



**35 Underdale Road, Shrewsbury, SY2 5DT**

4 bedroom terraced house — £375,000 Freehold

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Coopergreenpooks.co.uk

£375,000 Freehold — 4 bedroom terraced house

sales@cgpooks.co.uk

**Occupying a fantastic setting adjoining the River Severn, this individual terraced house of character offers well-proportioned and versatile accommodation over four floors, with plenty of potential for modernisation and a beautiful private rear garden.**

### KEY FEATURES

- Entrance porch opening to an inner hallway with staircase to a spacious landing
- Impressive living room with a feature fireplace and bay window showcasing views over the garden and river
- Separate dining room with an open fireplace, window to front, and access to the lower ground floor
- Kitchen with a range of fitted units, space for appliances, and part-glazed door onto a covered courtyard
- Throughout the hallway and dining room is a lovely solid wood blocked floor, currently underneath the carpet but could easily be reinstated
- The lower ground floor offers very useful and versatile space, with direct access to the rear garden at ground level, providing potential to create an additional reception room, garden room, games room, or bedroom if required
- On the first floor is a large main bedroom, a further single bedroom, and generous family bathroom with separate shower
- A staircase then leads to the second floor, where there are two additional double bedrooms, both having velux roof lights, and bedroom three having built-in wardrobes
- The established rear garden comprises areas of lawn, paved terracing, planted borders, raised beds, and mature fruit trees. The garden extends down to the River Severn, providing views of the weir and downstream, and includes fishing and mooring rights
- To the front of the property is a gated block paved courtyard with access onto Underdale Road
- Sold with no upward chain

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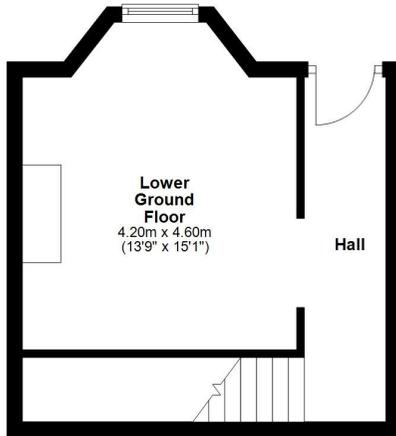
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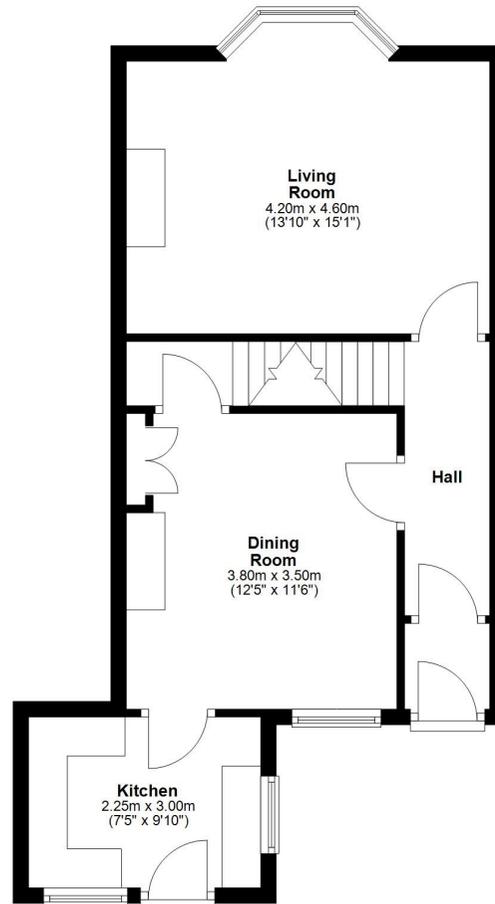
## Lower Ground Floor

Approx. 22.0 sq. metres (237.0 sq. feet)



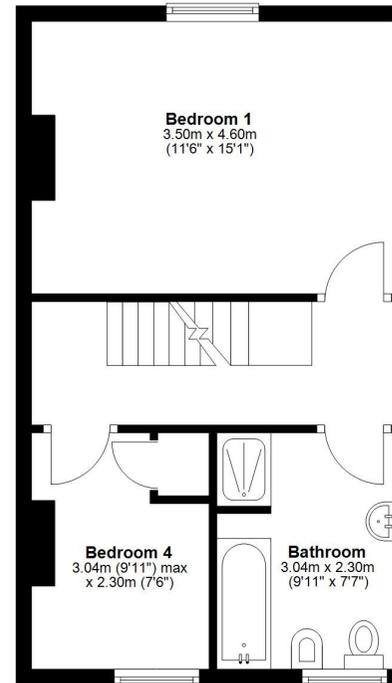
## Ground Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



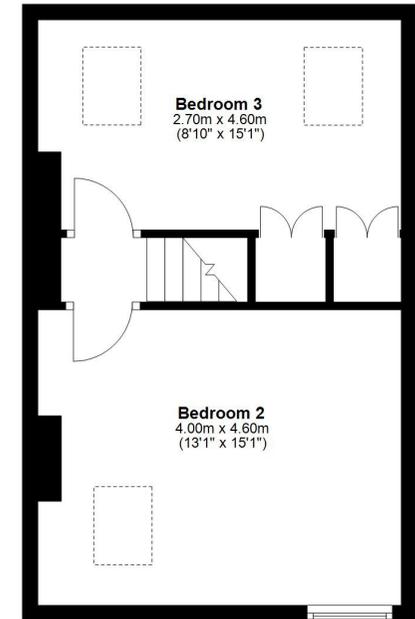
## First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



## Second Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 142.6 sq. metres (1535.2 sq. feet)









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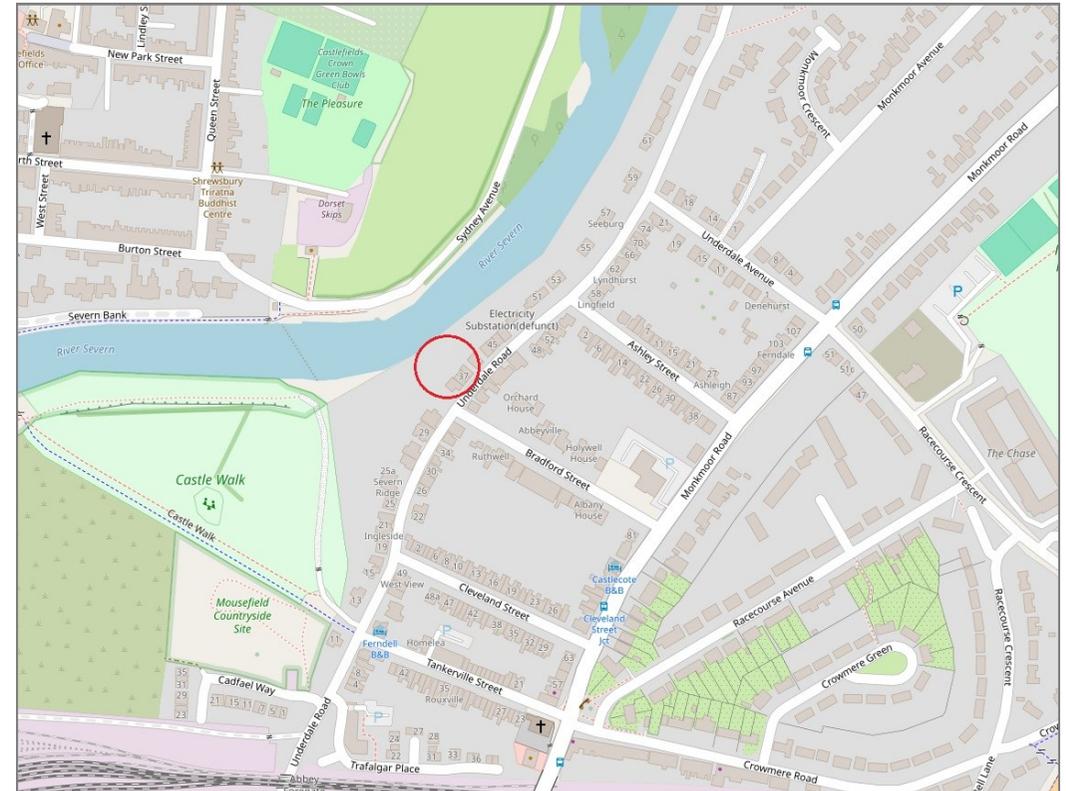
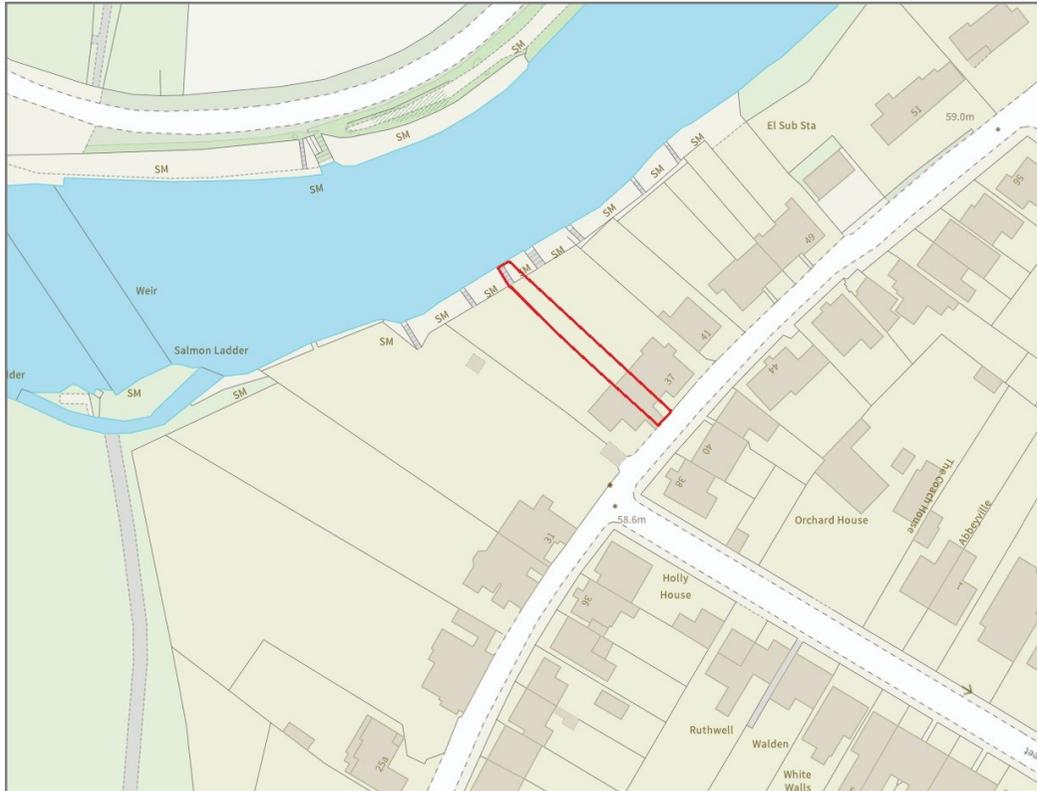
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</b>
Services	<b>Mains water, electricity and drainage are connected. Electric heating and 2 coal fires</b>

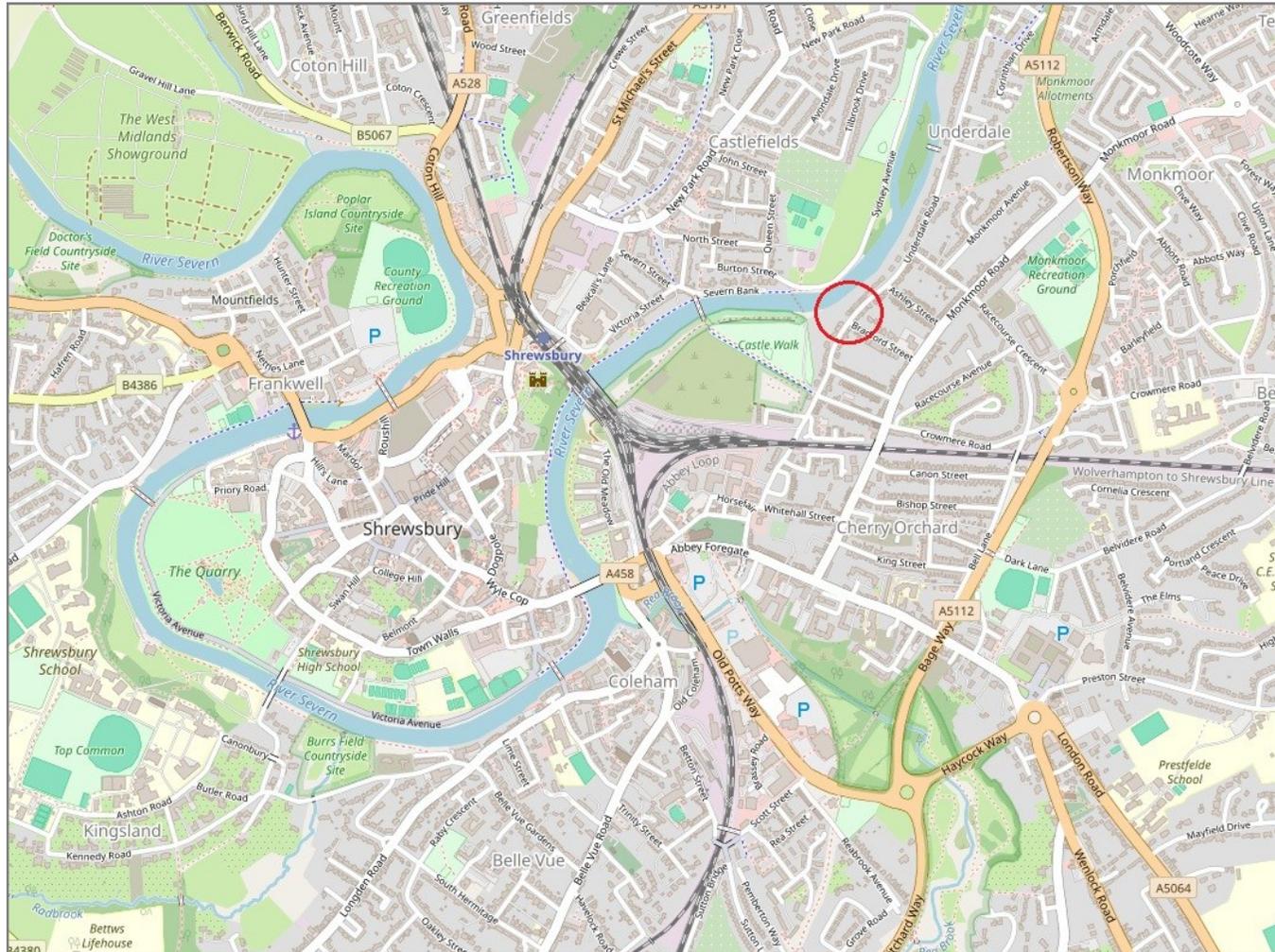


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