



19 Holland Drive, Shrewsbury SY2 5TH

3 bedroom semi-detached house—£279,995 Freehold

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Coopergreenpooks.co.uk

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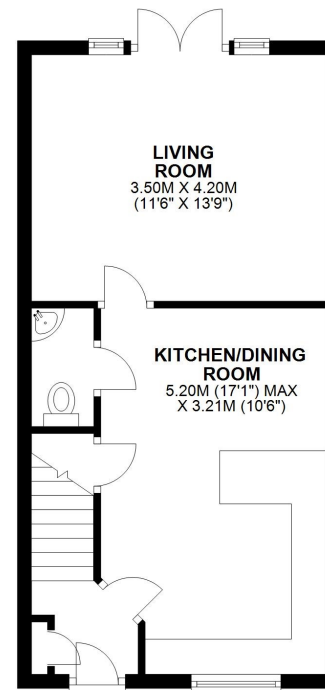
sales@cgpooks.co.uk

Attractive and recently built semi detached house offering good accommodation over 3 floors, whilst being well situated within this popular new development having the benefit of a private driveway, garage and west facing garden.

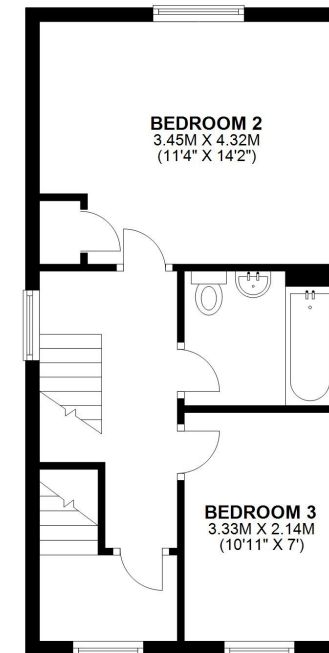
KEY FEATURES

- Entrance hall connecting to an open plan kitchen/dining room which has wood effect flooring, custom-made built-in storage and an adjoining cloakroom.
- Extensive range of fitted units to the kitchen area, with breakfast bar and integrated appliances.
- Living room with wood effect flooring to match kitchen, windows and glazed double doors to rear sun terrace.
- Staircase from hall to first floor landing where there are 2 double bedrooms and a bathroom.
- From first floor landing there is a door to a separate landing area with window to front, from which a staircase leads to the large main bedroom and dressing area. This room has windows to both the front and rear, as well as an en suite shower room.
- Double glazed windows and gas fired central heating.
- Driveway providing parking for about 3 cars and access to a single garage.
- Private southwest facing rear garden which has a large paved sun terrace along with a further secluded area of garden. There is also a large timber workshop/store included in the sale.
- Good location within a popular new development that's located on the fringe of town, yet within walking distance of local schools, pubs/restaurants, supermarket and delicatessen, as well as beautiful river walks.

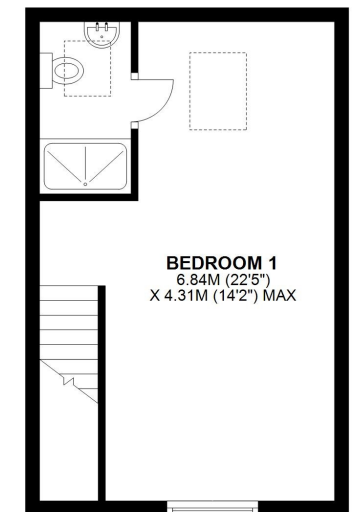
GROUND FLOOR
APPROX. 36.9 SQ. METRES (397.6 SQ. FEET)



FIRST FLOOR
APPROX. 36.9 SQ. METRES (397.6 SQ. FEET)



SECOND FLOOR
APPROX. 28.8 SQ. METRES (310.0 SQ. FEET)



TOTAL AREA: APPROX. 102.7 SQ. METRES (1105.2 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band B
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

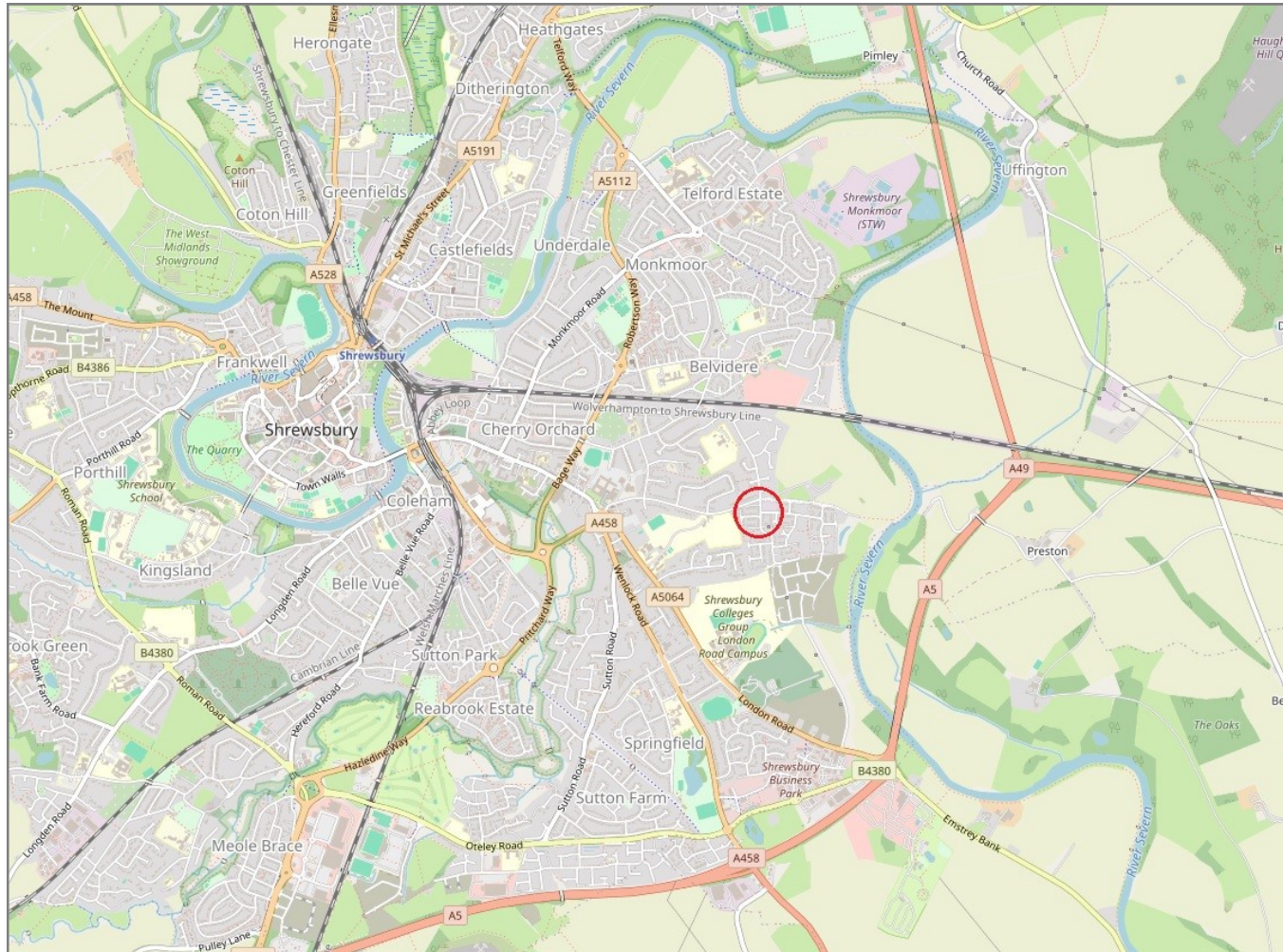
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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