



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

161 Holland Drive, Shrewsbury, SY2 5TH

£410,000 Region

To view this property please call us on **01743 236 800** Ref: T7813/SK/KQ

A particular attractive, immaculately presented, modern detached family house, occupying an enviable and generous corner plot, situated on this recently constructed, conveniently placed, residential development.

This well appointed, detached, family house boasts well planned and well proportioned accommodation throughout and is neatly kept and presented by the current owners to an exacting standard. The accommodation benefits from gas fired central heating and double glazing.

The property is situated on a generous corner plot, on this newly constructed residential development, close to excellent local amenities, including shops and schools, while also being well placed within easy reach of the nearby town centre and Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

STUDY

9'8" x 8'10" (2.94m x 2.70m)

LIVING ROOM

17'0" x 12'0" (5.19m x 3.65m)

A pleasant room with a deep bay window overlooking the garden and formal reception area to the front

KITCHEN / DINING ROOM

9'0" x 19'0" (2.74m x 5.79m)

Superbly appointed with an attractive range of matching units with integrated appliances

From the dining area, glazed French doors opening onto and overlooking the garden

UTILITY

10'0" x 5'4" (3.05m x 1.63m)

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

11'9" x 12'0" (3.57m x 3.65m)

Window to the front

EN SUITE SHOWER ROOM

Large walk in shower

Wash hand basin, wc

BEDROOM 2

13'0" x 8'5" (3.96m x 2.56m)

BEDROOM 3

11'7" x 12'0" (3.52m x 3.65m)

BEDROOM 4

6'2" x 8'7" (1.88m x 2.62m)

BATHROOM

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

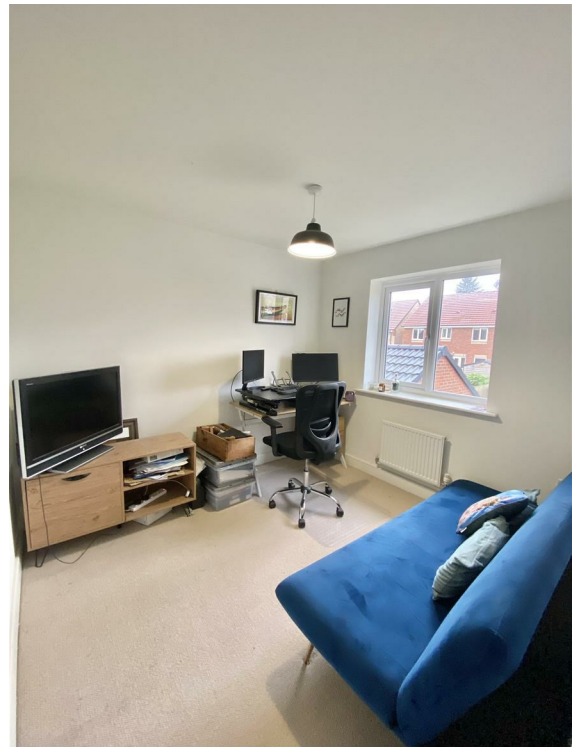
GARAGE

To the front the property is set back from the road by an open-plan forecourt with floral and herbaceous displays with a paved pathway serving the reception area. To the side, a tarmac drive provides ample parking and serves the detached garage.

To the rear there is a particularly attractive, landscaped, walled garden with a paved patio area, extending the width of the property, lawns intersected by gravelled pathways with raised floral and shrubbery beds, further gravelled terrace, the whole being well stocked and fully enclosed and providing an attractive setting for the residence.

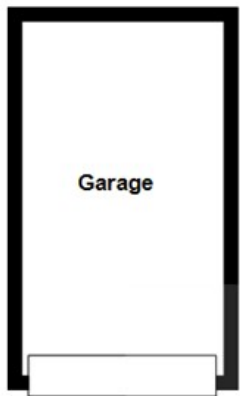




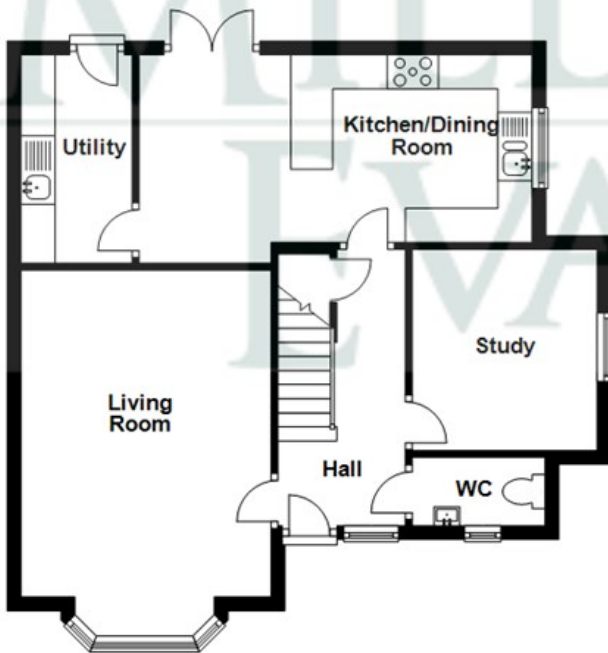




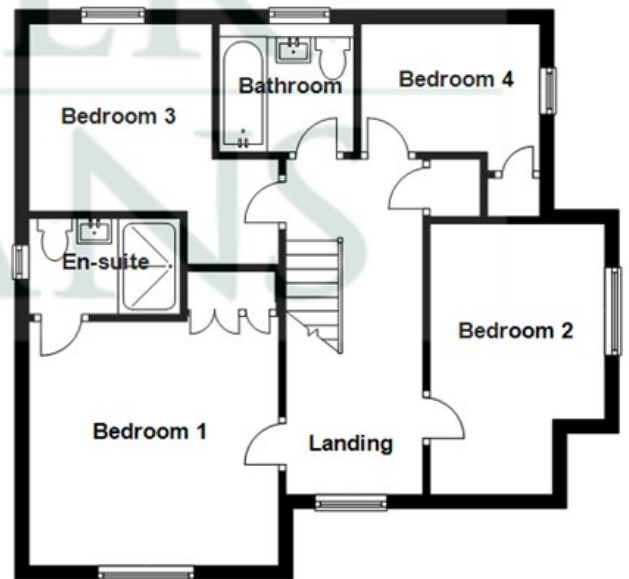
FLOOR PLANS ...



Ground Floor
Approx. 802.3 sq. feet



First Floor
Approx. 625.7 sq. feet



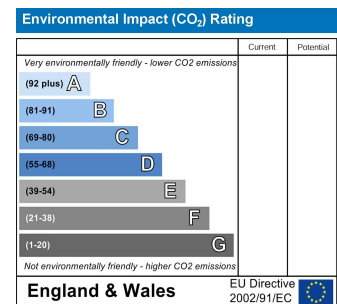
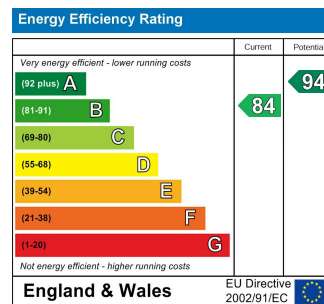
Total area: approx. 1428.0 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge, continue the full length of Abbey Foregate to the Column Island. Take the first exit onto Preston Street. Continue to the top of Preston Street, turning right into Holland Drive, follow the road for some distance, staying on Holland Drive and the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

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: E

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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