HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

22 Underdale Avenue, Underdale, Shrewsbury, Shropshire, SY2 5DY

www.hbshrop.co.uk

Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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22 Underdale Avenue, Underdale, Shrewsbury, Shropshire, SY2 5DY

Offered for sale with NO UPWARD CHAIN, this attractive and spacious three / four-bedroom detached period residence occupies a highly convenient position within one of Shrewsbury's most sought-after residential locations. Beautifully combining character features with generous proportions, the property offers well-presented and versatile accommodation throughout. Situated within easy walking distance of Shrewsbury town centre, it provides an excellent opportunity for those seeking a substantial family home in a prime location. A particular highlight of the property is the far-reaching outlook enjoyed from several aspects, with views extending towards the River Severn and across to Shrewsbury town centre, creating a wonderful sense of space and further enhancing its appeal. Underdale Avenue is ideally positioned close to a wide range of local amenities, including highly regarded schools, shops, and leisure facilities. The property also benefits from excellent transport links, with easy access to the local bypass and wider motorway network. Early viewing is highly recommended to fully appreciate the accommodation, location, and views this impressive period home has to offer.

The accommodation briefly comprises of the following: Storm porch, reception hallway, lounge. sitting room, UPVC double glazed conservatory, separate dining room, kitchen/breakfast room, utility room with WC, first floor landing, three / four-bedroom, refitted bathroom, separate WC, driveway providing ample off street parking, garage with adjoining useful enclosed lean to/further storage area, low maintenance side and courtyard style rear enclosed gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Storm with replacement double glazed entrance door gives access to:

Reception hallway
Having an attractive period tiled floor, radiator, UPVC double glazed window, coving to ceiling, picture rail, understairs storage cupboard.

Wooden panel door from reception hallway gives access to:

Bay fronted lounge
13'6 max into bay x 12'5
Having UPVC double glazed window to front with walk-in UPVC doubel glazed bay window to side, coal effect electric fire set to a marble style hearth with decorative fire surround, oak wooden flooring, picture rail, coving to ceiling.

Wooden panel door from reception hallway gives access to:

Sitting room
12'11 x 12'21
Having feature wood burning stove set to an exposed brick hearth with decorative fir surround, exposed wooden flooring, radiator, UPVC double glazed window to front, coving to ceiling.

Parrt glazed wooden framed door from sitting room gives access to:

UPVC double glazed conservatory
9'3 x 8'6
Having exposed wooden flooring, UPVC double glazed windows, UPVC double glazed French doors give access to rear of property. UPVC double glazed roof.

Wooden panel door from reception hallway gives access to:

Dining room
11'11 x 9'8 exluding recess
Having UPVC double glazed window to side, radiator, tiled floor, fireplace, fitted store cupboards and drawers, coving to ceiling.

Wooden panel door from dining room gives access to:

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L shaped kitchen / breakfast room
12'0 max x 11'7 max
And comprises: Modern eye level and base units with built-in cupboards and drawers, free standing Zanussi oven with five ring gas hob with stainless steel cooker canopy over, integrated microwave, dishwasher, fitted worktops with inset twin ceramic sink with mixer tap over, two UPVC double glazed windows, UPVC double glazed door giving access to rear of property, radiator, quarry tiled floor, tiled splash surrounds.

Wooden panel door from kitchen/breakfast room gives access to:

Utility with WC
6'4 x 4'11
Having fitted style worktops with inset sink and mixer tap over, eye level storage cupboard, wall mounted gas fired central heating, low flush WC, UPVC double glazed window plus additional leaded stain glazed window to rear, quarry tiled floor, space for appliances.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access, airing cupboard. Wooden panel doors from first floor landing then give access to: Four bedrooms, refitted bathroom and separate WC.

Bedroom one
12'5 x 9'11 excluding wardrobe recess
Having fitted wardrobe with storage cupboards above, vinyl wood effect floor covering, period style fireplace, radiator, two UPVC double glazed windows with a pleasing aspect towards Underdale Road, the River Severn and Shrewsbury town centre, picture rail.

Bedroom two
12'0 x 10'0
Having UPVC double glazed window with a pleasing aspect over Underdale Road towards the River Severn, Castlefeilds and beyond, radiator, period style fireplace, picture rail.

Bedroom three
12'5 x 10'0
Having UPVC double glazed window to side, radiator, coving to ceiling, decorative arch.

Bedroom Four / Nursery / Study
6'7 x 6'0
Having UPVC double glazed window with a pleasing aspect over Underdale Road, the River Severn, Shrewsbury town centre and beyond.

Refitted bathroom
Having a timber style P shaped panel bath with wall mounted electric shower and glazed shower screen to side, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window with a pleasing aspect over the River Severn, Castlefields and beyond, tiled floor, part tiled to walls.

Seperate WC
Having low flush WC, vinyl wood effect floor covering, UPVC double glazed window.

Ouside
To the front of the property there is a good size driveway. From the driveway access is given to:

Covered lead to
16'11 x 6'6
This area provides useful storage for bikes, trailers etc having twin timber doors to front, polycarbonated and framed roof. From the driveway access is then given to:

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Garage
16'1 x 9'9
Having part glazed twin timber double doors, pedestrian service door to covered lean to, fitted power and light.

From the driveway gated access then leads to a low maintenance side garden which comprises: brick paved patio, pear tree, mature hedging screens the Underdale Road along with gated pedestrian access to Underdale Road if required.

Rear gardens
The rear gardens of the property offer low maintenance having paved and brick paved areas, raised beds with inset shrubs, plants and bushes, outside lighting point and cold water tap.

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.

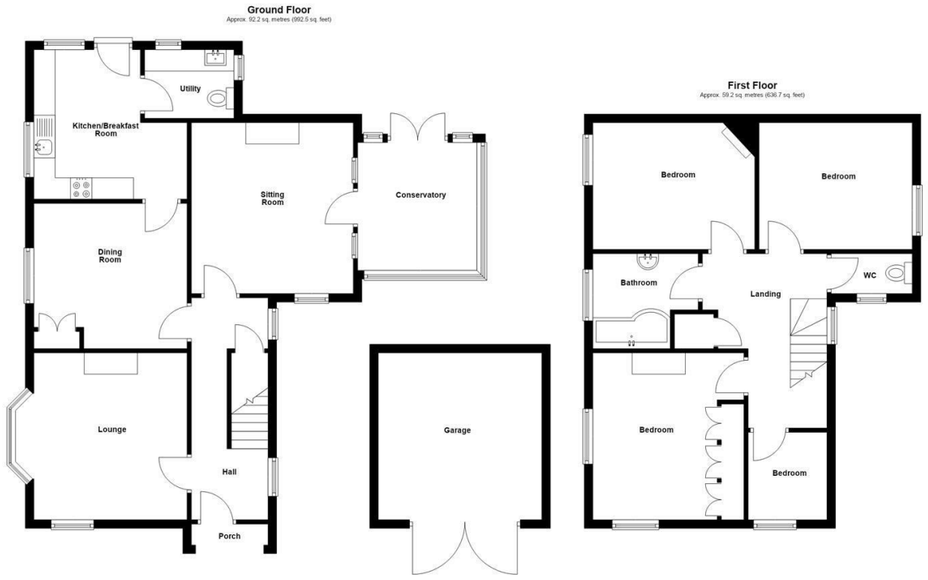
COUNCIL TAX BAND E

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 151.4 sq. metres (1629.2 sq. feet)
For illustrative purposes only-Not to scale
Measurements are approximate and not guaranteed
Tel: 07817 770 528 - www.squarepeg.co.uk
Plan produced using PlanUp

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