



Zaza Johnson & Bath
Estate Agents

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20 Holder Grove, Shrewsbury, Shropshire, SY2 5WU

Offers in the Region Of £300,000

A beautifully presented 3 bedroom semi-detached house well positioned for the town centre, good local amenities and access to A5 and M54. The accommodation includes Entrance Porch, Living Room, Hallway, Kitchen/Breakfast Room, 3 Bedrooms, En-suite, Family Bathroom, Garage, Driveway and Gardens, DG & GCH.
Early Viewing Recommended.



20 Holder Grove, Shrewsbury, Shropshire, SY2 5WU

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed composite entrance door.

Entrance Porch 4' 10" x 3' 6" (1.47m x 1.07m)

LVT herringbone pattern flooring, radiator, door to Garage.

Living Room 16' 1" x 10' 3" (4.90m x 3.12m)

LVT herringbone pattern flooring, double glazed window to the front, radiator, useful built in storage cupboards with shelving above.

Inner Hall

Carpeted staircase to First Floor Landing, radiator.

Cloakroom/WC 4' 11" x 3' 0" (1.50m x 0.91m)

Fitted with wash basin set to vanity unit with aqua-board splash back, WC, radiator, extractor fan.

Kitchen/Dining Room 7' 7" x 18' 9" (2.31m x 5.71m)

LVT herringbone pattern flooring, double glazed window to the rear, double glazed patio doors open onto rear garden, radiator. The Kitchen Area is fitted with a good range of units with laminate worktops, inset stainless steel sink unit, integrated 4 ring gas hob with filter hood above and steel splash back, electric oven below, fridge, freezer and washing machine.

First Floor Landing 6' 4" x 3' 3" (1.93m x 0.99m)

Access to loft, useful built-in over stairs storage cupboard.

Bedroom 1 9' 6" x 14' 2" (2.89m x 4.31m)

Carpet, radiator, 2 double glazed windows to the front.

En-suite Shower Room 4' 4" x 6' 11" (1.32m x 2.11m)

Fitted with 3 piece suite including floating wash basin with drawer unit beneath, WC, large tiled shower cubicle with mixer shower, LVT herringbone pattern flooring, radiator, double glazed window, extractor fan.

Bedroom 2 11' 3" x 8' 8" (3.43m x 2.64m)

Carpet, radiator, double glazed window to the rear.

Bedroom 3 7' 10" x 9' 10" (2.39m x 2.99m)

Carpet, radiator, double glazed window to the rear, built in wardrobe with triple sliding doors.

Bathroom 8' 8" x 5' 7" (2.64m x 1.70m)

Fitted with 3 piece suite including bath, WC, floating wash basin with drawers beneath, part tiled walls, radiator, double glazed window to the side, extractor fan, LVC herringbone pattern flooring,

Rear Garden

Recently upgraded and improved by the present owners. Approached onto a recently laid Indian stone patio giving excellent space for outside dining. A good size area of lawn and the garden is enclosed by fencing.

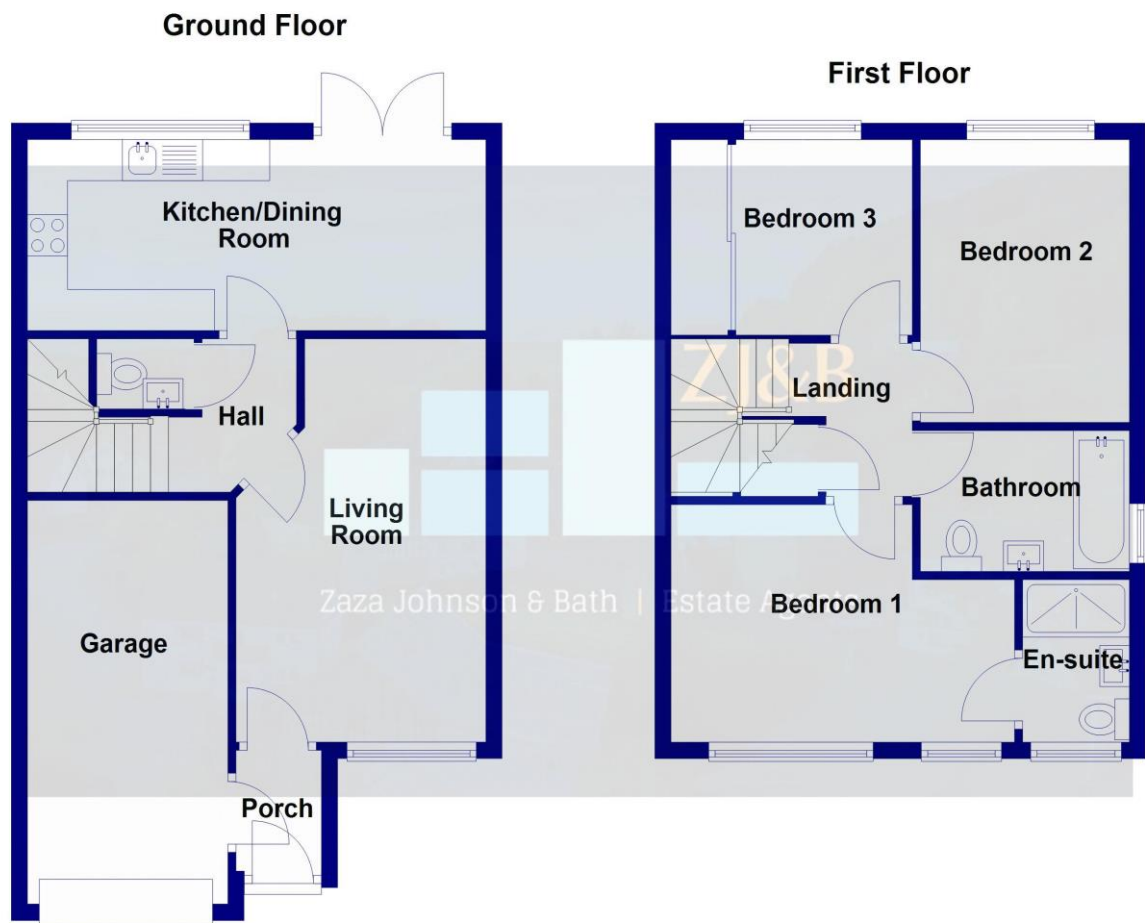
Outside - Front

Tarmacadam driveway providing parking for 2 vehicles and access to Garage, ramp access to the entrance door. Situated in a nice position near to the London Road College Campus overlooking fields.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



20 Holder Grove, Weir Hill, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

08/08/2025, 12:20 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK
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Energy performance certificate (EPC)

20 Holder Grove Shrewsbury SY2 5WU	Energy rating B	Valid until:	23 July 2033
		Certificate number:	0350-3884-0030-2027-7635

Property type Semi-detached house

Total floor area 79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage