



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

20 Underdale Avenue, Shrewsbury, SY2 5DY

£525,000

To view this property please call us on **01743 236 800** Ref: T7784/SL/KQ

An exceptionally well appointed, much improved and extended, four bedroom semi-detached residence.

This four bedroom semi-detached property is presented throughout to an exacting standard, with well planned and well proportioned accommodation arranged over three floors. The property boasts many original features with the benefit of gas fired central heating and an enclosed courtyard garden.

The property is situated on this popular and desirable residential area, within reach of excellent local amenities, the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands



INSIDE THE PROPERTY

ENTRANCE HALL

Panelled door with decorative leaded lights and matching side window.

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

14'4" x 13'0" (4.36m x 3.96m)

DINING ROOM

12'10" x 11'11" (3.91m x 3.62m)

BREAKFAST AREA

9'3" x 9'1" (2.82m x 2.78m)

KITCHEN

8'5" x 12'0" (2.57m x 3.66m)

Attractively appointed with a range of Bespoke units

UTILITY

3'11" x 8'6" (1.19m x 2.59m)

From the reception hall a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

12'5" x 13'0" (3.78m x 3.96m)

BEDROOM 2

13'0" x 9'0" (3.96m x 2.74m)

BEDROOM 3

8'3" x 12'0" (2.52m x 3.66m)

LUXURIOUSLY APPOINTED FAMILY BATHROOM

Free standing bath

Wash hand basin, wc

Large walk in shower with Drench shower and glazed screen

SEPARATE WC

From the first floor landing, STAIRCASE continues to SECOND FLOOR

BEDROOM 4

11'5" x 12'2" (3.49m x 3.71m)

LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

Access to large under-eaves storage

OUTSIDE THE PROPERTY

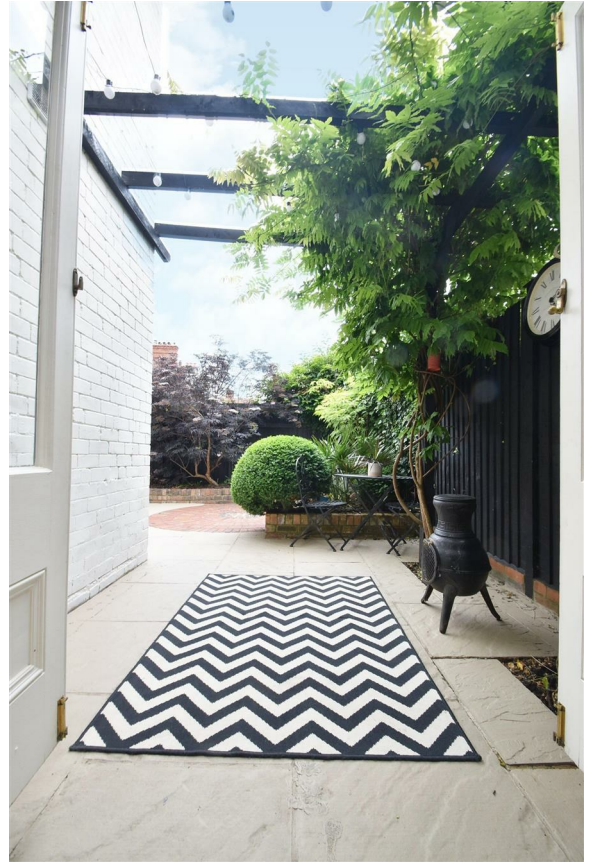
The property is divided and screened from the road by an ornamental wall, together with a host of ornamental evergreen trees and approached through a wrought iron gate with a paved pathway and shallow forecourt serving the reception area.

There is an attractive walled courtyard garden with a terrace and entertaining space. Raised floral and shrubbery borders with a variety of established shrubs and ornamental trees. The whole enjoying considerable seclusion and privacy.





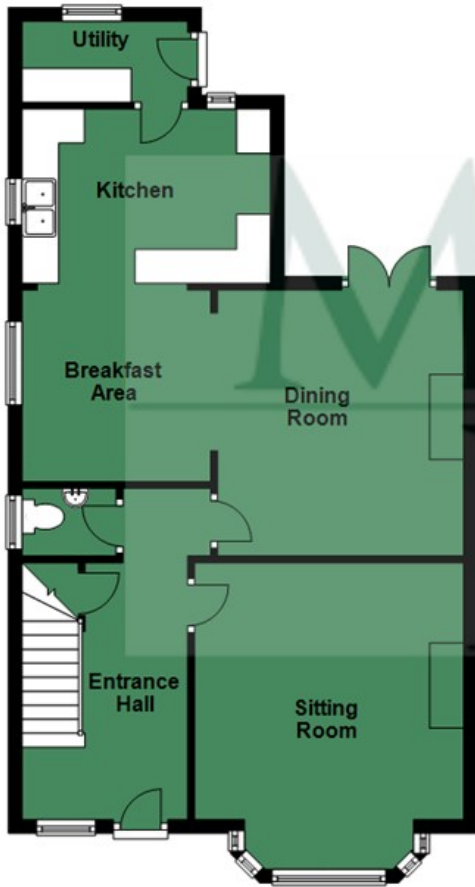




FLOOR PLANS ...

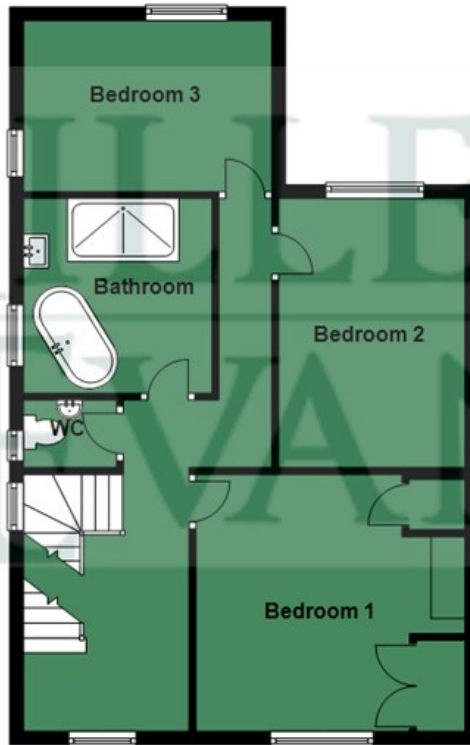
Ground Floor

Approx. 764.9 sq. feet



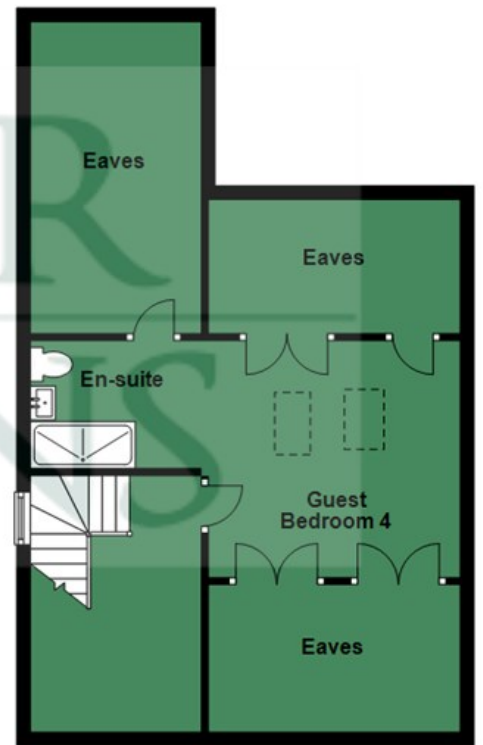
First Floor

Approx. 651.8 sq. feet



Second Floor

Approx. 605.2 sq. feet



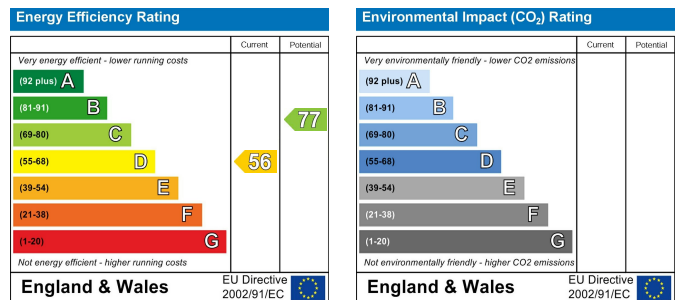
Total area: approx. 2021.9 sq. feet

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. Continue along Abbey Foregate to the traffic lights, turning left into Monkmoor Road. Continue for some distance, eventually turning left into Underdale Avenue, where the property will be found towards the end adjacent to Underdale Road, 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: C

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.

FIND OUR PROPERTIES ON:



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4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

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