



94 Holland Drive, Shrewsbury, SY2 5WA

4 bedroom detached house — £485,000 Freehold

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£485,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

A very stylish and attractively designed detached family home, well situated in a secluded cul-de-sac setting with a lovely outlook and private west facing rear garden.

KEY FEATURES

- Significantly upgraded interior presented to an incredibly high standard throughout.
- Covered entrance to hall with cloakroom and doors to both the kitchen and the good-sized living room with bay window to front.
- Impressive open plan kitchen/dining room, which has an extensive range of fitted units and integrated appliances, along with a window and glazed double doors that open onto the rear garden.
- Utility room fitted to the same standard as the kitchen, with internal door to the integral garage and further door to rear.
- Staircase from hall to the spacious first floor landing, where there are 4 double bedrooms and a family bathroom. 2 of the bedrooms also benefit from en-suite shower rooms.
- uPVC double glazed windows and gas fired central heating.
- Double width driveway providing parking for 2 cars and access to garage.
- Side access to a sizable west facing rear garden, which is mainly lawned with a paved sun terrace.
- Built by Taylor Wimpy in 2022 on what is now an established and popular new development.
- Really good location with pretty much direct access to beautiful rural walks along the River Severn.
- Walking distance from good schools, as well as some excellent local amenities, such as supermarket, butchers/ deli, various pubs/restaurant.

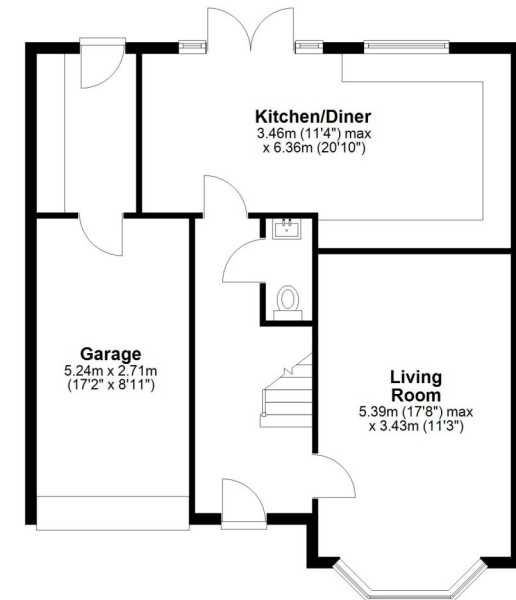
Cooper Green Pooks
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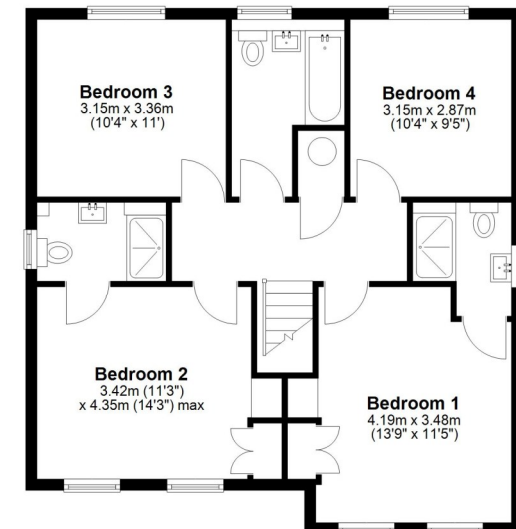


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Ground Floor
Approx. 71.4 sq. metres (768.5 sq. feet)

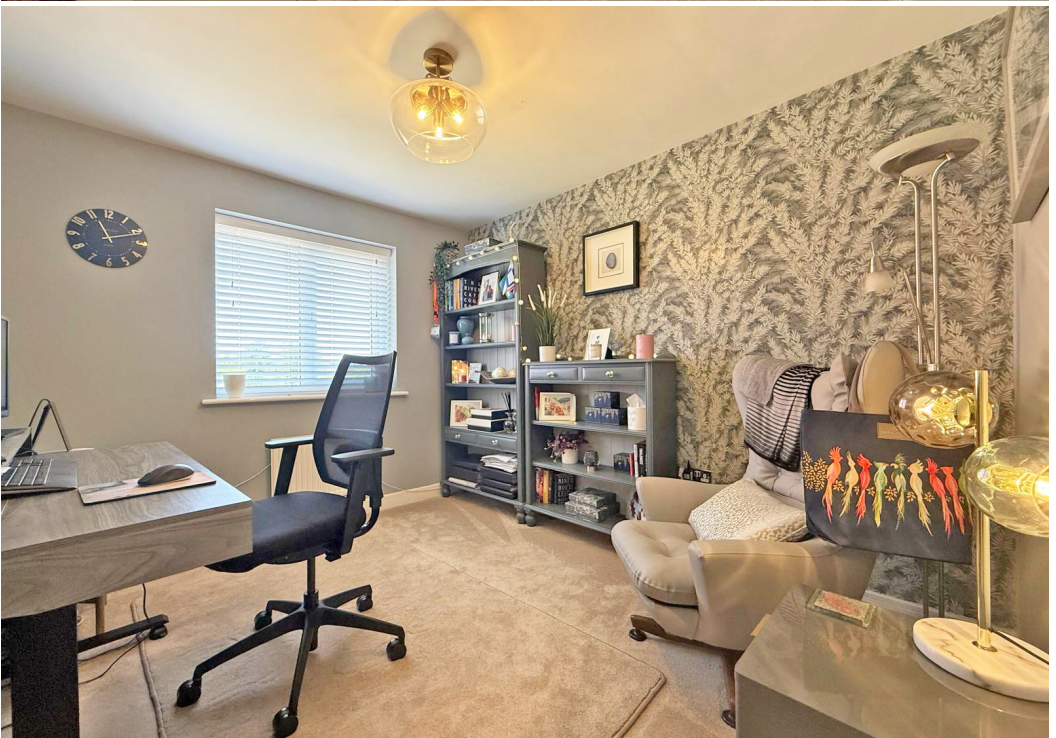


First Floor
Approx. 67.7 sq. metres (728.2 sq. feet)



Total area: approx. 139.1 sq. metres (1496.7 sq. feet)







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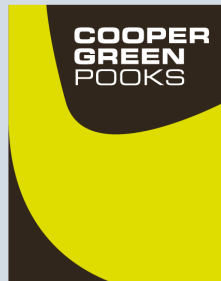
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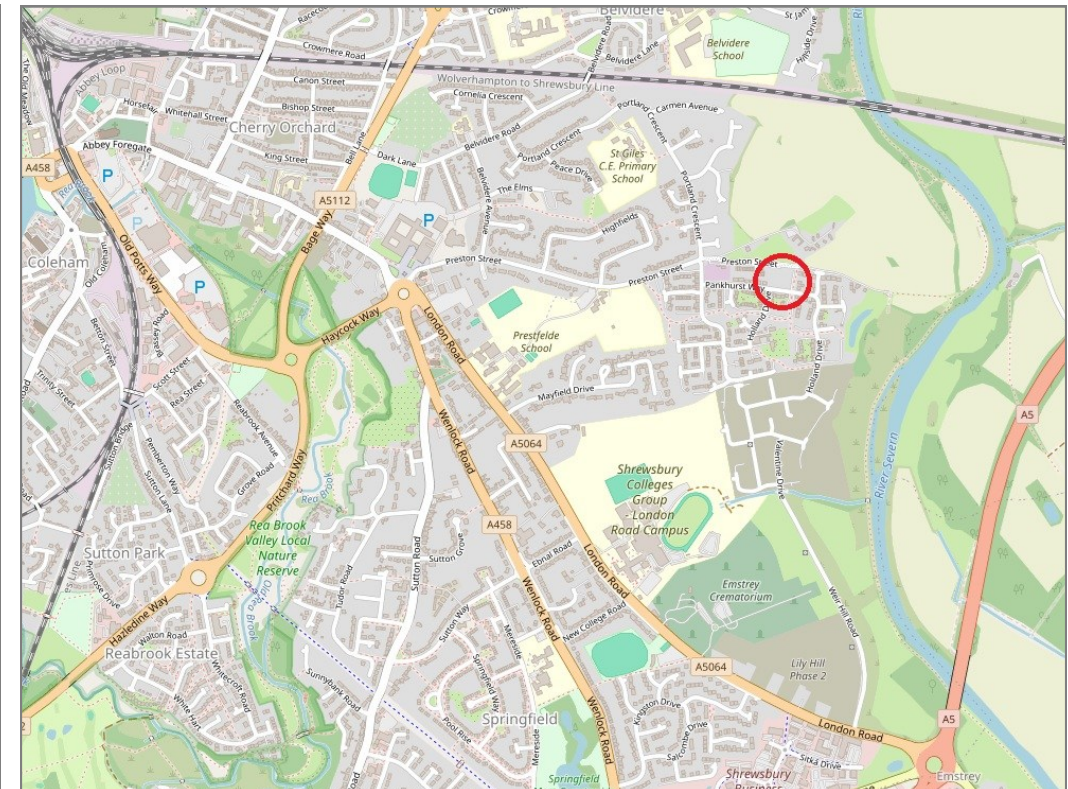
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
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.

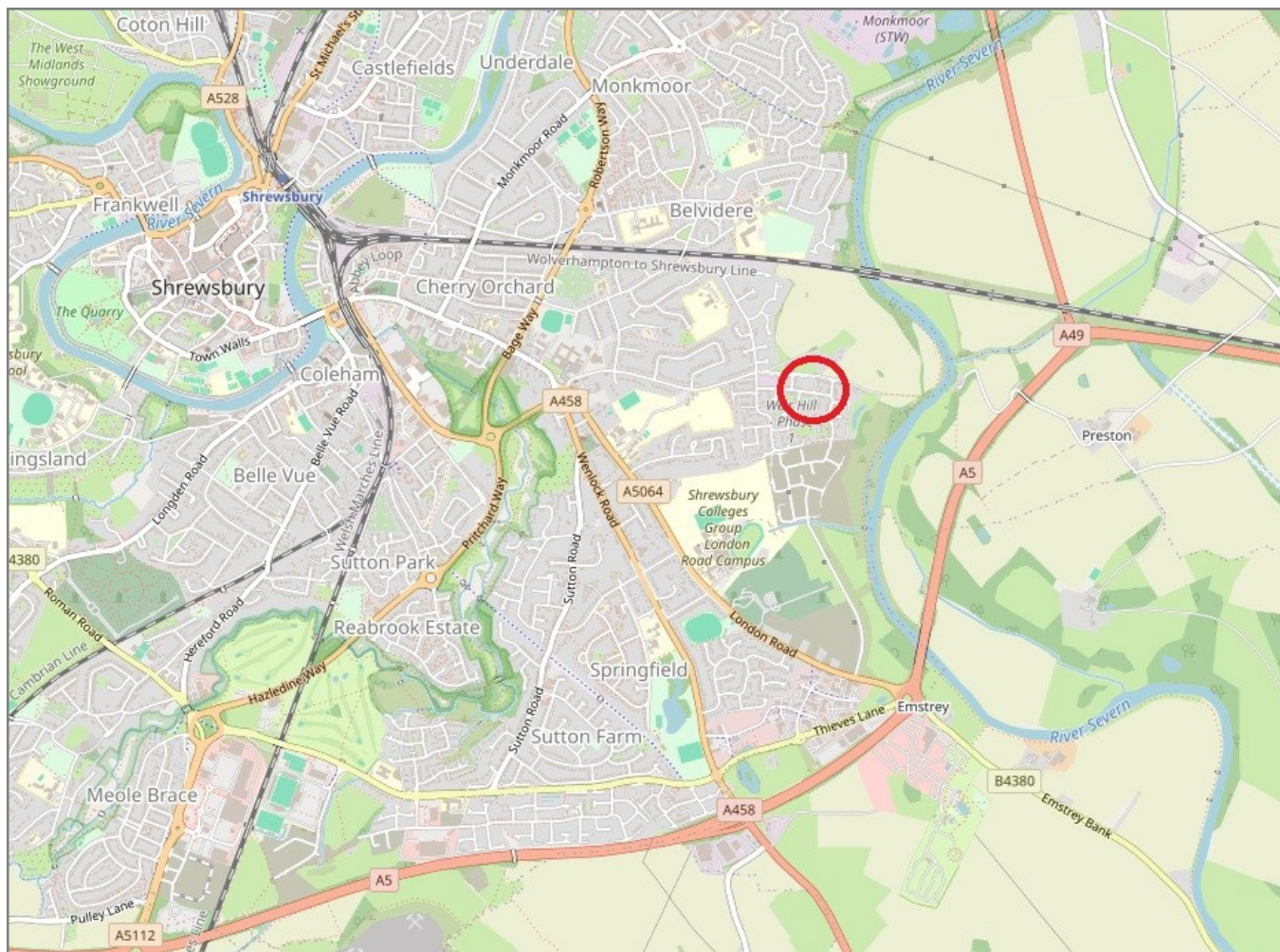


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