

114 Holland Drive, Weir Hill, Shrewsbury, Shropshire, SY2
5WA

www.hbshrop.co.uk



Offers In The Region Of £310,000

Viewing: strictly by appointment
through the agent

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

Occupying a lovely position on this popular modern residential development, this is a beautifully presented, spacious and well proportioned three bedroom, three storey semi detached town house. The property is within close proximity to tranquil riverside walks, local schooling and excellent amenities. Commuters will be pleased to know that access is readily accessible to the local bypass which in turn links up to the M54 motorway network. Early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, contemporary kitchen/diner with a range of built-in appliances, lounge, understairs cloakroom, first floor landing having two double bedrooms, family bathroom, impressive second floor master bedroom with fitted wardrobes and stylish ensuite shower room, low maintenance front garden, rear enclosed gardens, good size driveway with single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access:

Entrance hallway

Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Contemporary kitchen/diner

17'1 x 10'6

Having a contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven, washing machine, dishwasher, four ring electric hob with stainless steel cooker canopy over, fitted wooden style worktops, cupboard housing gas fired central heating boiler, wood effect flooring, UPVC double glazed window to front, recessed spotlights to ceiling, radiator.

Door from contemporary kitchen/diner gives access to:

Understairs cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled splash surround, wood effect flooring extractor fan to ceiling.

Door from contemporary kitchen/diner gives access to:

Lounge

13'3 x 11'3

Having UPVC double glazed French doors with integrated blinds giving access to rear gardens, UPVC double glazed windows to side with integrated blinds, radiator, wood effect flooring, wall mounted digital heating control panel.

From entrance hallway stairs rise to:

First floor landing

Having radiator, UPVC double glazed window to side.

Doors from first floor landing give access to: Two double bedrooms and family bathroom.

Bedroom two

13'3 x 11'3

Having UPVC double glazed window to rear, radiator, fitted store cupboard.

Bedroom three

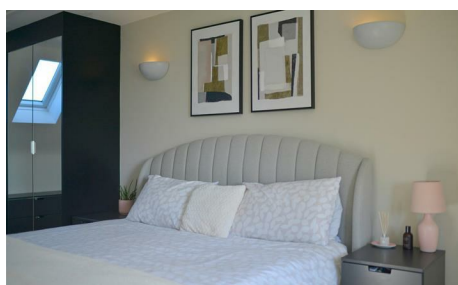
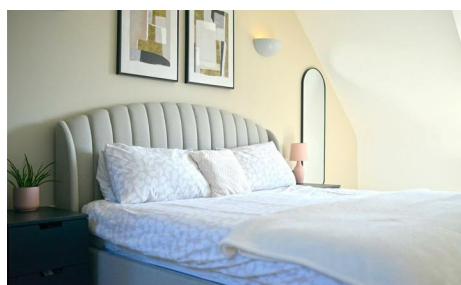
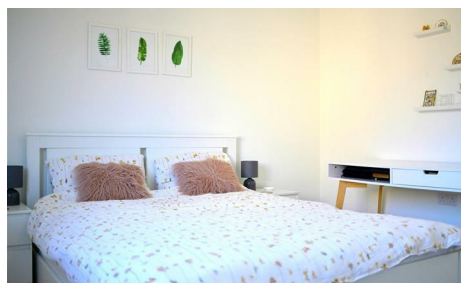
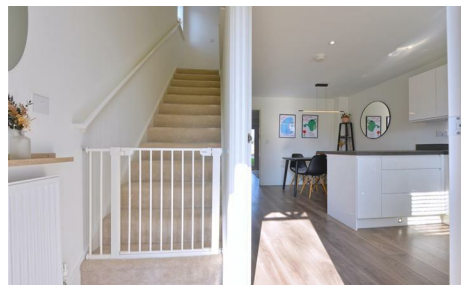
10'9 x 7'2

Having UPVC double glazed window to front, radiator.

Bathroom

Having a three piece white suite comprising: panel bath with shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin, radiator, vinyl tiled effect floor covering, part tiled to walls, extractor fan to ceiling.





Door from first floor landing gives access to:

Inner first floor landing

With UPVC double glazed window to front, radiator. From inner hallway landing stairs rise to:

Bedroom one

21'6 x 13'10 max with staircase recess reducing do

This large master bedroom comprises: UPVC double glazed window to front, two radiator, double glazed roof window, custom fitted part mirror fronted wardrobe with shelved storage cupboard to side, loft access.

Door to:

Ensuite shower room

Having double width tiled shower cubicle with wall mounted mixer shower, low flush WC, pedestal wash hand basin with mixer tap over, double glazed roof window to rear, radiator, part tiled to walls, tiled floor, recessed spotlights to and extractor fan to ceiling.

Outside

The property is approached over a private driveway shared with neighbouring property's. To the front of the house there is a paved pathway giving access to front door with low maintenance bark section having inset shrubs. To the side of the property there is a tarmac driveway providing ample off street parking. Access is given to:

Garage

Having up and over door. Gated pedestrian side access then leads to the property's:

Rear garden

Which comprises: Paved patio, lawn gardens.. The rear gardens are enclosed by 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 C

AGENTS NOTE

The vendor informs us there is a service charge for the up keep of the development which is currently £128.67 per annum.

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.

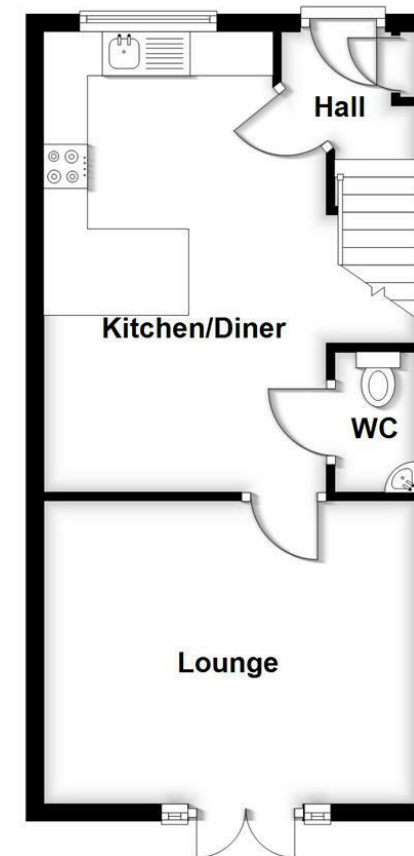
Disclaimer

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

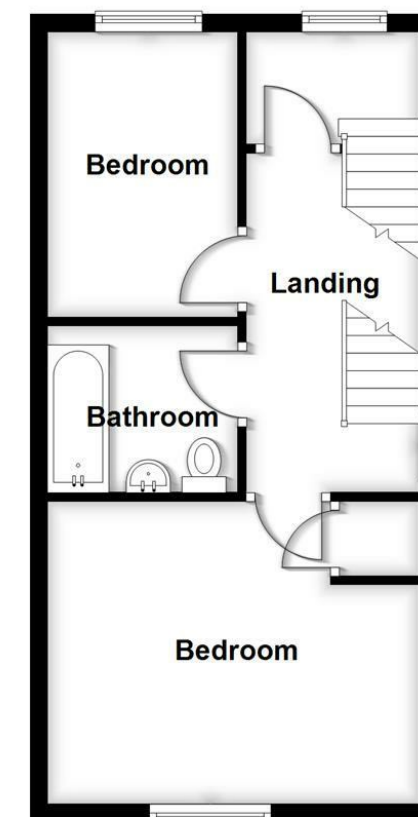
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquiries.

Ground Floor



First Floor



Second Floor

