



SAMUEL WOOD

44 Underdale Road, Shrewsbury, Shropshire, SY2 5DT  
Offers In The Region Of £539,000







# 44 Underdale Road

Shrewsbury, Shropshire, SY2 5DT



- Impressive Home with No Upward Chain
- Two Elegant Front Reception Rooms
- Study, Garden Room, Cloakroom WC & Cellar
- Large Bathroom with Bath & Separate Shower
- Double Garage & Driveway
- Close To Town, Amenities & Riverside Walks
- To the Rear - Dining Room & Kitchen
- Three Generous Double Bedrooms
- Charming Walled Garden with Vegetable Plot
- EPC Rating C

44 Underdale Road is an impressive and substantial property set within one of the area's most desirable and traditional residential locations. Conveniently situated close to the town centre and picturesque riverside walks, this charming home offers both elegance and practicality. The spacious accommodation is thoughtfully arranged, providing well-proportioned living areas that retain a sense of character and comfort throughout. Outside, the property is complemented by beautifully maintained mature gardens, including a delightful walled garden that offers privacy and a tranquil retreat. A double garage and small driveway provide useful parking and storage options. This is a rare opportunity to acquire a distinguished home in a sought-after setting, perfectly combining period appeal with generous space and an enviable position close to local amenities, schools, and scenic surroundings. Ideal for families or those seeking a graceful residence within easy reach of the town's vibrant heart.

Step inside 44 Underdale Road and discover a home full of warmth, character, and space - perfectly situated in one of the town's most desirable traditional areas. The entrance porch opens into a central hallway, setting the tone for the generous accommodation beyond. To the front are two elegant reception rooms: a bright sitting room and a charming living room with sash-style windows and a coal-effect gas fire - ideal for cosy evenings. Towards the rear, the dining room and kitchen create a sociable heart of the home, overlooking the beautiful mature gardens. A study, garden room and additional cloakroom/WC provide further flexibility for family life or home working.

Upstairs, three generous double bedrooms offer plenty of comfort and space, complemented by a large family bathroom complete with bath, shower cubical, bidet and vanity basin. The home is enhanced by modern comforts including gas central heating (boiler fitted 2021), majority double glazing and owned solar panels for energy efficiency.

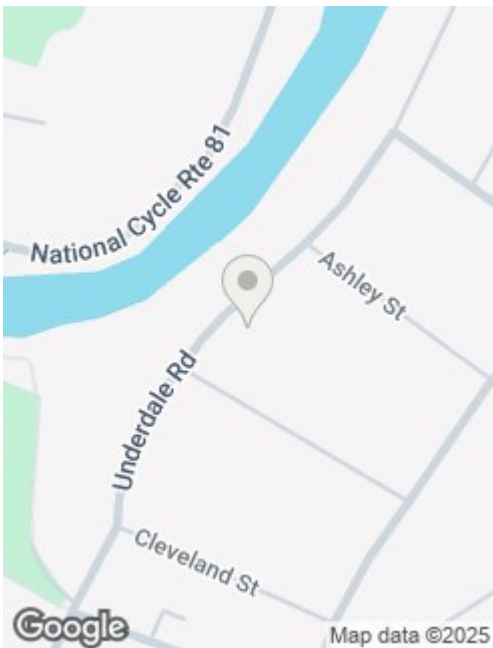
Outside, wrought iron gates lead to the driveway and double garage, while the enchanting walled garden is a true highlight - with mature borders, a vegetable plot and peaceful spots to sit and enjoy. Combining period charm, practicality, and a highly sought-after location near riverside walks and the town centre, this beautiful home offers an exceptional lifestyle opportunity.











## Directions

what3words - [///awards.snow.funds](https://www.what3words.com/awards.snow.funds)

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.













We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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