

12 Underdale Road, Shrewsbury, Shropshire, SY2 5DH

www.hbshrop.co.uk



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Offers In The Region Of £575,000

Viewing: strictly by appointment
through the agent

An attractive and generously proportioned bay-fronted four-bedroom semi-detached house, offering a wonderful combination of character, space, and versatility. The property provides well-balanced accommodation, making it an ideal home for families, those working from home, or buyers seeking additional space for guests. Retaining a wealth of appealing period features, this charming home seamlessly blends character with comfortable and practical living accommodation. The spacious layout has been thoughtfully arranged to suit modern lifestyles while preserving the property's original charm. Externally, the property benefits from low-maintenance gardens and secure off-street parking. Occupying a highly desirable residential location, the property is within close proximity to tranquil riverside walks leading to The Quarry Park and onwards to the historic medieval town centre of Shrewsbury. Overall, this characterful and attractive home represents an excellent opportunity for a wide range of prospective purchasers.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, bay fronted lounge, sitting room, dining room, kitchen, L shaped laundry room, ground floor shower room with WC, cellar, first floor landing, four bedrooms, bathroom, front a low maintenance rear gardens.

Wooden framed glazed double doors gives access to:

Entrance porch

Having glazed windows.

Wooden framed glazed door from entrance porch gives access to:

Reception hallway

Having picture rail, coving to ceiling, wooden effect LVT flooring, UPVC double glazed window to side, radiator, dado rail.

Wooden panel door from reception hallway gives access to:

Bay fronted lounge

16'1 max into bay x 15'11

Having large UPVC double glazed walk-in bay window to front, exposed wooden flooring, modern stone effect electric fire set to a marble style hearth with period fire surround, radiator, picture rail, coving to ceiling.

Wooden panel door from reception hallway gives access to:

Sitting room

13'8" max x 12'0" x '10'11"

Having attractive period fireplace with decorative period fire surround, open fronted display shelving with base units below, period tiled floor, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator, picture rail, coving to ceiling.

Doorway from reception hallway gives access to:

Dining room

11'10 x 10'6

Having UPVC double glazed wood grain effect window to side, radiator, tiled floor, coving to ceiling.

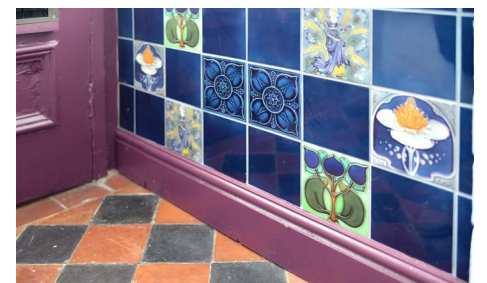
Panel door from dining room gives access to:

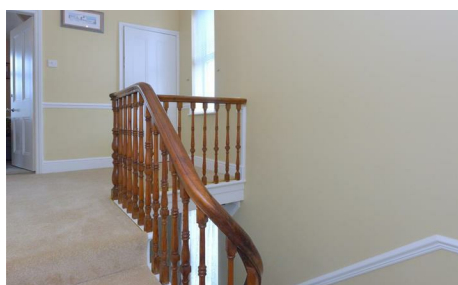
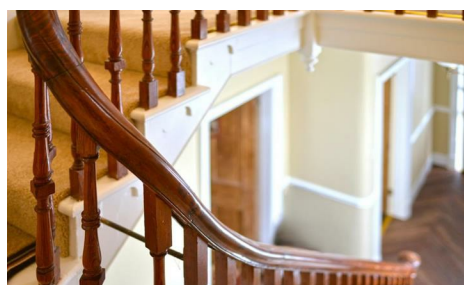
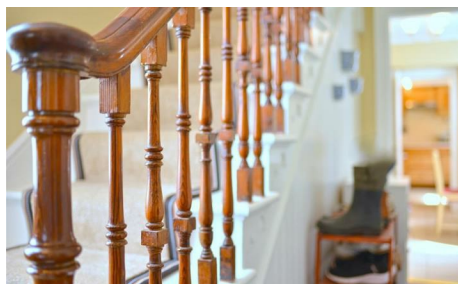
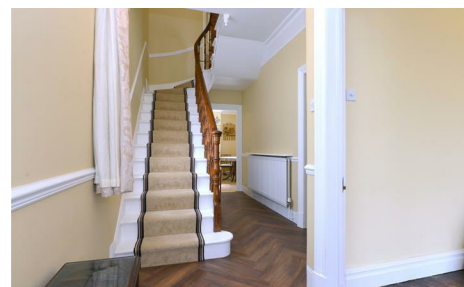
Kitchen

10'5 x 9'5

Having eye level and base unit with built-in cupboards and drawers, integrated Bosch double oven, four ring Bosch electric hob with Neff cooker canopy over, fitted worktops with inset stainless steel sink drainer with mixer tap over, tiled to walls, UPVC wood grain effect double glazed sash window to side, tiled floor.

Wooden panel door from kitchen gives access to:





L shaped laundry room

10'10 max x 9'2 max

Having space for appliances, two UPVC wood grain effect double glazed windows, stained glazed leaded wooden door giving access to rear of property, tiled floor and attic space.

Panel door from laundry room gives access to:

Shower room

Having a shower cubicle with wall mounted Mira mixer shower, low flush WC, wash hand basin set to vanity unit, radiator, tiled to walls, UPVC wood grain effect double glazed window to side, extractor fan to ceiling.

Wooden panel door from dining room gives access to a brick staircase which leads down to:

Cellar and former coal chute

12'9" max x 13'6" (overall measurement)

Having fitted power and light and former coal chute.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side.

From first floor landing wooden panel doors give access to: Four bedrooms and bathroom.

Bedroom one

13'11 x 13'10 excluding wardrobe recess

Having a large range of fitted wardrobes with eye level storage cupboards, period style fireplace, television socket, UPVC double glazed window with a pleasing aspect to front towards the former Shrewsbury prison, Shrewsbury castle and churches, radiator.

Bedroom two

13'8 x 12'11

Having UPVC double glazed window to rear, radiator, period fireplace, television socket.

Bedroom three

10'6 x 9'5

Having UPVC double glazed window to side, radiator, television socket and attic space.

Bedroom four

10'3 max x 7'3

Having UPVC double glazed window to side with limited views towards the former Maltings, cupboard housing gas fired central heating boiler, wall mounted electric heater, exposed wooden flooring, television socket and attic space.

Bathroom

Having a three piece white suite comprising: timber style panel bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, radiator, vinyl floor covering, 3/4 tiled to walls, mirror fronted bathroom cabinet, strip light with built-in shaver point, UPVC wood grain effect double glazed window, radiator and attic space.

Outside

To the front of the property gated pedestrian access leads to a tiled pathway giving access to front door. The front gardens provide low maintenance being slated with inset shrubs and mature hedging screening the pedestrian pathway. Accessed from Tankerville Street via an electrically operated roller door, the property benefits from an enclosed and secure driveway providing off-street parking. A pedestrian gate offers convenient access through to the property.

Low maintenance rear gardens

Which comprises: A paved patio and sun terrace, complemented by outside lighting points, timber trellis, and well-stocked shrub and flower borders. Additional features include an outside cold water tap and a stone and paved area which could provide further parking if required. Timber double gates from this area offer direct access to Tankerville Street.

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).

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Any areas / measurements are approximate only and have not been verified.

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