

12 Redwing Fields, Underdale, Shrewsbury, Shropshire,  
SY2 5SZ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in



**Offers In The Region Of £369,000**

Viewing: strictly by appointment  
through the agent

**t: 01743 357000**

**e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)**



H O L L A N D  
B R O A D B R I D G E

**12 Redwing Fields, Underdale, Shrewsbury,  
Shropshire, SY2 5SZ**

Constructed by renowned local builders Shropshire Homes, this is a modern, well presented and deceptively spacious four bedroom detached house. The property occupies a pleasant position on this small select development, whilst having a lovely open aspect to the front. The property is situated close to local amenities, schooling, tranquil riverside walks and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, modern open plan kitchen/diner/family room with a range of built-in appliances, utility room, master bedroom with ensuite shower room, three further bedrooms, family bathroom, front and landscaped rear enclosed gardens, brick paved double width driveway, good size single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Reception hallway**

Having radiator, wall mounted digital heating control panel.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surrounds, tiled floor, radiator, extractor fan to ceiling.

Door from reception hallway gives access to:

**Bay fronted lounge**

14'3 max into bay x 10'1

Having walk-in bay with UPVC double glazed window with pleasing aspect to front, coal effect gas fire set to a marble style hearth with matching fire surround, two radiators, TV aerial point.

Door from reception hallway gives access to:

**Modern L shaped kitchen/diner/family room**

23'7 x 12'6 max reducing down to 8'1

Comprising: A range of modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, double oven with four ring gas hob and stainless steel cooker canopy over, integrated dishwasher, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed window to rear, UPVC double French doors giving access to rear gardens with further UPVC double glazed windows to side, part tiled and vinyl flooring, recessed spotlights to ceiling, useful understairs storage cupboard, TV aerial point.

Door from kitchen/diner/family room gives access to:

**Utility room**

6'2 x 5'4

Having fitted worktops with inset stainless steel sink with mixer tap and storage cupboard below, space for tumble dryer, space for washing machine, wall mounted gas fired central heating boiler, tiled floor, radiator, extractor fan, recessed spotlights to ceiling, double glazed door giving access to side of property.

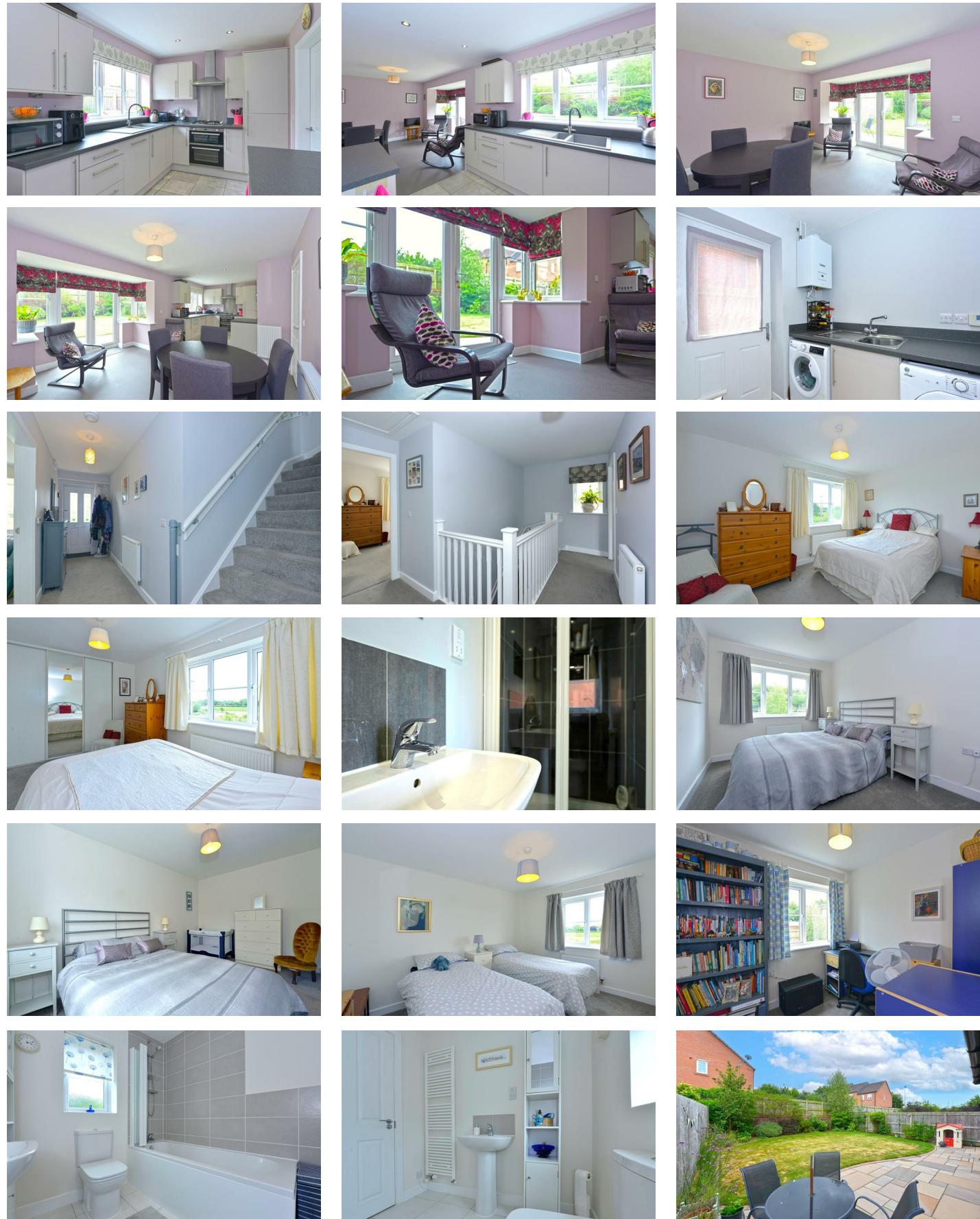
From reception hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, radiator, loft access, store cupboard housing pressurised water system.

Doors from first floor landing then give access to four bedrooms and bathroom.





**Bedroom one**

16'6 x 8'11

Having UPVC double glazed windows with pleasing aspect to front, radiator, built-in triple part fronted wardrobe, wall mounted digital heating control panel.

Door to:

**Ensuite shower room**

Having large tiled shower cubicle with mixer shower over, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, UPVC double glazed window to side, shaver point, radiator, recessed spotlights and extractor fan to ceiling.

**Bedroom two**

13'5 max x 8'5 excluding recess

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

12'3 x 8'7 excluding recess

Having UPVC double glazed window with pleasing aspect to front, radiator.

**Bedroom four**

7'11x 6'10

Having UPVC double glazed window to rear, radiator.

**Family bathroom**

Having a modern three piece suite comprising: Panel bath with mixer shower over, folding shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, part tiled to walls, heated towel rail, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling.

**Outside**

To the front of the property there is a delightful aspect/ wildlife area, double width paved driveway which gives access to:

**Garage**

17'0 x 8'4

Having up and over door, fitted power and light, double glazed pedestrian service door to side. The front garden is laid to lawn with paved pathway and low maintenance stone section. Gated pedestrian side access to both side of the property lead to a side paved pathway giving access to the property's:

**Attractive rear gardens**

Having a large brick edged Indian sandstone paved patio with outside cold tap and lighting point, lawn gardens, deep well stocked borders containing inset shrubs, plants and bushes. The rear gardens are enclosed by brick walling and timber fencing.

**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).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

