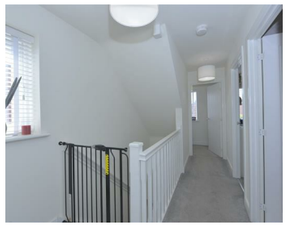
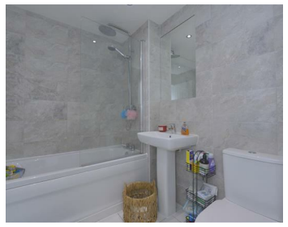
HOLLAND BROADBRIDGE





The Property Ombudsman

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
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLLAND BROADBRIDGE

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

www.hbshrop.co.uk

Offers In The Region Of £290,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

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

Offers In The Region Of

£290,000

Having upgrades/improvements in the region £12,000 this is deceptively spacious, well proportioned and appealing modern three double bedroom semi detached town house, situated within this desirable residential location. 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 hallway, cloakroom, lounge, upgraded contemporary kitchen/diner with a range of built-in appliances, first floor landing having two double bedrooms and family bathroom, second floor master bedroom with fitted wardrobes and ensuite shower room, front and rear enclosed gardens, good size driveway, detached brick built garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway
Having tiled floor, store cupboard, radiator,

Door from entrance hallway gives access to:

Upgraded modern kitchen/diner
17'3 x 10'4
Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, four ring electric hob with concealed cooker canopy over, fitted earth stone worktops with inset 1 1/2 sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, UPVC double glazed window to front, tiled floor, useful understairs recess, radiator.

Door from kitchen/diner gives access to:

Understairs cloakroom
Having low flush WC, pedestal wash hand basin, radiator, part tiled to walls, tiled floor, extractor fan to ceiling.

Door from kitchen/diner gives access to:

Lounge
13'10 x 11'3
Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, radiator, wall mounted digital heating control panel.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, radiator.

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

Bedroom two
11'10 x 11'3
Having UPVC double glazed window to rear, radiator, range of fitted wardrobes plus additional store cupboard.

Bedroom three
10'11 x 7'0
Having UPVC double glazed window to front, radiator.

Family bathroom
Having a modern three piece white suite comprising: Panel bath with drench shower over plus handheld shower attachment off, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, fully tiled to walls, extractor fan and recessed spotlights to ceiling, wall hung heated chrome style towel rail.

From first floor landing door gives access to inner first floor landing with UPVC double glazed window to front.

Stairs then rise to:

Bedroom one
21'11 x 13'9 max into staircase recess
Having double glazed roof window with a pleasing aspect towards neighbouring property's and Haughmond Hill, fitted wardrobes, two radiators, UPVC double glazed window to front, wall light points, loft access.

From bedroom one door gives access to:

Ensuite shower room
Having tiled shower cubicle with wall mounted electric shower, low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, tiled to walls, double glaze roof window with pleasing aspect to neighbouring property's and Haughmond Hill, heated chrome style towel rail.

Outside
To the front of the property there are lawn gardens with stone section and inset shrubs with paved pathway giving access to front door, outside lighting point. To the side of the property there is a generous tarmacadam driveway providing ample off street parking with access leading to a :

Detached brick built garage
Having up and over door and pitched tiled roof. Gated pedestrians access then leads to the property's:

Rear gardens
Having paved patio, outside cold tap, lawn gardens, shrub area. The rear gardens are enclosed by fencing.

AGENTS NOTE
There is a charge of approximately £200.00 per annum 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.

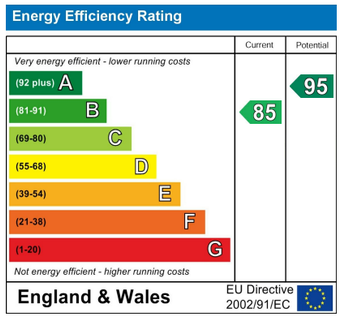
COUNCIL TAX BAND C

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

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