



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**117 Holland Drive, Shrewsbury, SY2 5TH**

**£335,000 Region**

To view this property please call us on **01743 236 800** Ref: T7789/SL/KQ

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# A neatly kept and particularly well appointed, modern, detached three bedroom house.

This modern detached three bedroom property provides well planned and well proportioned accommodation and is immaculately presented throughout. The property benefits from an air source heat pump (providing cost effective heating) and double glazing.

The property occupies an enviable and secluded position in a quiet residential cul-de-sac on this recently constructed, popular residential development. The development is conveniently placed within reach of excellent amenities, which include popular schools and on a frequent bus service to the nearby town centre.



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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

#### LIVING ROOM

17'9" x 10'0" (5.40m x 3.05m)

A pleasant through room with window overlooking the front garden

Glazed French doors opening onto the garden

#### KITCHEN / DINING ROOM

17'9" x 10'1" (5.40m x 3.08m)

Kitchen neatly appointed with a range of matching modern units with integrated appliances

Built in storage cupboard

Window overlooking the front garden, further side window

#### UTILITY ROOM

5'3" x 6'3" (1.60m x 1.91m)

Fitted with a range of matching units

Door to garden

#### CLOAKROOM

Wash hand basin, wc

From the entrance hall a STAIRCASE rises to a FIRST FLOOR BALCONY LANDING with balustrade, built in airing cupboard housing hot water cylinder. Access to roof space.

#### MASTER BEDROOM

17'9" x 10'0" (5.40m x 3.05m)

Window overlooking the rear garden

Window to the fore

Built in wardrobes with mirror fronted sliding doors

#### EN SUITE SHOWER ROOM

Large walk in shower cubicle with Direct mixer shower

Pedestal wash hand basin, wc

#### BEDROOM 2

9'11" x 8'10" (3.01m x 2.69m)

Window to the fore

#### BEDROOM 3

7'6" x 9'2" (2.29m x 2.79m)

Side window

#### FAMILY BATHROOM

Neatly appointed with a modern panelled bath with Direct shower and shower screen

Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

#### GARAGE

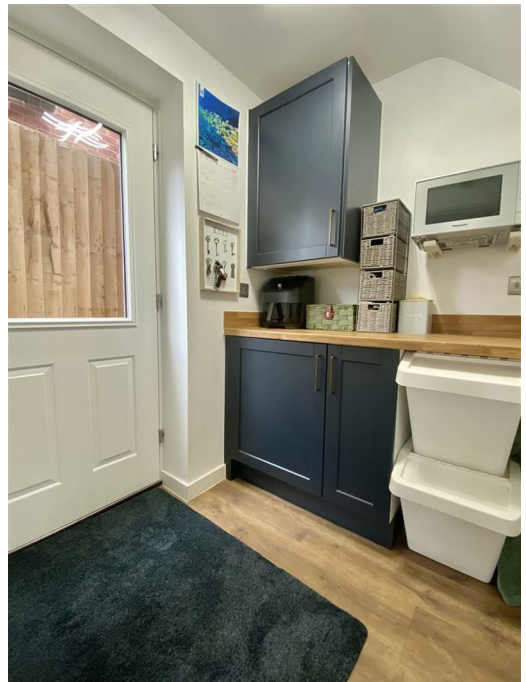
Up and over door.

The property is set back from the road by an attractive forecourt, which is laid to lawn with a shrubbery border and a paved pathway extends to the reception area.

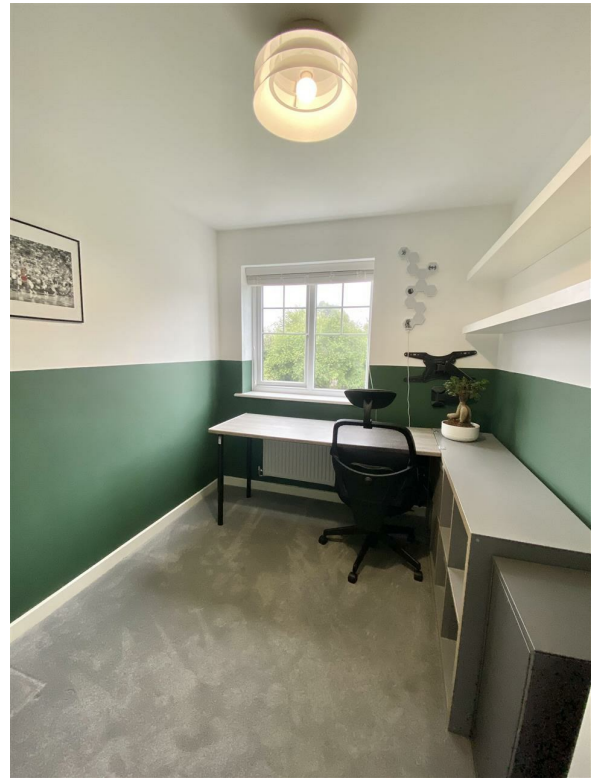
There is an attractive landscaped REAR GARDEN which a paved patio area, neatly kept lawn with floral and shrubbery border. The whole being well enclosed by closely boarded wooden fencing.

A paved pathway serves a gate which allows access to the rear to a hardstanding providing parking space and the detached brick and tile garage.



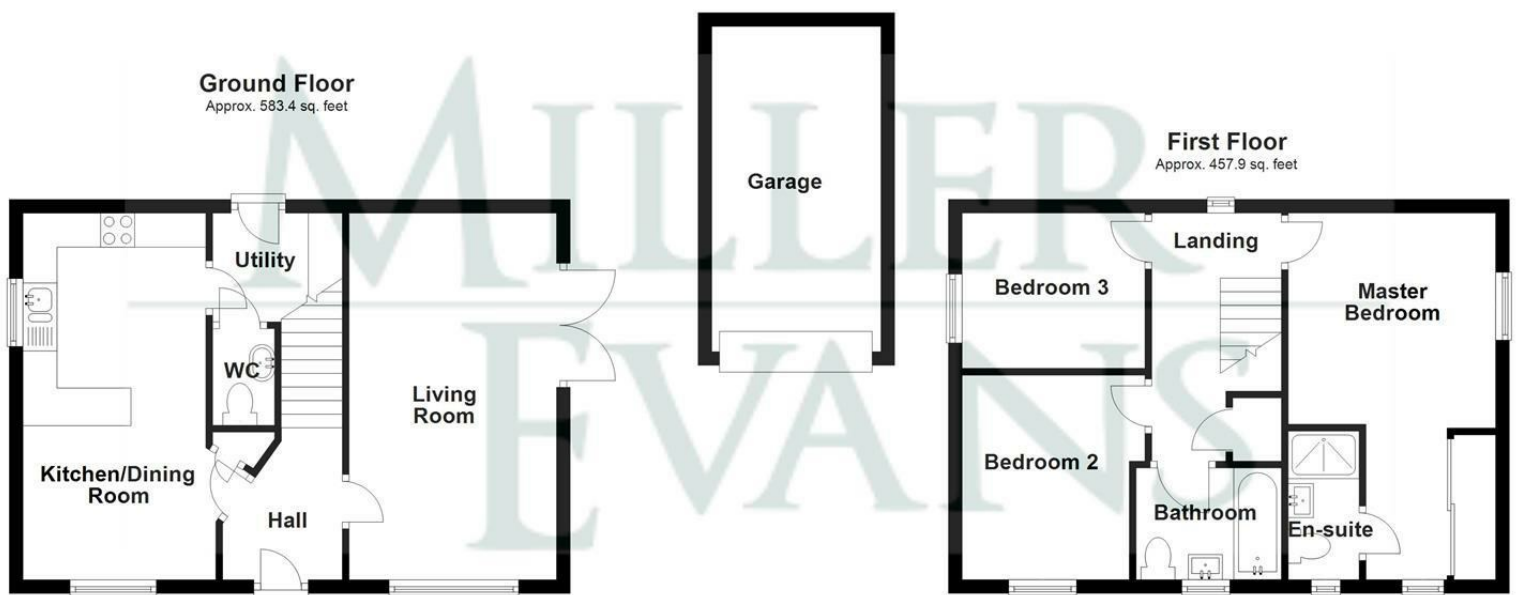






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FLOOR PLANS ...



Total area: approx. 1041.3 sq. feet

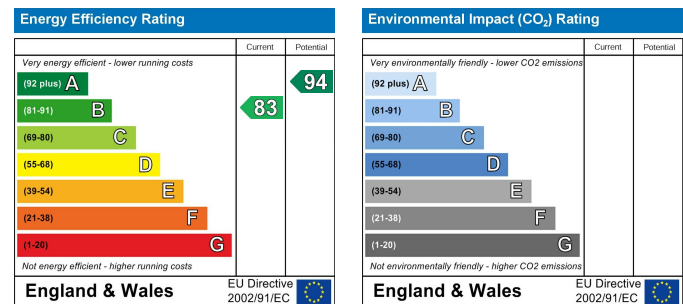
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue to the column island, taking the first exit into Preston Street. Continue for some distance, turning right into Holland Drive. Follow Holland Drive around, turning into a slightly secluded drive on the right (adjacent to Despard Drive). Continue to the bottom of the drive where the garage and parking for 117 will be seen. The house is adjacent to this.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage are connected. Air source heat pump.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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