

114 Underdale Road, Underdale, Shrewsbury, Shropshire,
SY2 5EF

www.hbshrop.co.uk



Important Notice - please read carefully

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 £350,000

Viewing: strictly by appointment through the agent

Occupying a substantial plot, this is a particularly attractive, deceptively spacious and well proportioned bay fronted three bedroom period detached house. The property is located within this highly desirable residential location, close proximity to tranquil riverside walks, good local amenities and the medieval town centre of Shrewsbury. Commuters will be pleased to know that access is also readily accessible to the local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, dining room, kitchen, side lobby, useful walk-in brick store, first floor landing, three bedrooms, bathroom, separate WC, front and rear enclosed gardens. Viewing is recommended.

The accommodation in greater detail comprises:

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

Entrance hallway

Having parquet flooring, UPVC double glazed window to side, understairs storage recess.

Door from entrance hallway gives access to:

Bay fronted lounge

12'4 x 12'3 max into bay
Having walk-in bay with UPVC double glazed windows front, (disconnected) gas fire set to a period tiled fireplace, radiator, parquet flooring under carpet.

Door from entrance hallway gives access to:

Dining room

12'10 x 10'11
Having UPVC double glazed French doors giving access to rear gardens, (disconnected) gas fire set to a period tiled fire surround, radiator, parquet flooring under carpet.

Folding door from entrance hallway gives access to:

Kitchen

9'9 x 7'9
Having eye level and base units, built-in cupboards, fitted worktops, sink drainer unit with mixer tap over, quarry tiled floor, radiator, space for appliances, UPVC double glazed window to rear, wall mounted gas fired central heating boiler.

Door from kitchen gives access to:

Side lobby

Having UPVC double glazed door giving access to front of property, quarry tiled floor.

Door from side lobby gives access to:

Useful walk-in brick store

From entrance hallway stairs rise to :

First floor landing

Having UPVC double glazed window to side, radiator, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms, bathroom and separate WC.

Bedroom one

12'11 x 10'11
Having UPVC double glazed window overlooking the property's large rear gardens, radiator.

Bedroom two

10'11 x 10'6
Having UPVC double glazed window to front, radiator.

Bedroom three

8'0 x 7'6
Having UPVC double glazed window to front, radiator

Bathroom

Which comprises: Panel bath, pedestal wash hand basin, UPVC double glazed window to rear, radiator, loft access.

Separate WC

Having low flush WC, UPVC double glazed window to side.

Outside

To the front of property there is a lawn garden partially bordered by timber fencing and brick walling, paved pathway gives access to front door. To the side of the front garden there is paved driveway providing off street parking. Side access then leads to the property's:

Substantial size rear gardens

Having paved patio, large lawn garden areas, an array of mature shrubs, plants, bushes and trees, two timber garden sheds, outside cold tap and external rear lighting point.

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 C

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

FLOORPLANS

