385,000**

Viewing: strictly by appointment through the agent

Occupying a pleasant position, with views to the rear towards local greenland and the River Severn, this is a well maintained, improved and neatly presented modern four bedroom detached house. The property is located in this extremely popular residential location close to local amenities and popular schooling, walking distance of the medieval town centre of Shrewsbury and well placed for easy access to the local bypass which links up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, separate dining room, re-fitted kitchen, utility room, cloakroom, first floor landing, master bedroom with modern re-fitted ensuite shower room, three further bedrooms, family bathroom, well maintained front and landscaped rear enclosed gardens, pleasing aspect to rear, driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance hallway**

Having radiator, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

**Bay fronted lounge**

15'10 max into bay x 13'6

Having UPVC double glazed walk-in bay window to front, two radiators, wall light points, coal effect living flamed gas fire set to a marble style hearth with decorative fire surround.

Door from lounge gives access to:

**Dining room**

9'8 x 8'3

Having UPVC double glazed French doors giving access to rear gardens, radiator.

Door from dining room gives access to:

**Re-fitted kitchen**

10'4 x 9'1 excluding recess

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, microwave combination oven, four ring electric hob, fridge cooker canopy, UPVC double glazed window overlooking the property's rear gardens, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, radiator, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, walk-in understairs shelved pantry style storage cupboard, part glazed service door to garage.

Door from kitchen gives access to:

**Utility room**

6'6 x 5'10

Having cupboard housing gas fired central heating boiler, fitted worktop with inset sink and mixer tap over, storage cupboard below with space for appliances to side, tiled splash surrounds, tiled floor, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property.

From utility room door gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, UPVC double glazed window, tiled floor, heated chrome style towel rail.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, linen store cupboard with radiator.

Doors from first floor landing then give access to: Four bedrooms and bathroom.

**Bedroom one**

12'9 x 11'0

Having UPVC double glazed window to front, radiator, built-in mirror fronted double wardrobe.

From bedroom one door gives access to:

**Re-fitted ensuite shower room**

Having tiled shower cubicle, WC with hidden cistern, wash hand basin with mixer tap over, fully tiled to walls, UPVC double glazed window to side, extractor fan, heated chrome style towel rail.

**Bedroom two**

10'9 x 8'2

Having UPVC double glazed window to front, fitted mirror fronted double wardrobe, radiator.

**Bedroom three**

8'2 x 8'1

Having UPVC double glazed window with pleasing aspect to rear towards the River Severn, radiator.

**Bedroom four**

10'0 x 8'3

Having UPVC double glazed window with pleasing aspect towards the River Severn, radiator.

**Bathroom**

Having a three piece suite comprising: tiled panel bath with electric shower over, pedestal wash hand basin, low flush WC, tiled to walls, vinyl floor covering, heated chrome style towel rail, wall mounted extractor fan, UPVC double glazed window to rear.

**Outside**

To the front of the property there is a neatly kept lawn garden with mature bush, small paved patio area with partially stoned border. To the side of this there is a double width tarmac driveway which provides ample off street parking.

Access is then given to:

**Garage**

16'0 x 8'2

Having up and over door, fitted power and light.

Gated pedestrian side access then leads to a side paved pathway with outside cold tap. This then leads to the property's landscaped, well maintained:

**Rear gardens**

Having large paved patio and sun terrace, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, timber shed. From the rear gardens there is a pleasing aspect towards local greenland and the River Severn. The rear gardens are enclosed.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**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).


**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		66	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

