



78 Holland Drive, Weir Hill Gardens, Shrewsbury SY2 5WA

3 bedroom semi-detached house—£300,000 Freehold

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Coopergreenpooks.co.uk

£300,000 Freehold—3 bedroom semi-detached house

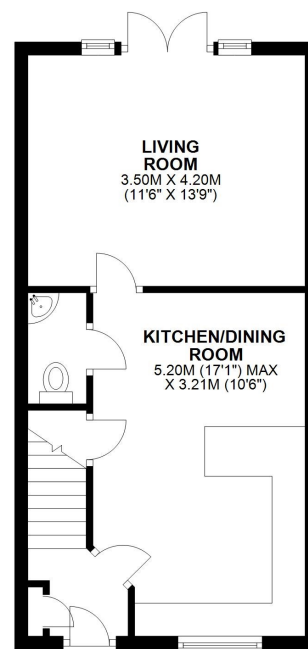
sales@cgpooks.co.uk

This beautifully presented semi-detached house has been thoughtfully designed to provide well-proportioned accommodation over three floors, finished to a high standard throughout. The property is located within a popular modern development, a short distance from excellent primary and secondary schools, road links via the bypass and less than two miles from the town centre.

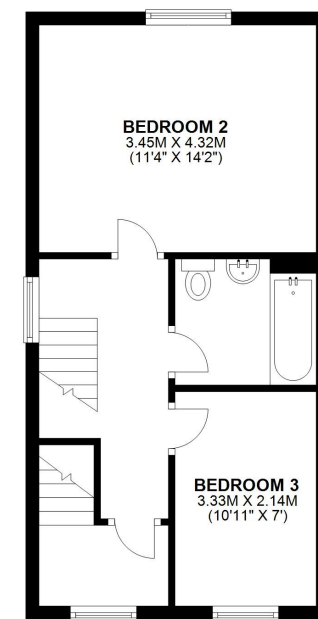
KEY FEATURES

- Entrance hall with staircase to light and spacious landing
- Impressive open plan kitchen/dining room with wood effect flooring, a range of fitted units and breakfast bar
- Separate good sized living room with glazed double doors to the garden
- Additional cloakroom and useful under stairs storage on the ground floor
- On the first floor are two bedrooms, one double and a generous single, and a family bathroom
- A private inner hall and staircase leads to fantastic master bedroom with en-suite shower room. This top floor is currently used as a home office/play room
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved sun terrace and gated access to side
- Detached single garage and driveway parking for two cars
- A very popular location, located on the fringe of the town, yet within walking distance of local schools, pubs/restaurants, supermarket and delicatessen, as well as beautiful river walks
- Sold with no upward chain

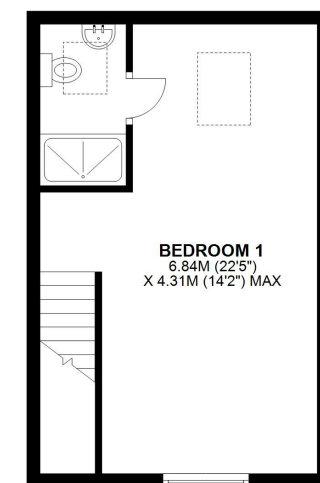
GROUND FLOOR
APPROX. 36.9 SQ. METRES (397.6 SQ. FEET)



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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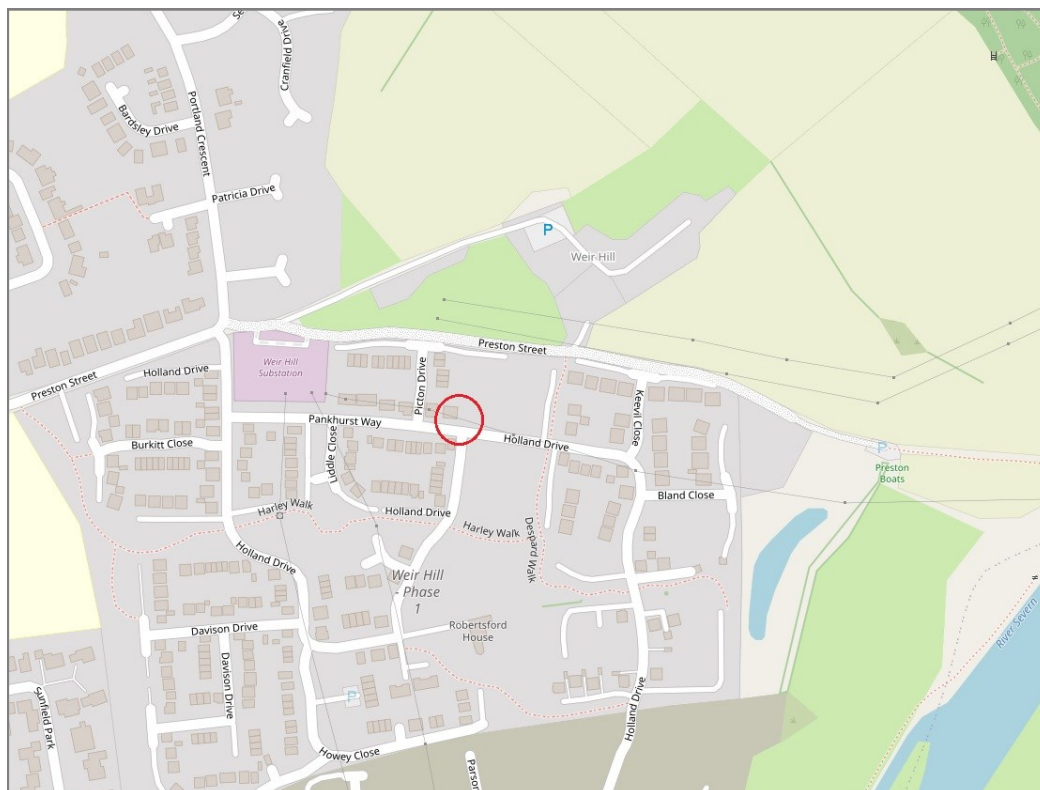
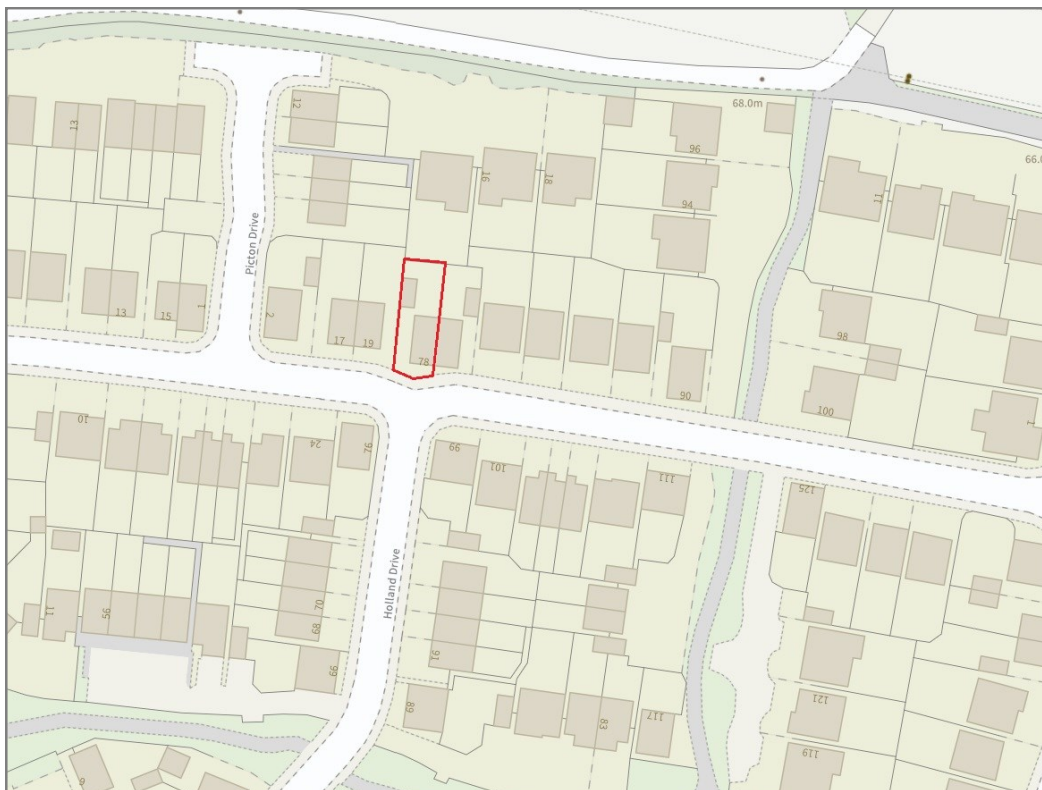
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BOUNDARIES NOT CONFIRMED

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.

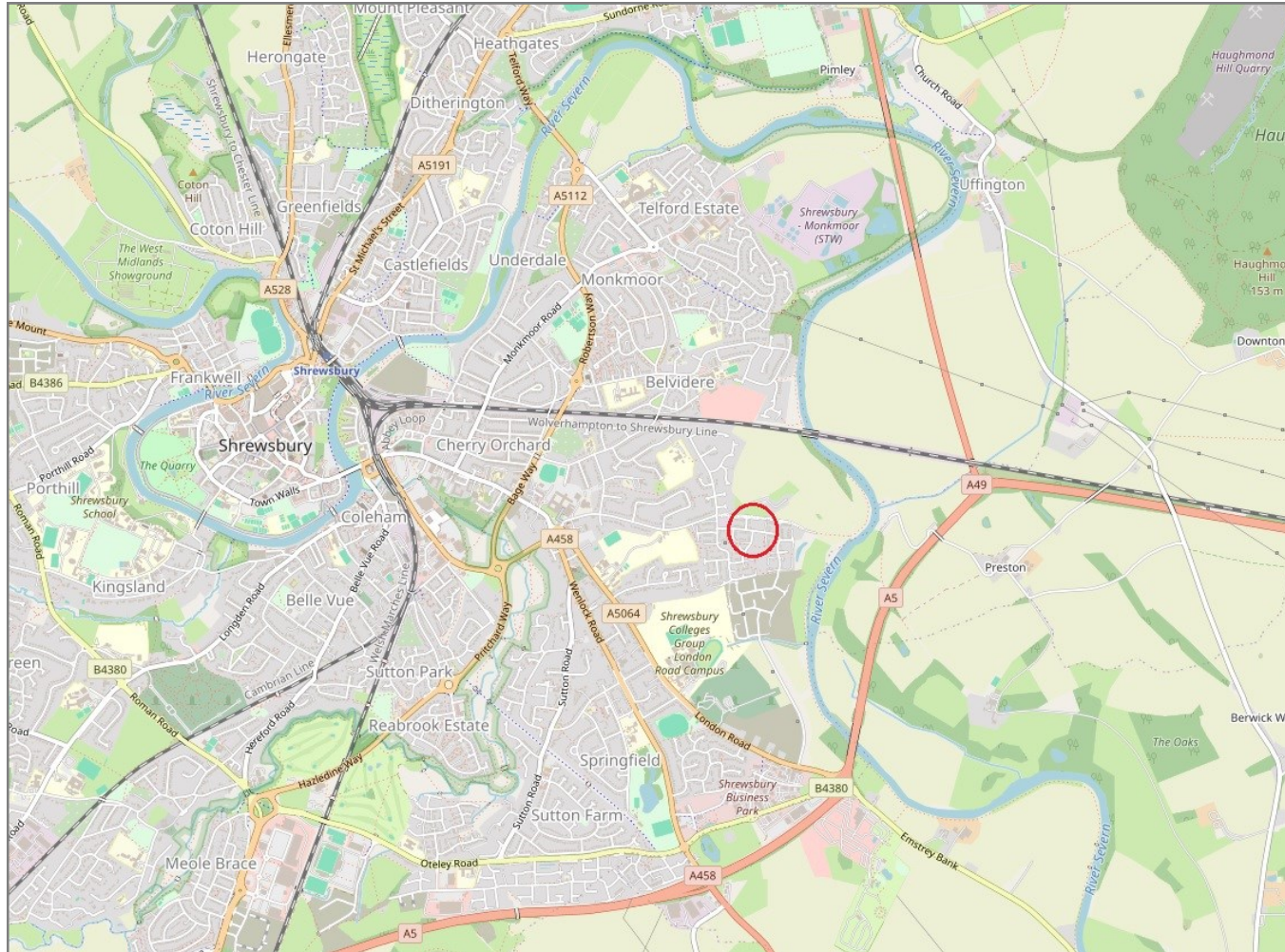
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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