



## **Hope Villa, 20 Underdale Road, Shrewsbury, SY2 5DW**

4 bedroom end of terrace house — £475,000 Freehold



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£475,000 Freehold— 4 bedroom end of terrace house

sales@cgpooks.co.uk

**Situated within a sought-after area of the town, this impressive and thoughtfully designed house of character has been significantly improved to provide practical and well-proportioned accommodation over three floors, while benefitting from private gardens, gated driveway parking, and detached single garage.**

## KEY FEATURES

- Lovely front door with stained glass window above, opening to the entrance hall which has a staircase to the spacious landing
- Living room with feature fireplace, bay window, and further window to side creating natural light from two elevations
- Separate dining room, also having a feature fireplace, which is open plan to the fitted kitchen with access to the very practical utility, shower room, and garden
- There is also a further versatile reception room with an additional bay window and fireplace, currently used as a study but could also become a play room or additional reception room
- On the first floor is a master bedroom with windows to two elevations and a lovely south facing outlook. Bedroom two is also a double room and bedroom three is a generous single, currently used as a dressing room
- Well-appointed modern family bathroom with shower, velux window, and heated towel rail
- The cellar has been converted and tanked to provide an additional habitable space, having two windows and a radiator. It's currently used as a double bedroom but would also make a great home office or TV room
- uPVC double glazed sash windows, in keeping with the period style, and gas fired central heating, as well as under floor heating throughout the kitchen, utility and shower room
- The private gardens extend to the front, side, and rear of the property, comprising areas of lawn, paved terrace, and planted borders
- A gated driveway provides parking for one car, and an additional space can be used in front of the gateway. There is also a detached garage that previously had planning permission to be re-built, with scope to incorporate a studio/office/gym if required.
- A superb location on a pretty and very popular street, close to the local park, a varied range of amenities and beautiful riverside walks, as well as the town centre and train station which are both just a short walk away
- **Agents Note: Internal photos used were taken prior to the current tenancy**

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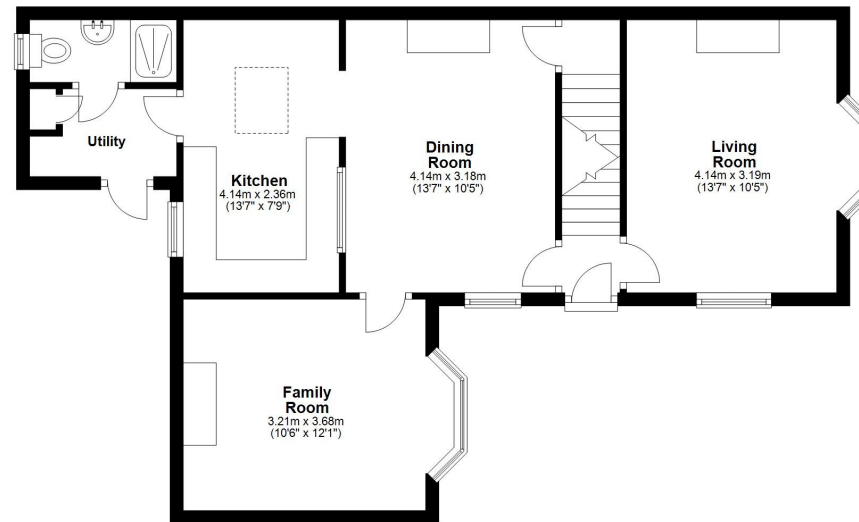
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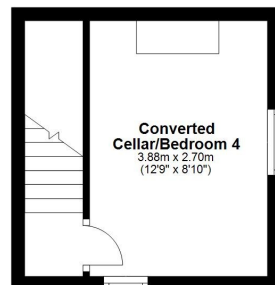
## Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



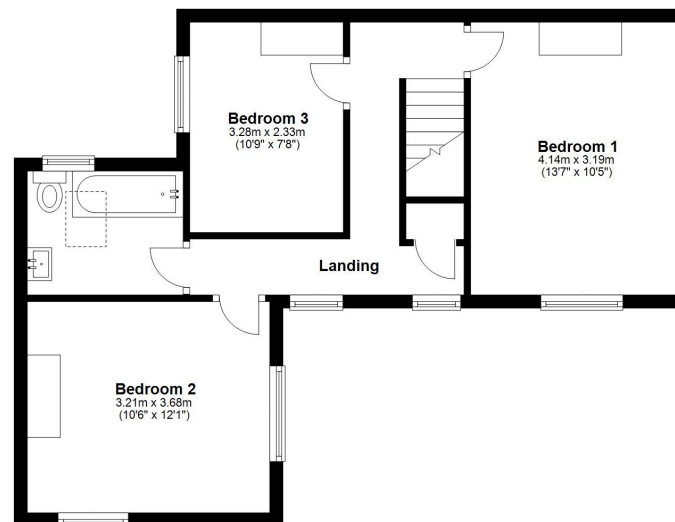
## Converted Cellar

Approx. 14.3 sq. metres (153.9 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



Total area: approx. 121.0 sq. metres (1302.7 sq. feet)

















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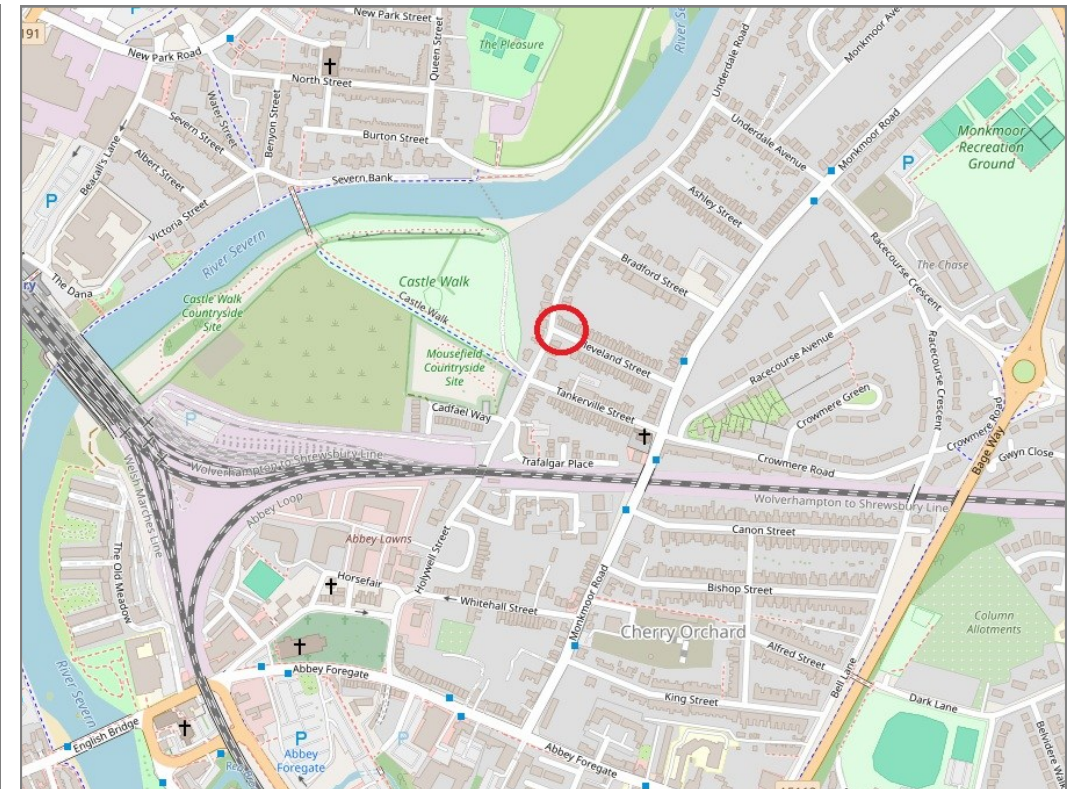
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

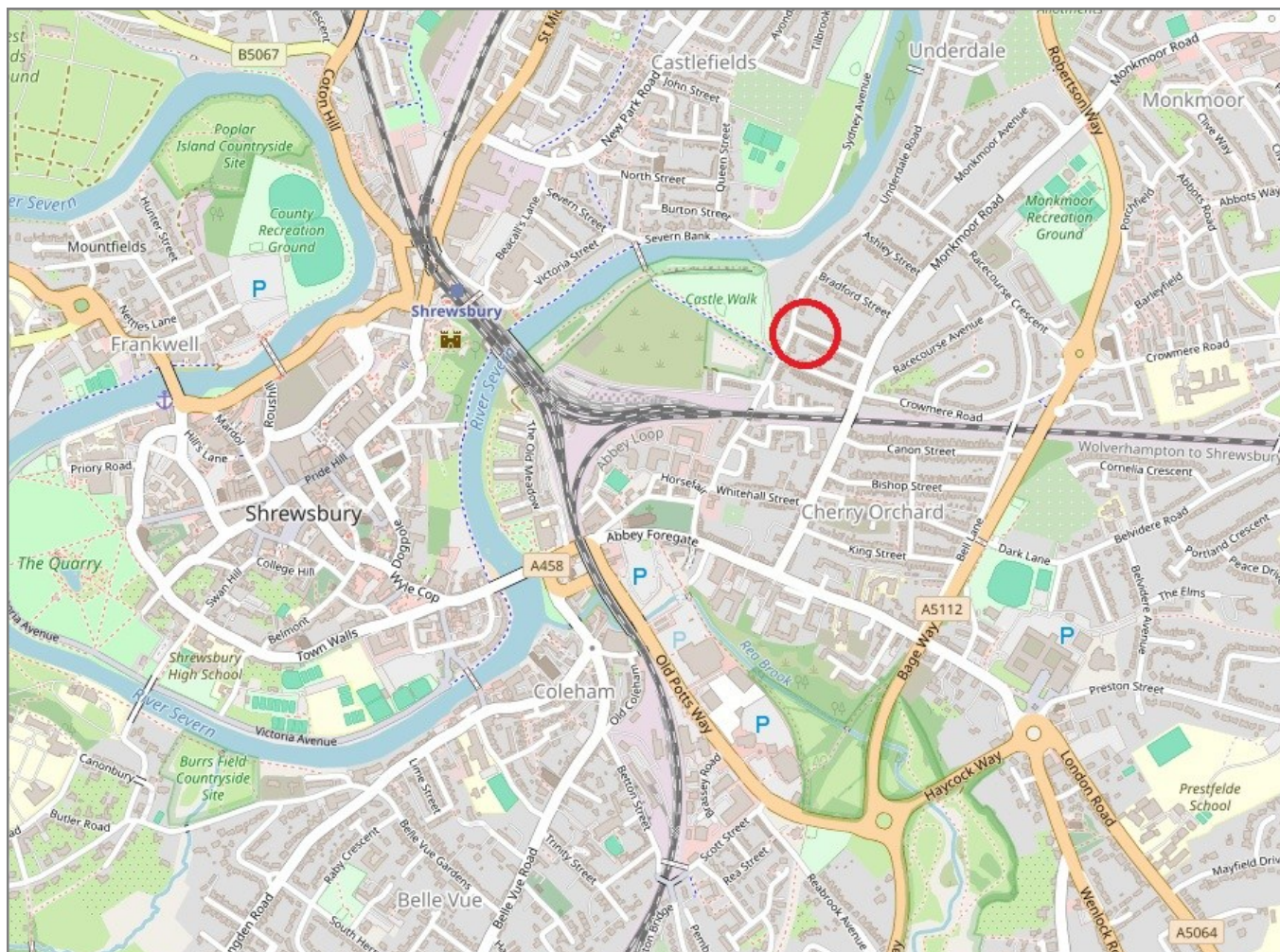


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