



SAMUEL WOOD

40 Holgate Drive, Shrewsbury, Shropshire, SY1 4TD

Offers In The Region Of £250,000



40 Holgate Drive

Shrewsbury, Shropshire, SY1 4TD



- Beautifully Presented Family Home
- South Facing Private Rear Garden
- Spacious Reception Room
- Sought After Cul-De-Sac Location
- Gas Central Heating
- Three Generously Sized Bedrooms
- Contemporary Open Plan Kitchen Diner
- En-Suite To Master
- Private Driveway
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented three bedroom home on Holgate Drive in Shrewsbury. Occupying a prime cul-de-sac position the property boasts a generous well designed layout with contemporary living spaces, all complemented by private south facing garden and a two vehicle driveway. Situated close to excellent amenities including retail shops, restaurants, pubs, within good school catchment, great road links to Telford, north Shropshire and Shrewsbury. Viewing is highly recommended by the selling agent.

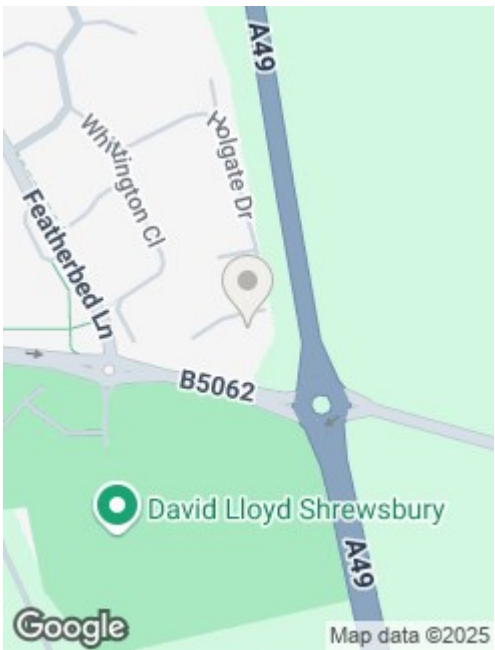
40 Holgate Drive in Shrewsbury offers a well-designed and modern living space, beginning with a welcoming entrance hall that leads to a generous cloakroom for added convenience. The ground floor features a spacious living room with recently fitted carpets, creating a comfortable and inviting atmosphere. The open-plan kitchen and dining area is finished to a high standard, with stylish tile flooring and double doors that open onto the rear garden, allowing plenty of natural light to flow into the space.

Upstairs, the property boasts three well-proportioned bedrooms, providing ample space for a growing family or home office setup. The primary bedroom benefits from an en-suite and new carpet, adding an element of privacy and luxury. A well-appointed family bathroom serves the remaining bedrooms, ensuring practicality for everyday living. Additionally, the upper floor includes built-in storage wardrobes to help maintain a tidy and organised home.

Externally, the home enjoys a private two-car driveway at the front, with picturesque views of the local greenery enhancing the sense of seclusion. The south-facing rear garden is thoughtfully designed, featuring a combination of a patio area and low-maintenance artificial turf. A gated access point provides easy entry for bin storage, making outdoor upkeep effortless. This well-presented terraced home offers an excellent blend of modern comfort, stylish finishes, and functional outdoor space.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 1Mbps, Superfast 56Mbps & Ultrafast 1800Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

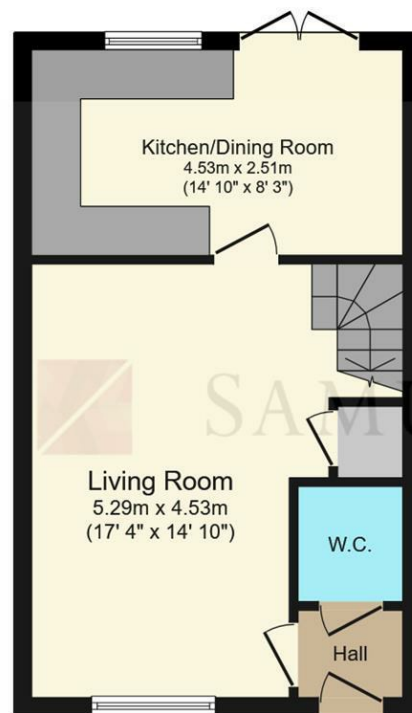
Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

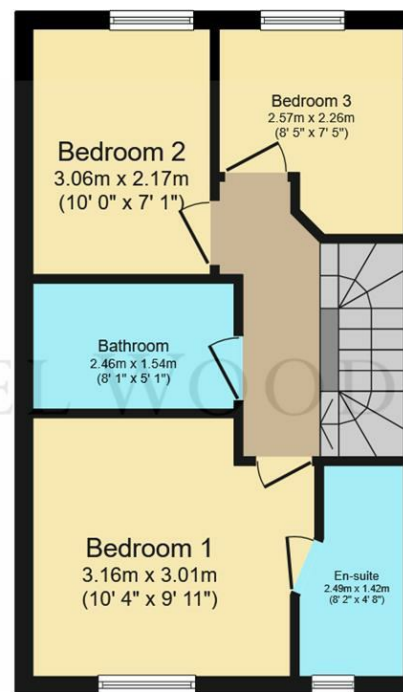






Ground Floor

Floor area 35.8 m² (385 sq.ft.)



First Floor

Floor area 35.8 m² (385 sq.ft.)

TOTAL: 71.6 m² (770 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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