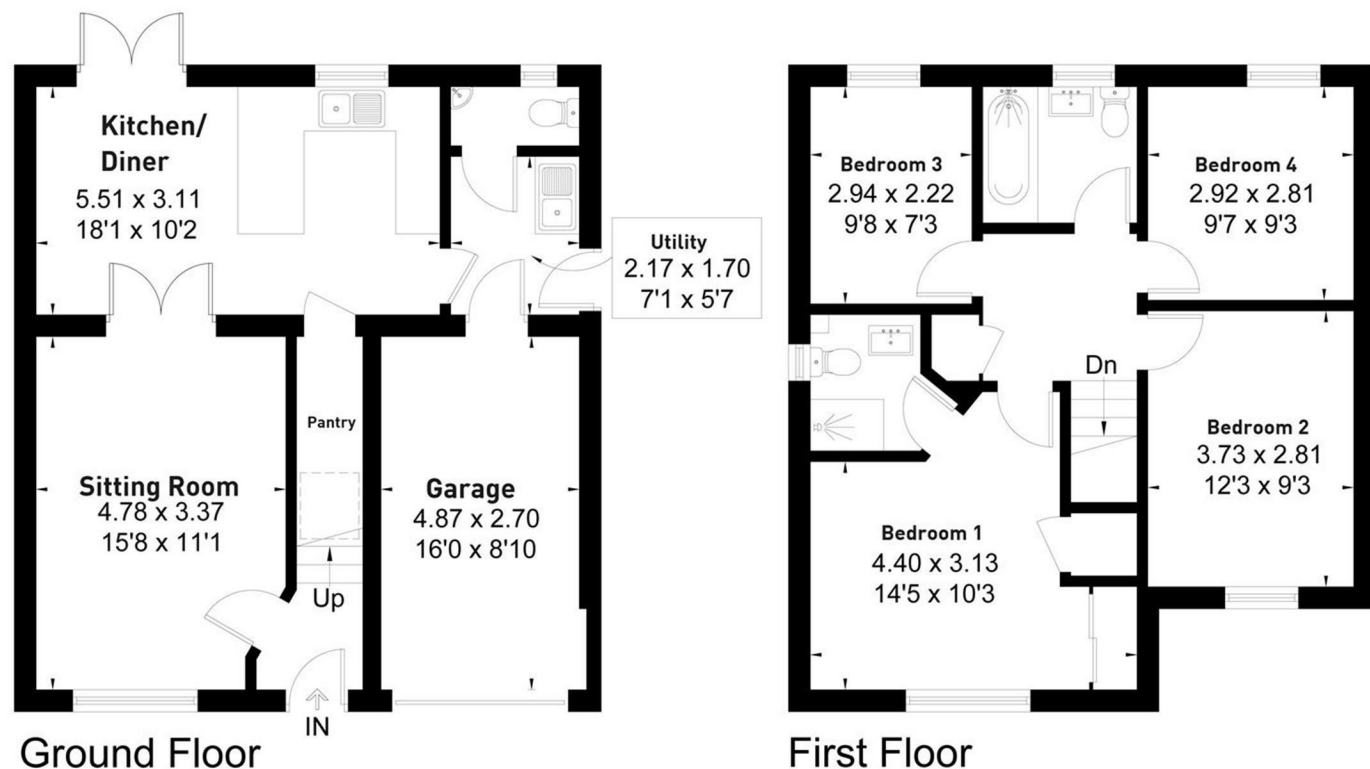


FOR SALE



39 Holland Drive, Shrewsbury, SY2 5TH

Approximate Floor Area = 117.3 sq m / 1262 sq ft (Including Garage)



FOR SALE

Offers in the region of £395,000

39 Holland Drive, Shrewsbury, SY2 5TH

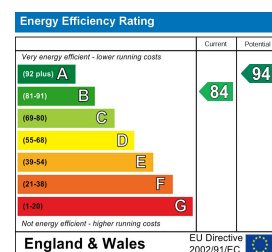


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75869

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 modern four bedroom detached family residence that is immaculately presented throughout and benefits from south facing gardens, double glazing and gas fired central heating.



01743 236 444

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



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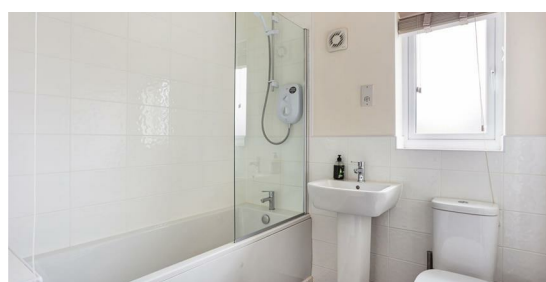
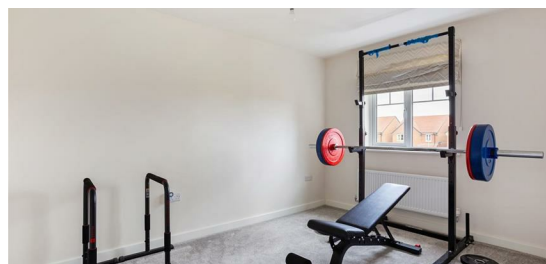
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Impressive open plan kitchen/dining room
- Security package & security lights
- Separate utility and cloakroom
- Upstairs / downstairs thermostat regulated radiators
- Landscaped rear garden, laid to lawn with paved terrace & seating area
- Driveway to front providing private parking

DESCRIPTION

39 Holland Drive is an attractive and incredibly well presented 4 bedroom modern family home with spacious and flexible accommodation including four good size double bedrooms (one en-suite), a family bathroom, south facing rear gardens, a private driveway (for 2 cars) and garage. The open plan kitchen/dining/sitting room is the hub of the house and has French doors leading to the rear landscaped gardens.

ACCOMMODATION

ENTRANCE HALL

Stairs leading to first floor and access to sitting room.

DOWNSTAIRS WC

Wash hand basin and WC.

SITTING ROOM

Double glazed windows and double doors to dining area. Full fibre and ethernet port to upstairs, high level power and socket for tv. Full fibre and ethernet port to upstairs, high power and socket for tv.

KITCHEN / DINING ROOM

Range of matching wall and base units and work surfaces over, fitted gas hob and oven, integrated fridge/freezer, dishwasher and French doors to rear garden.

UTILITY ROOM

With space for washer/dryer, external door and door to integral garage. Built in washer and extractor fan. Built in washer and extractor fan.

BEDROOM 1 WITH EN-SUITE SHOWER ROOM

With En-Suite Shower Room and built in wardrobes. En-suite has boiler connected free fall / rainforest shower system with heated towel rail and shaver charge point. Extractor fan. En-suite has boiler connected free fall/rainforest shower system with heated towel rail and shaver charge point. Extractor fan.

BEDROOM 2

Over looks the front of the property. Additional ethernet network port to router/fibre. Additional ethernet network port to router/fibre.

BEDROOM 3

Over looking the rear garden.

BEDROOM 4

Over looking the rear garden.

BATHROOM

Neatly fitted modern suite comprising: panelled bath with shower over, wash hand basin, WC and heated towel rail.

INTEGRAL GARAGE

Up and over door with heavy duty door installed to utility, painted floor with plug additional power sockets.

OUTSIDE

The property is approached via tarmac driveway serving the private parking area for 2 cars. There is a paved pathway and gated access to the rear garden and the integral single garage. The rear landscaped rear gardens are south facing and are made up of a mixture of lawned area, large patio and corner seating area. Rear garden has tap and covered power sockets installed, with a large grey stone patio. Rear garden has tap and covered power sockets installed, with a large grey stone patio.

FIXTURES AND FITTINGS

Shutter blinds in kitchen, living room and bathrooms are included in the sale. Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is currently showing as Council Tax Band D. 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