



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

54 Underdale Road, Shrewsbury, SY2 5DT

£525,000 Region

To view this property please call us on **01743 236 800** Ref: T7742/SL/KQ

An attractive and sympathetically improved, mature, detached, four bedroom family residence.

This mature detached four bedroom property provides well planned and well proportioned family accommodation throughout with rooms of pleasing dimensions and is neatly kept and has been much improved by the current owners and benefits from gas fired central heating.

The property is well placed in this popular and highly desirable residential area, conveniently placed within easy reach of the nearby town centre, with its many fashionable bars and restaurants, boutique shops, the Theatre Severn, Quarry Park and Dingle Gardens. The property is also well placed within reach of popular schools and the Shrewsbury by-pass with access to the West Midlands.



INSIDE THE PROPERTY

PILLARED ENTRANCE PORTICO

Outside lighting
Panelled entrance door with decorative stained glass panels to:

ENTRANCE HALL

Decorative tiled floor
Window with decorative stained glass leaded lights
Understairs store cupboard

CLOAKROOM

Wash hand basin, wc
Wall mounted gas fired boiler (providing heating and hot water)

SITTING ROOM

13'0" x 14'0" (3.96m x 4.27m)
A pleasant room with an attractive cast iron fireplace with hob grate, tiled slips, tiled hearth and surround and mantel
Range of built-in book/display shelving
Bay window overlooking the front garden

DINING ROOM

14'0" x 12'0" (4.27m x 3.66m)
Cast iron fireplace with hob grate, surround and mantel
Panelled and part glazed French door with side screens to the rear garden

KITCHEN / BREAKFAST ROOM

16'16" x 25'2" (4.88m x 7.67m)
Neatly appointed and fitted with a range of units
Fireplace recess housing gas fired stove
Windows overlooking the rear garden
Panelled and part glazed door allowing access to the garden

STAIRCASE with hand rail and balustrade rises to a SPACIOUS FIRST FLOOR LANDING with window with decorative stained glass leaded lights.

BEDROOM 1

13'0" x 14'0" (3.96m x 4.27m)
Decorative cast iron fireplace with hob grate and tiled slips
Two windows to the front and further side window

BEDROOM 2

14'0" x 12'0" (4.27m x 3.66m)
Decorative cast iron fireplace with hob grate and tiled slips
Window overlooking the rear garden

BEDROOM 3

8'3" x 13'2" (2.51m x 4.01m)
Range of built in book/display shelving
Ornamental cast iron fireplace
Window overlooking the rear garden

BATHROOM

Neatly appointed with a free standing roll top bath with mixer tap
Walk-in corner shower cubicle with Direct mixer shower,
Wash hand basin, wc
Bidet

From the first floor landing a STAIRCASE with matching hand rail and balustrade, rises to a SECOND FLOOR LANDING with Velux roof light.

BEDROOM 4

10'7" x 19'5" (3.23m x 5.93m)
Two Velux roof lights
Access to useful eaves storage.

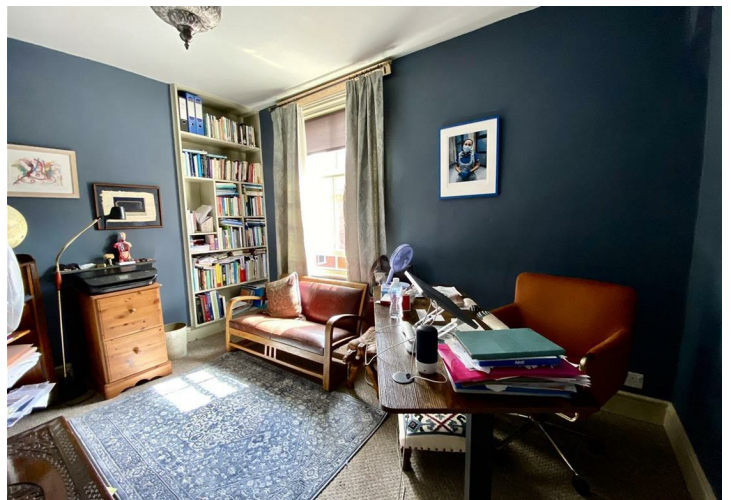
OUTSIDE THE PROPERTY

The property is divided and screened from the road by an established privet hedge, together with panelled fencing with ornamental trellis. The property is approached through a wrought iron gate over a brick paviour pathway which serves the reception area. There is an attractive forecourt which is landscaped with a tegula paved central pathway with gravelled areas, established magnolia and ornamental tree. The pathway extends to the side of the property.

There is a neatly kept and enclosed REAR GARDEN laid to lawn with a variety of established fruit trees. There is a tiled patio and terrace and a tegula paved pathway with a further brick paved terrace. The whole being well stocked, neatly kept and enclosed on all sides.

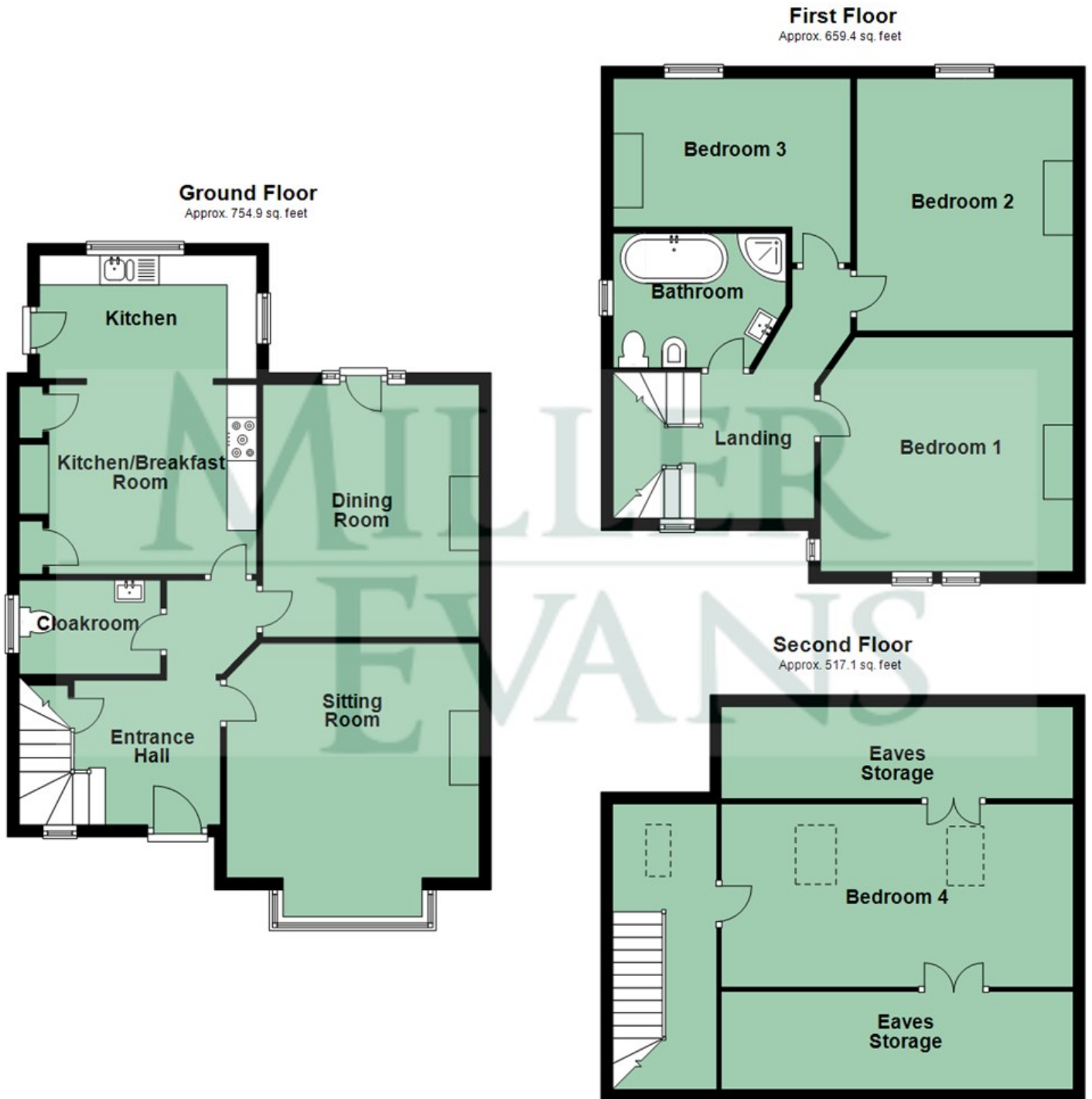








FLOOR PLANS ...



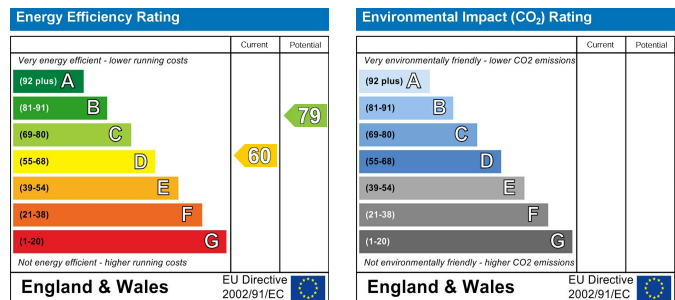
Total area: approx. 1931.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights. Turn left into Monkmoor Road. Continue for some distance, eventually turning left into Bradford Street. Continue the full length of Bradford Street to Underdale Road. Turn right and the property will eventually be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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