

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

www.hbshrop.co.uk



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Offers In The Region Of £284,995

Viewing: strictly by appointment through the agent

A modern, well presented and deceptively spacious three bedroom semi detached house, situated on this modern and popular residential development. 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, lounge, contemporary kitchen/diner with a range of built-in appliances, cloakroom, first floor landing, master bedroom with ensuite shower room, two further good size bedrooms, modern bathroom, front and rear enclosed gardens, tarmacadam driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having radiator, small store cupboard housing electricity consumer unit.

Wooden framed door from entrance hallway gives access to:

Lounge

13'11 x 12'1

Having UPVC double glazed window to front, radiator, TV and telephone points.

Wooden framed door from lounge gives access to:

Modern kitchen/diner

15'5 x 13'0 max reducing down to 9'4

And comprises: A range of modern eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer, slim line dishwasher, washing machine, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, PVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, tiled floor, radiator, TV aerial point, recessed spotlights to ceiling, large understairs storage cupboard.

Door from kitchen/diner gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with tiled splash surround and mixer tap over, tiled floor, extractor fan to ceiling, radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access, radiator.

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

Bedroom one

12'0 max reducing down to 9'8 min x 9'4 excluding
Having UPVC double glazed window to front, radiator.

Door to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin with mixer tap over, part tiled to walls, vinyl floor covering, UPVC double glazed window to front, heated chrome style towel rail, extractor fan to ceiling

Bedroom two

10'10 x 8'7

Having UPVC double glazed window to rear, radiator.

Bedroom three

11'8 x 6'7

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a modern white suite comprising: Panel bath with drench shower over and handheld shower attachment off, glazed folding shower screen to side, pedestal ash hand basin with mixer tap over, low flush WC, vinyl floor covering, part tiled to walls, extractor fan to ceiling, heated chrome style towel rail.

Outside

To the front of the property there is a lawn garden with paved pathway giving access to front door. To the side of this there is a good size tarmacadam drive providing ample off street parking. Gated pedestrian access then leads to the property's:

Rear garden

Having paved patio area, lawn gardens. The rear gardens are enclosed by fencing.

AGENTS NOTE

There is a service/management fee for the up keep of the development with the vendor informing us that this fee is £114 per annum.

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

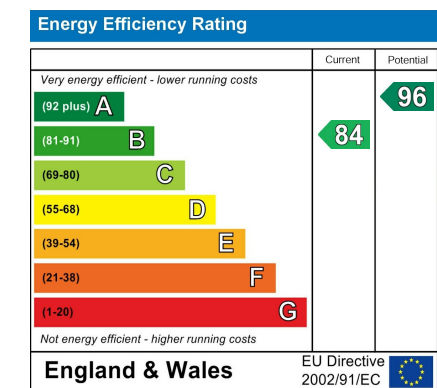
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.

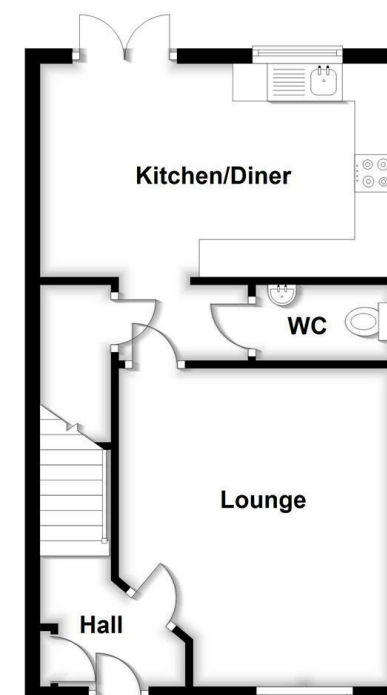
Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

