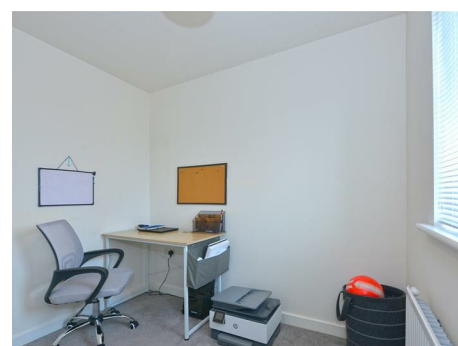




41 Holland Drive, Weir Hill, Shrewsbury, Shropshire, SY2
5TH

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.
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Offers In The Region Of £249,995

Viewing: strictly by appointment
through the agent

An excellent opportunity to acquire this attractive, well presented three bedroom end of terraced home with spacious and versatile accommodation over three floors. A particular feature of the property is the private shared driveway servicing just 8 property's and enjoying an enviable position on the fringe of this popular development enjoying a lovely open aspect to the front over a local green area The property is within close proximity to a variety of local amenities, popular schooling 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: Entrance hall, open plan living/kitchen with integrated appliances, downstairs cloakroom, first floor landing having two bedrooms and family bathroom, second floor landing, principle bedroom, private forecourt with parking for two vehicles, enclosed south facing rear garden with two sun terraces, gas fired central heating, UPVC double glazing

The accommodation in greater detail comprises:

Storm canopy over double glazed entrance door give access to:

Entrance hallway

Having staircase leading, double radiator, vinyl wood effect flooring.

From entrance hallway door gives access to:

Open plan living/kitchen

22'0 max x 12'0 max

Having a range of modern eye level and base units with built-in cupboards and drawers, space for fridge, space for freezer, built-in stainless steel electric oven and grill with four ring gas hob, extractor and splash back, marble effect worktop with fitted with inset 1 1/2 sink drainer unit with mixer tap over, cupboard housing LOGIC combi ESP1 wall mounted gas fired central heating boiler, UPVC double glazed window to front, space and plumbing for washing machine, useful understairs recess, vinyl wood effect flooring leading through to living room having Having double radiator, TV aerial point , UPVC double glazed doors leading to enclosed south facing rear garden.

from entrance hallway door gives access to:

Downstairs cloakroom

Having low flush WC, wash hand basin with mixer tap, radiator, extractor fan.

From entrance hallway stairs rise to:

First floor landing

From first floor landing doors gives access to: Two bedrooms and bathroom

Bedroom two

12'2 x 7'8

Having UPVC double glazed window overlooking rear garden, radiator.

Bedroom three

12'2 x 7'9

Having two UPVC double glazed windows with pleasant aspect to front over local green, radiator.

Bathroom

Having panel bath with glazed shower screen, Mira Agile shower, low flush WC, wash hand basin with vanity unit below, tiled around wash hand basin and WC, extractor fan.

From first floor landing stairs rise to:

Second floor landing

Having doors leading into a useful storage cupboard.

From second floor landing door gives access to:

Bedroom one

17'0 x 9'0

Having two Velux roof windows (one to front with lovely open aspect towards Haughmond Hill), double radiator, storage recess.

Outside

The property is approached via a shared driveway services just eight property's and leads to a tarmacadam forecourt with private parking for two vehicles, paved pathway to front and side of property which gives access to gate leading into an:

Attractive enclosed south facing rear garden

Having two paved sun terraces, artificial lawn area, outside lighting to front and rear, outside cold water tap, outside power point.

AGENTS NOTE

There is a charge of approximately £12.00 PCM which is payable for the upkeep of the development.

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 B

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

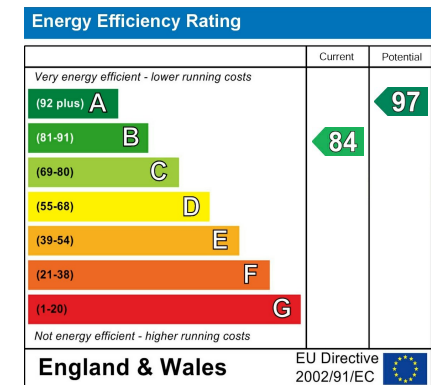
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

