

81 Holland Drive, Weir Hill, Shrewsbury, Shropshire, SY2 5TH

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Occupying a pleasing position on this modern development, this is an upgraded double fronted attractive and well presented modern three bedroom end of terrace house located within this desirable residential location. The property is within close proximity to a variety of local amenities, popular schooling and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, upgraded kitchen/diner with built -in appliances, first floor landing, master bedroom with stylish en-suite shower room, two further bedrooms, modern family bathroom, front and good size rear enclosed gardens, two allocated car parking spaces, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door give access to:

**Entrance hallway**  
Having wood effect flooring, cupboard housing electricity consumer unit, telephone point.

Door from entrance hallway gives access to:

**Cloakroom**  
Having low flush WC, pedestal wash hand basin with mixer tap over, wood effect flooring, extractor fan to ceiling, radiator.

Door from entrance hallway gives access to:

**Lounge**  
15'1 x 10'7  
Having wall mounted digital heating control panel, UPVC double glazed window to front, UPVC double glazed French doors giving access to garden, wood effect flooring, TV and telephone points, radiator.

Door from entrance hallway gives access to:

**Upgraded kitchen/diner**  
15'2 x 9'7  
Having a range of modern eye level and base units with built-in cupboards and drawers, integrated appliances include: double oven, fridge freezer, dishwasher, washer dryer, four ring gas hob with stainless steel cooker canopy over, carousel store cupboard, fitted wooden style worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed windows to front and side of property, recessed LD spotlights to ceiling, cupboard housing gas fired central heating boiler, radiator, wood effect flooring.

From entrance hallway stairs rise to:

**First floor landing**  
Having loft access, useful store cupboard.

Doors from first floor landing then give access to: Three good size bedrooms and bathroom.

**Bedroom one**  
10'7 x 9'3  
Having UPVC double glazed window to rear, radiator, fitted double wardrobe.

Door from bedroom one gives access to:

**En-suite shower room**  
Having tiled shower cubicle low flush WC, pedestal wash hand basin with mixer tap over, UPVC double glazed window to front, tiled floor, heated chrome style towel trail.

**Bedroom two**  
9'11 into wardrobe recess x 8'10  
Having fitted mirror fronted wardrobes, UPVC double glazed window to side of property, radiator.

**Bedroom three**  
10'0 x 6'4  
Having UPVC double glazed window to front, radiator.

**Bathroom**  
Having a modern three piece suite comprising: panel bath with drench shower over plus hand-held shower attachment off mixer tap and glazed shower screen to side, pedestal wash hand basin with mixer ap over, low lush WC, tiled floor, fully tiled to walls, UPVC double glazed window to front, radiator, recessed spotlights and extractor fan to ceiling.

**Outside**  
To the front of the property there is a paved pathway giving access to front door with outside lighting point. As you look at the property the right hand-side there is two allocated car parking spaces with shrub area. Gated pedestrian access to the left hand-side of the property then leads to the property's:

**Rear garden**  
Having large paved patio area, lawn garden. The rear gardens are enclosed by fencing.

**AGENTS NOTE**  
There is a charge of approximately £127.00 per annum which is payable for the upkeep of the development.

**Services**  
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

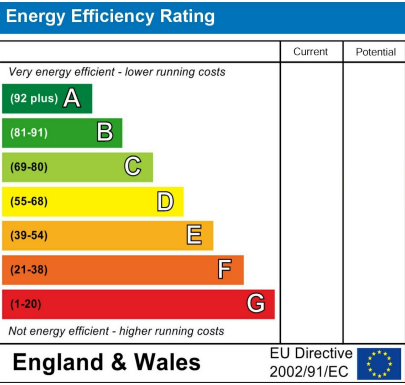
**COUNCIL TAX BAND C**

**Tenure**  
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**  
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**  
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

