



Underdale Road, Shrewsbury, Shropshire **SY2**

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37, Underdale Road is situated within close proximity to an excellent selection of local shops, pubs and schools all within walking distance. Shrewsbury Town centre is a short walk away, where a picturesque walk over the English Bridge, leads you to an excellent range of amenities including a large variety of boutique and specialist shops, art galleries, artisan foods and drinks, a superb choice of cafes, bars and restaurants, cinemas, and theatres.

The nearby Quarry Park, a real gem of the town, offers 29 acres of flower gardens, parkland, and riverside walks. Shrewsbury Train Station is just under a mile walk away, providing direct services to Birmingham New Street and London Euston, ideal for commuting and travel.

## Directions (Postcode SY2 5DT)

From the town centre the property is best approached out of Shrewsbury over the English Bridge and continue into Abbey Foregate. Take the left just after Shrewsbury Abbey and continue straight ahead through Holywell Street and onto Underdale Road. You will find 37, Underdale Road on your left, just after you pass Bradford Street on your right. W3W: grows.filed.lush

## Agents Note:

Planning permission has been granted (17/00413/FUL) for additional parking, to add an additional sun room and further storage. Plans can be shared upon request.



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EPC

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## Underdale Road

Underdale Road is set across four floors and has undertaken substantial works from the current owners. Comprising of a unique and stunning riverside location, the property boasts a modern finish across all levels, with double glazed wooden sash windows throughout to ensure the property is energy efficient, along with a Nest heating system and additional technology.

The entrance level and lower-level play host to the reception spaces within the property. The entrance level houses multiple reception rooms, with river views, a utility room and W/C adding practicality to the floor. The lower level houses the fantastic contemporary open plan kitchen diner, with underfloor heating.





French doors open out directly onto the garden terrace, perfect for hosting and enjoying summer evenings.

## Accommodation

Stairs rise to the first floor, where three of the bedrooms are situated. The clever design allows for the principal suite on the one side of the floor, with its own private access onto either a changing room, bathroom and W/C, or ensuite bedroom with separate W/C. A further bathroom serves the other bedroom on this level. The rear two bedrooms benefit from unrestricted river views. The top floor is split and accessed via separate staircases leading to 3 further bedrooms and two bathrooms, one of which is ensuite.





## Gardens and Grounds

To the rear, you are greeted with fabulous unrestricted views of the River Sever. The gardens have been landscaped and terraced, providing different levels to utilise as you so wish, with the bottom tier of the garden allowing direct access onto the river to perhaps enjoy kayaking, canoeing or paddle boarding. Storage for kayaks is provided. Accessed out from the kitchen diner, a patioed terrace operates as an extended kitchen in the summer and is the perfect place to host friends and family. The property benefits from side access as well as private parking to the front.



# Underdale Road, Shrewsbury SY2

## Property Information

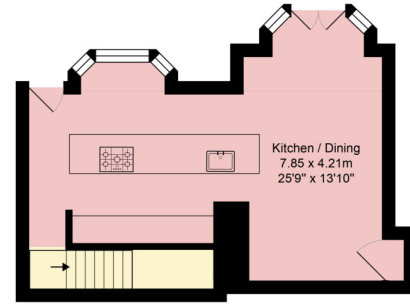
Tenure: Freehold

Services: Mains water, drainage and electricity.

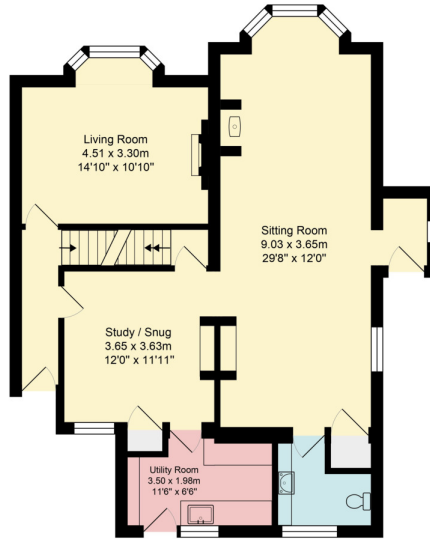
Gas central heating.

Local authority: Shropshire County Council

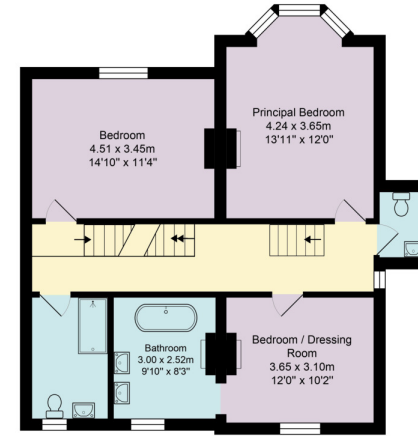
Council tax: Band F



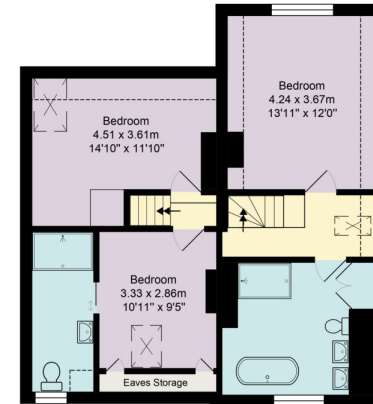
Lower Ground Floor



Ground Floor



First Floor



Second Floor

**Approximate Gross Internal Floor Area  
Main House = 317 Sq M / 3411 Sq Ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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