



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Underdale Court, Underdale Road, Shrewsbury,
SY2 5DD**

**Offers in the Region of
£725,000**

To view this property please call us on **01743 236 800** Ref: T8071/SL/KQ

A superior and distinctive, four bedroom, detached residence situated in an exclusive private road and providing an ideal retreat for families and those seeking a more peaceful and secluded lifestyle.

The property is individually designed and finished to a high standard. The property sits proudly within a generous and beautifully maintained plot, and benefits from double glazing, gas fired central heating and a security alarm system.

The property is well placed within easy reach of excellent amenities and situated within close proximity of the nearby town centre, excellent schools, pleasant river walks and well placed within easy reach of the Shrewsbury by-pass which allows easy access onto the M54 motorway link leading to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

SPACIOUS ENTRANCE HALL

Built in understairs store cupboard housing CAT 5, 3 zone music system cabling supplying the Kitchen, dining room and master bedroom.

Solid oak floor

LIVING ROOM

18'9" x 13'0" (5.72m x 3.96m)

A pleasant through room with solid limestone fireplace incorporating integrated wood burning stove with option of a gas connection.

Bay window to the front

Further window overlooking the rear garden

FAMILY ROOM / DINING ROOM

13'5" x 14'9" (4.09m x 4.50m)

Glazed French doors opening onto the rear garden

KITCHEN / BREAKFAST ROOM

9'9" x 14'9" (2.97m x 4.50m)

Neatly appointed and fitted with a range of matching units

Integrated Neff double electric oven, Bosch hob with extractor over

Integrated Siemens dishwasher

Bosch fridge and freezer

UTILITY ROOM

5'6" x 10'10" (1.68m x 3.29m)

Matching range of units

Wall mounted Combi boiler

CLOAKROOM

Wash hand basin, wc

From the entrance hall, a STAIRCASE rises to a spacious FIRST FLOOR LANDING with large built in linen cupboard with shelving and housing Megaflow hot water system. Pull down loft ladder to boarded roof space with light.

MASTER BEDROOM

19'2" x 14'9" (5.85m x 4.50m)

Extensive range of Hammonds hand crafted built in wardrobes extending the length of one wall.

LUXURIOUSLY APPOINTED EN SUITE BATHROOM

Panelled bath

Dressing surface with hand basin, wc

Corner shower cubicle

BEDROOM 2

9'9" x 14'9" (2.98m x 4.50m)

Range of Hammonds hand crafted built in wardrobes and fitted dressing surface

BEDROOM 3

10'0" x 13'0" (3.05m x 3.96m)

Range of Hammonds hand crafted built in wardrobes

BEDROOM 4

8'5" x 11'11" (2.57m x 3.62m)

FAMILY BATHROOM

Panelled bath

Dressing surface with inset hand basin, wc

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

Brick built with tiled roof

Twin up and over electric roller doors

Personal door with side window to the garden

Power and lighting

Two electric car charging points

The property is approached from the private drive through a pillared entrance with a block paved forecourt providing ample parking space and serving the double garage. An ornamental gate with balustrade allows access to a pathway leading to the reception area.

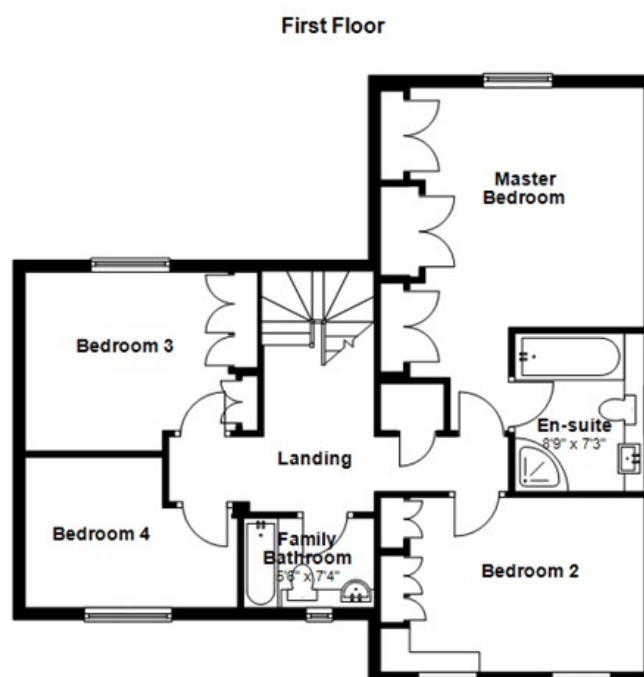
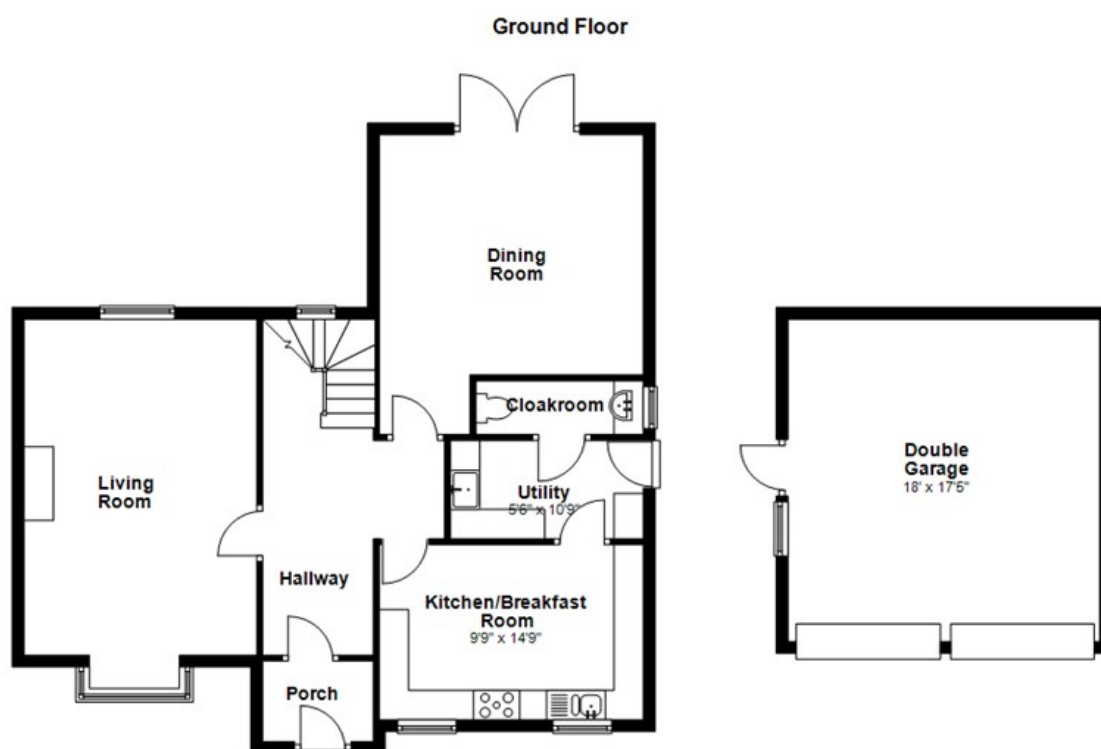
Large private gardens surround the property with mature planting, mature specimen trees and extensive lawns, together with a paved patio and terrace providing ample space for outdoor entertaining. The setting is shielded from passing traffic and enjoys considerable privacy enhancing the home's secluded and exclusive atmosphere. Cold water supply tap and outside lighting and further power point for garden lighting.







FLOOR PLANS ...



Total area: approx. 2061.5 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 a short distance, eventually turning left into Bradford Street, at the bottom of Bradford Street, turn right into Underdale Road and continue for some distance, eventually turning right into Underdale Court. Continue to the top of the private road, where the property will be found on the left hand side.



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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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: F

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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.

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