

2 Eden Close, Underdale, Shrewsbury, Shropshire, SY2 5YW

www.hbshrop.co.uk



£369,995

Viewing: strictly by appointment
through the agent



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The Property Misdescriptions Act
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Occupying a pleasant position within a quiet cul-de-sac in the popular Underdale area of Shrewsbury, this well-maintained four-bedroom detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Underdale is a well-regarded residential area on the outskirts of Shrewsbury town centre, known for its convenience and community feel. A range of local amenities, schools, and recreational facilities are within easy reach, while the town centre offers an extensive selection of shops, restaurants, and cultural attractions. The property is ideally situated for commuters, with swift access to the A5 bypass, linking to the M54 motorway and providing onward travel to Telford, Wolverhampton, and Birmingham. The nearby A49 offers convenient north-south route towards Whitchurch, Hereford, and beyond. Shrewsbury railway station is also easily accessible, offering regular services to major destinations including Birmingham, Manchester, and Cardiff, making this an excellent location for both local and long distance travel. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, downstairs cloakroom, lounge, dining room, kitchen, utility room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, bathroom, UPVC double glazing, gas fired central heating, double width driveway giving access to garage, enclosed private south facing rear garden offering a private space for ample outdoor relaxation and entertaining complete with summerhouse/home office and workshop. The property has the added benefit of being on a corner plot position and has gardens to front and side.

The accommodation in greater detail comprises:

Storm Porch

With decorative double glazed entrance door and glazed side screen gives access to:

Entrance hall

Having radiator, staircase leading off, under-stairs storage cupboard, service door to garage: Door to:

Down stairs cloakroom

Having low flush WC, corner wash hand basin, UPVC double glazed window, radiator.

From entrance hall door gives access to:

Bay Fronted Lounge

17'1" into bay x 11'8

Having walk-in box UPVC double glazed bay window to front, double radiator, coal effect gas fire set to a marble style hearth with decorative fire surround, Double doors from lounge give access to:

Dining Room

11'7" x 9'7

Having UPVC double glazed sliding patio doors leading to enclosed rear garden, radiator, coving to ceiling. Door from Dining Room and from entrance hall gives access to:

Kitchen/Breakfast Room

11'2" x 10'9"

The Kitchen/breakfast room comprises: A range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1½ sink drainer unit with mixer tap over, space and plumbing for dishwasher, space for fridge, AEG four ring induction hob with extractor above and Hotpoint electric double oven and grill, UPVC double glazed window overlooking rear garden, radiator, built-in larder cupboard. Door from kitchen/breakfast gives access to:

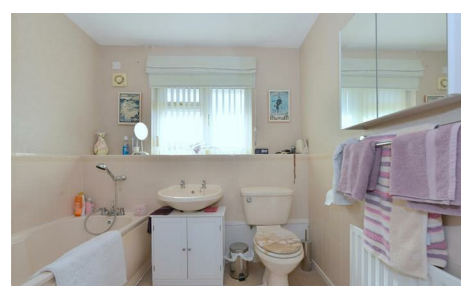
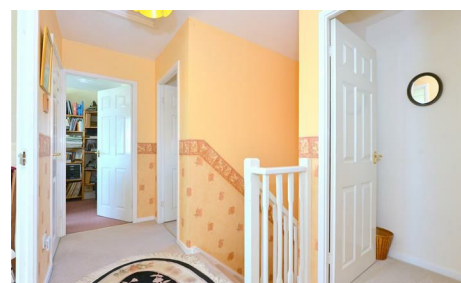
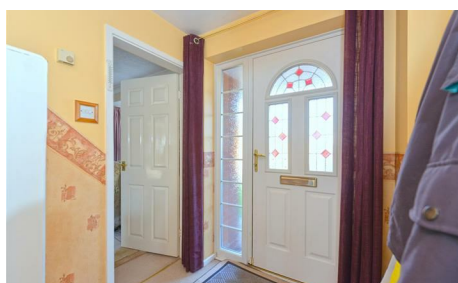
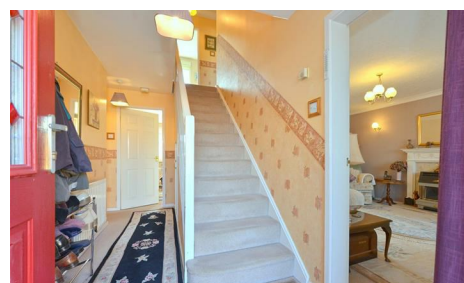
Utility Room

9'2" x 5'10

Having fitted worktops with eye level and base units with built-in cupboards and drawers, stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, UPVC double glazed window overlooking rear garden, UPVC double glazed door giving access to side of property and garden.

From Hallway stairs rise to:





First Floor Landing

Having loft access, airing cupboard housing wall mounted Worcester gas fired combination boiler and slatted shelving.

From first floor landing door gives access to:

Bedroom one

14'6 x 12'1

Having UPVC double glazed window to front, radiator, a range of fitted wardrobes comprising: two single, one double with cupboards above, matching bedside cabinets and display alcove. Door to:

En-Suite Shower Room

Having tiled shower cubicle, low flush WC, vanity unit part tiled splash surrounds, radiator, extractor fan, UPVC double glazed window to front.

Bedroom two

11'6 x 10'11

Having UPVC double glazed window to front, radiator, double built-in wardrobe.

Bedroom three

10'7 x 7'10

Having UPVC double glazed window to rear, double built-in wardrobe, radiator.

Bedroom four

10'7" x 8'0

Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

Bathroom

Comprising: A panelled bath. Pedestal wash hand basin. Low flush WC. Part tiled to walls. UPVC double glazed window to rear, radiator.

Outside

The property is situated on a lovely corner plot and is approached via a double width brick paved driveway alongside a garden which is laid to the front and side of the property with flower and shrub borders. The driveway leads to:

Garage

16'2 x 8'2

Having up and over door, fitted power and light, rear service door gives access to entrance hall. Timber gate to the side of the garage with pathway leading to an:

Neatly kept south facing enclosed rear gardens

Having a paved sun terrace, laid mainly to lawn with established flower and shrub borders, garden shed, selection of outside lighting to front, side and rear of property, cold water tap.

Timber workshop

13'6 x 6'3

Having power with 13 amp sockets.

Steps leading up to:

Timber summerhouse/home office

8'2 x 9'4

Having power with 13 amp sockets.

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 D

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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