HOLLAND BROADBRIDGE

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203 Holland Drive, Weir Hill, Shrewsbury, Shropshire, SY2 5TU

www.hbshrop.co.uk










## Offers In The Region Of £345,000

Viewing: strictly by appointment through the agent

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

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

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
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

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**203 Holland Drive, Weir Hill, Shrewsbury,
Shropshire, SY2 5TU**







A spacious and well-positioned three-bedroom detached family home, situated on a corner plot within this popular residential development on the eastern side of Shrewsbury. The well proportioned accommodation represents an excellent opportunity for buyers seeking a modern detached house with convenient access to local amenities, schools and transport links. The surrounding area provides a good selection of everyday facilities, with convenience stores, supermarkets, cafes, restaurants and public house all within east reach. Sainsburys is approximately 0.7 miles away, while further local shopping and amenities can be found throughout the surrounding residential area. The property is also well placed for families, with a number of schools nearby, including St Giles Church of England Primary School, Mereside Church of England Primary School Academy and Belvidere School, Prestfelde School is also within approximately half a mile. For commuters, there are convenient public transport options nearby, with bus stops on London Road and the surrounding roads. Shrewsbury Railway Station is approximately 2.6 km away, providing rail services to a range of destinations. The location also offers straightforward access to the Shrewsbury bypass and the wider network, with links towards the A5 and the M54 making the property particularly convenient for those travelling towards Telford, the West Midlands and beyond. The spacious detached family with a convenient location makes it well suited for families, professionals and buyers looking for excellent connectively alongside access to local amenities.

**The accommodation in greater detail comprises**

**The accommodation briefly comprises**
Storm canopy, reception hall, downstairs cloakroom, lounge, kitchen/dining room, utility room, first floor landing, principle bedroom with ensuite shower room, two further good size bedrooms, bathroom, driveway with private parking for two vehicles, good size garage, front and side garden, lovely enclosed walled rear garden. Viewing is highly recommended by the selling agent.

Covered entrance with composite door gives access to:

**Reception hall**
Having radiator, parquet LVT flooring, storage cupboard, staircase leading off, push out soft close storage cupboards beneath stairs.

From reception hall door gives access to:

**Claokroom**
Having suite comprising WC and wash hand basin, radiator, continuous of LVT flooring.

From reception hall door gives access to:

**Lounge**
12'0 x 12'11
A good size room having UPVC double glazed window to front, media point, radiator.

From reception hall door gives access to:

**Kitchen/dining room**
18'0 x 9'2
Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel single drainer sink unit with mixer tap over, integrated dishwasher and fridge freezer each with matching facia panels, inset four ring induction hob with extractor fan over and oven and grille beneath, UPVC double glazed window overlooking the rear garden, LVT flooring, radiator. The dining area comprises: French doors opening onto rear gardens and sun terrace, radiator.

From kitchen/diner door gives access to:

**Utility room**
7'7 x 5'3
With a continuation of units incorporating single drainer sink set into base cupboard with work surface extending to the side with space for appliances, fitted wall shelving above sink, wall mounted gas IDEAL LOGIC ESP1 35 combination gas fired central heating boiler, integrated washing machine, LVT flooring, radiator, door gives access to side of property.

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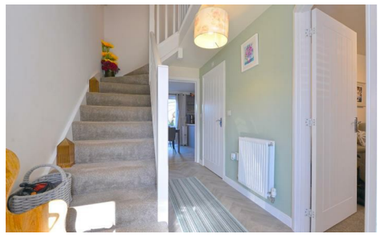
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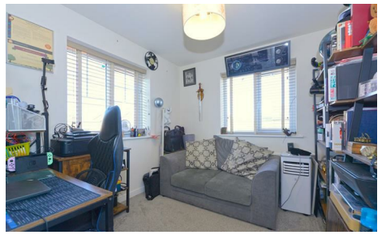












From reception hall stairs rise to:

**First floor landing**
Having loft access, airing cupboard with slated shelving.

From first floor landing doors give access to: three bedrooms and bathroom.

**Bedroom one**
12'11 x 10'6
Having a generous size double bedroom with UPVC double glazed window to front, large built-in wardrobe, media point, radiator. Door to:

**Ensuite shower room**
With suite comprising shower cubicle with direct mixer unit, wash hand basin, WC, complementary tiled surrounds, radiator.

**Bedroom two**
9'3 x 9'5
Having UPVC double glazed window to rear, radiator.

**Bedroom three/office**
8'5 x 9'6
Having UPVC doubel glazed window to side and rear, radiator.

**Bathroom**
Comprising panel bath with electric shower unit over, wash hand basin, WC, complementary tiled surrounds, radiator.

**Outside**
The property occupies a enviable corner plot with excellent private parking for two vehicles approached over driveway to the garage. The front garden is laid to lawn with inset specimen trees, side pedestrian access then leads to a:

**Lovely walled rear garden**
Comprising: good size paved sun terrace ideal for those who love to dine and entertaining outdoors, garden and a well stocked flower, shrub and herbaceous beds, outdoor lighting, cold water tap.

**Garage**
18'11 x 10'6
Access to garage is via a remote controlled electric up and over, power and lighting, personal side service door leading into rear garden, wired for EV charging point.

**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).

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**Refrerral fee dislaimer**
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 enquires.




Total area: approx. 106.5 sq. metres (1146.6 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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