



**30, Holland Drive, Lily Hay, Shrewsbury, SY2 5WA**  
£1,300 Per Month





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VIRTUAL TOUR AVAILABLE - Superb three bedroom semi-detached house newly constructed by Taylor Wimpey and conveniently positioned within the Lily Hay development at the top of Preston Street on the south-eastern edge of Shrewsbury. Benefitting from a garage, ample driveway parking, second floor master suite, fantastic road links, walking distance to town and a host of fantastic local amenities.

Available 22/06/2025

PLEASE NOTE THAT THE PHOTOS, FLOORPLAN AND VIRTUAL TOUR ARE TAKEN FROM ANOTHER IDENTICAL PROPERTY ON THE DEVELOPMENT - TO BE UPDATED ASAP. THE FRONT SHOT IS OF THE PROPERTY ITSELF.

## Description

Comprising: entrance hall, kitchen/dining room complete with breakfast bar, integrated fridge/freezer, oven, gas hob, washing machine and dishwasher, dining area, WC, living room with patio doors to rear garden. Stairs to first floor landing, two double bedrooms, family bathroom with shower over bath. Door allowing access to stairs for master suite, very spacious master bedroom, master en-suite. Driveway parking and garage. Front and rear garden. Gas central heating. Double glazing. EPC B.



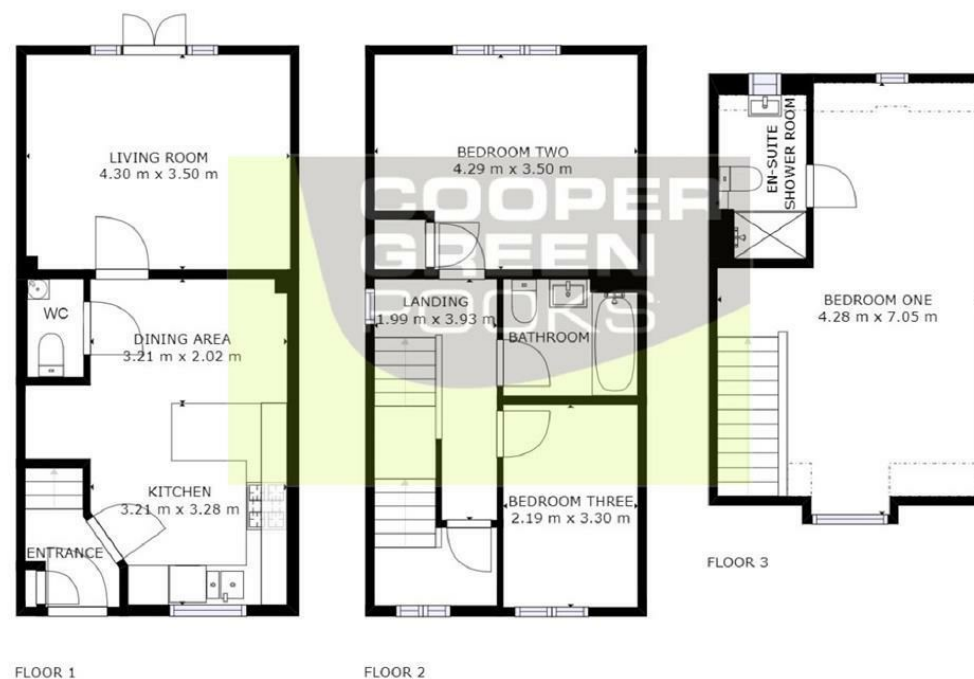
Unfurnished

Council Tax Band: C

Available: 22nd June 2025

EPC: B

## Floor Plans



GROSS INTERNAL AREA  
FLOOR 1: 38m<sup>2</sup>, FLOOR 2: 39m<sup>2</sup>  
FLOOR 3: 26m<sup>2</sup>. EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5m: 3m<sup>2</sup>  
TOTAL 103m<sup>2</sup>

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.