

# 103 Holland Drive Shrewsbury SY2 5TH



**3 Bedroom House - End Terrace**  
**Offers In The Region Of £274,000**

## The features

- EXCELLENT 3 STOREY MEWS HOME
- LOUNGE, KITCHEN/DINING ROOM, CLOAKROOM
- LARGE PRINCIPAL BEDROOM AND EN SUITE ON SECOND FLOOR
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED
- PERFECT FOR A GROWING FAMILY WITH VERSATILE LIVING
- 2 DOUBLE BEDROOMS AND BATHROOM ON FIRST FLOOR
- LOVELY ENCLOSED REAR GARDEN WITH DECKED SUN TERRACE
- POPULAR LOCATION CLOSE TO THE TOWN CENTRE
- EPC RATING B



\*\*\* IMPRESSIVE 3 STOREY MEWS HOME \*\*\*

An excellent opportunity to purchase this attractively presented 3 bedroom Mews home offering spacious and versatile accommodation over 3 floors - perfect for a growing family or those who work from home.

Occupying an enviable position on this popular development, ideally placed for local amenities including shops and schools and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises, Entrance Hall, good sized Lounge, Kitchen/Dining Room with integrated appliances, Cloakroom, 2 double Bedrooms and family Bathroom on the First Floor and Principal Bedroom with en suite on the second floor.

The property has the benefit of high energy insulation, gas central heating, driveway with parking for two cars and enclosed rear garden with raised decked sun terrace.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable location in the heart of this popular development on the edge of the Town. Perfect for commuters with ease of access to the A5/M54 motorway network and a short distance from excellent local amenities including schools, doctors, supermarkets, general stores, restaurants/public houses, churches and lovely countryside walks. The Town Centre is a short drive away.

### ENTRANCE

Covered entrance with door opening to Entrance vestibule, radiator. Door opening to

### LOUNGE

A good sized room having window to the front, media point, radiator, useful under stairs storage.

### INNER HALL

with stairs to Landing and door to

### CLOAKROOM

with WC and wash hand basin and radiator.

### KITCHEN/DINING ROOM

The Dining area has double opening French doors leading onto the garden, radiator.

The Kitchen is attractively fitted with range of contemporary units with quartz worksurfaces over and incorporating under mount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid work surface over and having integrated dish washer, washing machine and fridge freezer, each with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, recessed ceiling lights, window to the rear.

### FIRST FLOOR LANDING

off which lead

### BEDROOM 2

A generous sized double room having two windows to the front, media point, radiator.

### BEDROOM 3

Another generous sized double room with window overlooking the rear, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds and radiator.

### SECOND FLOOR

Staircase continues from the First Floor Landing to the Second Floor and

### PRINCIPAL BEDROOM

A good sized room having window to the front, media point, radiator.

### EN SUITE SHOWER ROOM

A well proportioned room with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, velux roof light.

### OUTSIDE

The property is approached over driveway with side by side parking for two cars. Private side pedestrian gate leads to the south-facing Rear Garden which is laid to paved patio, artificial lawn and lovely raised decked sun terrace with concealed lighting and power point - perfect for outdoor entertaining. Enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains electric, water and drainage are connected with gas fired central heating.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band b again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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## Judy Bourne

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## Get in touch

Call. 01743 361422

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Click. www.monks.co.uk

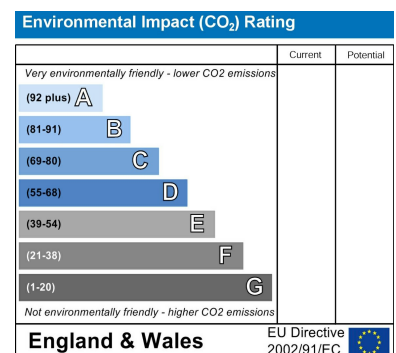
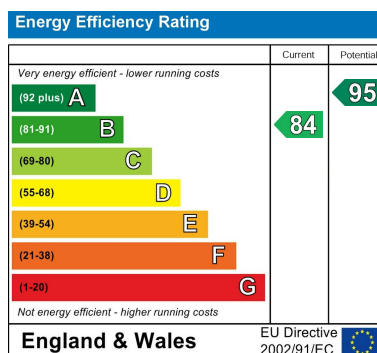
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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