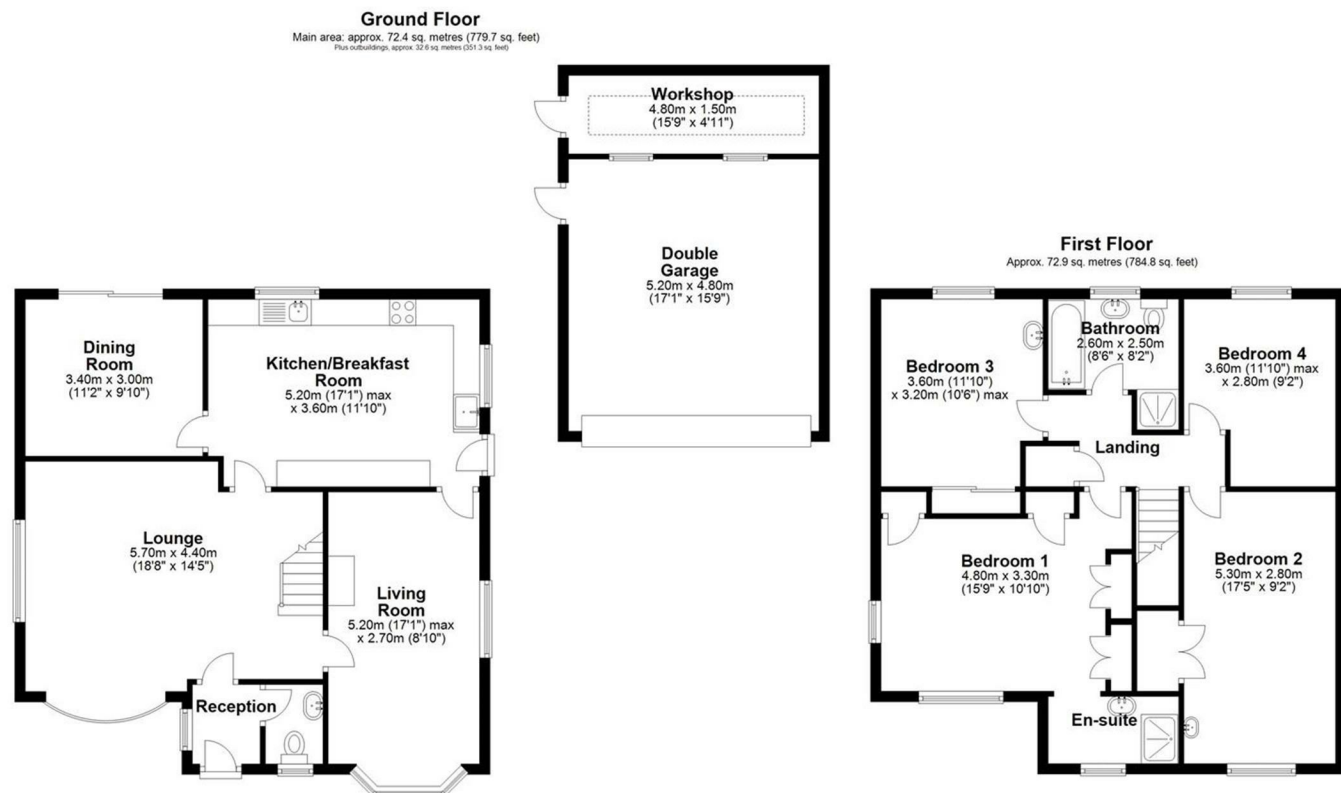


FOR SALE

4 Holborn Drive, Shrewsbury, SY2 6SL

Halls 1845



Main area: Approx. 145.4 sq. metres (1564.5 sq. feet)
Plus outbuildings, approx. 32.6 sq. metres (351.3 sq. feet)
4 Holborn Drive



FOR SALE

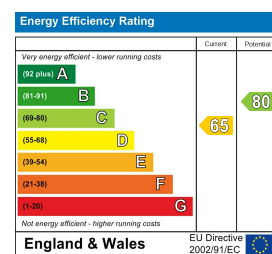
Price Guide £460,000

4 Holborn Drive, Shrewsbury, SY2 6SL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented and spacious 4 bedroomed detached house with beautiful wraparound gardens.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 3 reception rooms
- Principal bedroom with en-suite
- 3 further bedrooms and bathroom
- Garage and parking
- Attractive and well maintained wraparound gardens

ENTRANCE HALL

Part glazed entrance door.

CLOAKROOM

WC and wash hand basin.

SITTING ROOM

Bay window to the front and window to the side.

KITCHEN

Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over and tiled splash. Space and plumbing for white goods. Windows to the side and rear overlooking the garden. Side door leading out to the driveway.

DINING ROOM

Sliding double doors leading out to the garden.

FAMILY ROOM

Bay window to front and window to side.

PRINCIPAL BEDROOM

With a range of fitted cupboards and wardrobes. Windows to the front and side.

EN-SUITE SHOWER ROOM

Comprising shower cubicle and wash hand basin. Window to the front.

BEDROOM 2

Built in double wardrobe. Fitted sink unit. Window to the front.

BEDROOM 3

Built in double wardrobes with sliding mirror fronted doors. Fitted wash hand basin. Window overlooking the rear garden.

BEDROOM 4

Window to rear.

BATHROOM

Fitted with a white suite comprising panelled bath. Shower cubicle. Low flush WC. Pedestal wash hand basin. Tiled floor.

OUTSIDE AND THE GARDENS

The property is approached over a brick paved driveway providing ample parking and pedestrian access to the formal reception area. The gardens are a particular feature of this property and lie on all 3 sides and are predominantly laid to lawn with a variety of inset shrubs and trees, dwarf walling and evergreen hedging.

The rear garden is extremely well maintained with a paved patio and seating area, lawned area, ornamental pond, well established shrub borders and timber garden shed. The whole is enclosed by closely boarded wooden fencing and brick walling.

DETACHED DOUBLE GARAGE

Up and over door, power and lighting. Side pedestrian access door.

GENERAL REMARKS**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAXThe property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.**VIEWINGS**Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com**SITUATION**

This property is situated in this popular residential development in an enviable corner plot on the outskirts of Shrewsbury with easy access to a range of excellent amenities including good schools, Shrewsbury College, local shops, a frequent bus service and easy access to the Shrewsbury by-pass with M54 link to the West Midlands.

DESCRIPTION

This well maintained and particularly spacious 4 bedroomed detached house provides well laid out and well proportioned accommodation throughout and briefly comprises : entrance hall, cloakroom/wc, lounge, dining room, kitchen/breakfast room, family room, master bedroom with ensuite shower room, 3 further double bedrooms and principal bathroom. Ample parking and detached double garage. Particularly attractive gardens. The property also benefits from gas-fired central heating and UPVC double glazing.

ACCOMMODATION