



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

www.hbshrop.co.uk



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Situated on the edge of this modern and popular residential development, this is a well proportioned and particularly spacious modern three bedroom semi detached house. 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, modern kitchen/diner with a range of built-in appliances, cloakroom, first floor landing, master bedroom with ensuite shower room, two further good size bedrooms, family bathroom, front and good size rear enclosed gardens, generous 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 vinyl floor covering, radiator.

Wooden framed door from entrance hallway gives access to:

Lounge

14'0 x 12'0

Having UPVC double glazed window to front, radiator, vinyl floor covering, TV and telephone points, wall mounted digital control heating control panel.

Wooden framed glazed door from lounge gives access to:

Modern kitchen/diner

15'5 x 9'4 excluding recess

And comprises: Modern eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer, slim line dishwasher, four ring electric hob with concealed cooker canopy over, space for washing machine, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, vinyl floor covering, radiator, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, walk-in understairs storage cupboard.

Door from kitchen/diner gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, vinyl floor covering, radiator, half tiled to walls, extractor Fan to ceiling

From entrance hallway stairs rise to:

First floor landing

Having radiator, loft access.

Door from first floor landing then gives access to: Three good size bedrooms and family bathroom.

Bedroom one

12'1 max into recess reducing down to 9'8 min x 9'

Having UPVC double glazed window to front, radiator, wall mounted digital heating control panel.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle with wall mounted electric shower, low flush WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to front, part tiled to walls, heated chrome style towel rail, extractor fan to ceiling.

Bedroom two

10'10 x 9'7

Having UPVC double glazed window to rear, TV aerial point, radiator.

Bedroom three

11'8 x 6'7

Having UPVC double glazed window to rear, radiator, TV aerial point.

Family bathroom

Having a modern white suite comprising: panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, 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 the property there is a generous tarmac driveway providing ample off street parking for two/three vehicles. Gates pedestrian side access then leads to the property's:

Rear gardens

Having paved patio area with timber framed pergola over, perspex roof, lawn gardens, outside lighting point. The rear gardens are enclosed by fencing.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

