



Roger
Parry
& Partners

247 Holland Drive, Shrewsbury, SY2 5TU



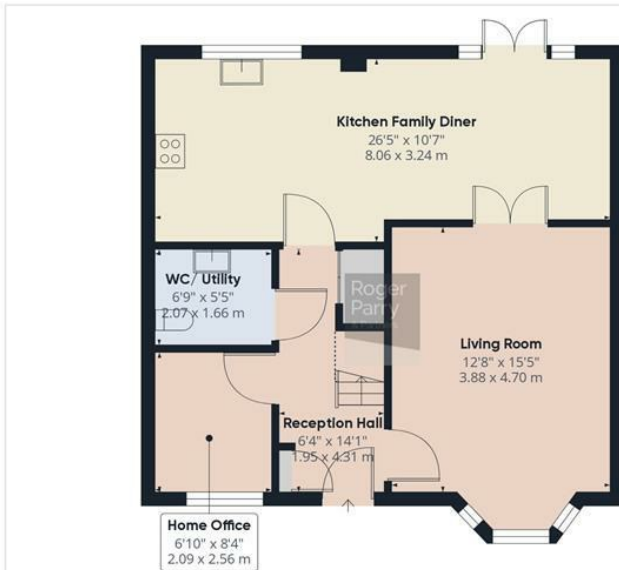
247 Holland Drive, Shrewsbury, SY2 5TU
Offers In The Region Of £435,000

This beautifully presented, double fronted four bedroom detached home has been finished to an exceptional standard of specification, with South facing rear garden. Occupying an enviable position, set back from the road in this much sought after location, ideal for commuters with excellent access to the A5/M54 motorway network. Accommodation comprises of; Through Reception Hall with Cloakroom & Utility, Lounge, Home Office, open plan Kitchen Living Diner, Principal Bedroom with en suite, 3 further double Bedrooms and luxury family Bathroom. The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking and Ev charging point, garage and gardens.

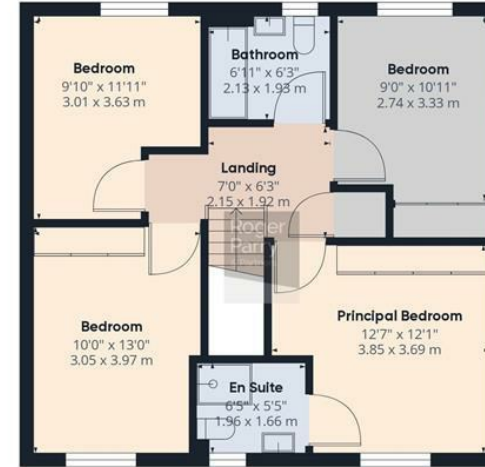




Floor Plan (not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾

1470.13 ft²
136.58 m²

Reduced headroom

8.61 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom⁽¹⁾

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Location

The property occupies an enviable position in this popular development, perfect for commuters with ease of access to the A5/M54 motorway network and lovely Riverside walks. There are excellent facilities on hand including primary and secondary schools, supermarkets and recreational facilities.

Entrance Hall

With storage cupboard, wooden style flooring, radiator.

Cloakroom and utility

Attractively fitted with base units with laminate worksurfaces over, matching upstanding and inset sink with mixer taps. Low flush Wc, wooden style flooring, extractor fan and radiator.

Home Office

With wooden style flooring, window to front and radiator.

Living Room

A fabulous room with walk in bay window to front, radiator, wooden style flooring, double doors opening into;

Kitchen Family Diner

A well appointed room, perfect for those who love to entertain and featuring French doors opening onto rear garden and sun terrace and window to rear. The kitchen is beautifully fitted with range of units incorporating one and half bowl under mount sink with mixer taps set into worksurface. Further range of matching base units comprising cupboards and drawers with integrated dishwasher and fridge freezer all with matching fascia panels. Induction hob with extractor hood over, built in double eye level oven and grill. Range of eye level wall units. Wooden style flooring throughout.

Stairs rise from Entrance Hall to First floor landing with access to loft space, radiator and storage cupboard.

Principal Bedroom

With window to front, built in wardrobes and radiator.

En Suite Shower Room

With large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

Bedroom Two

With built in wardrobes, radiator and window to front.

Bedroom Three

With built in wardrobes, radiator and window to rear.

Bedroom Four

With radiator and window to rear.

Bathroom

With suite comprising panelled bath with shower unit over and glass side screen, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

Outside

The property occupies an enviable position set back from the road with driveway providing parking and Ev charging point and leading to the Garage. The Garage has an up and over door to front. The Rear Garden is a particular feature of the property, being South facing, mainly laid to lawn with paved sun terrace, adjacent to the Dining Area, perfect for dining alfresco. The Garden is fully enclosed with fencing.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 1000 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

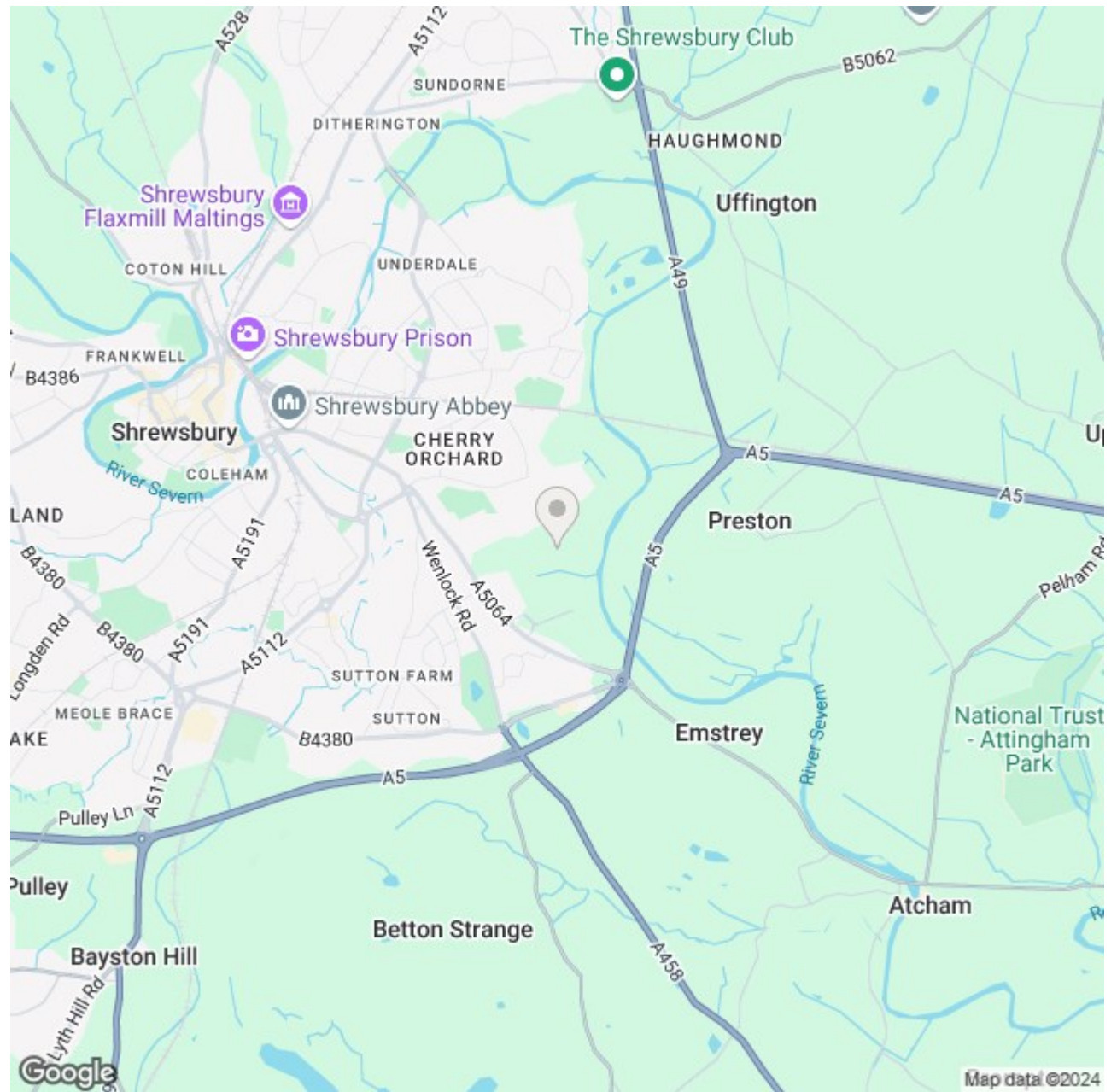
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.