



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**40 Holgate Drive, Shrewsbury, SY1 4TD**

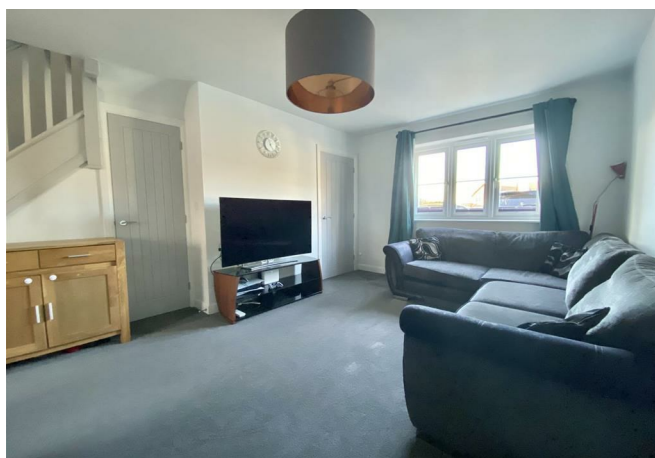
**£250,000 Asking  
Price**

To view this property please call us on **01743 236 800** Ref: T7896/SL/KQ

# A neatly kept, well maintained and well planned three bedroom house.

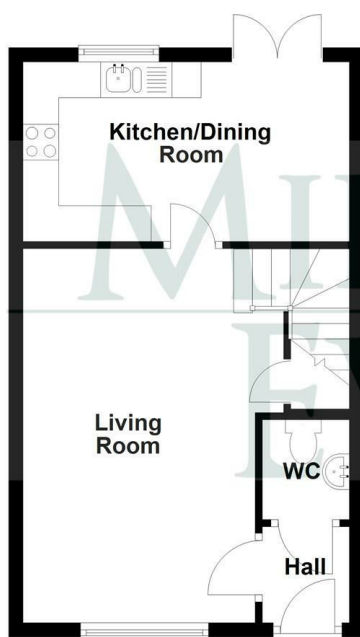
This three bedroom terraced house provides well planned and well proportioned accommodation throughout briefly comprising; entrance hall, cloakroom, living room, dining kitchen, master bedroom with en suite shower room, two further bedrooms and bathroom. Parking. Enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated in a pleasant cul-de-sac position. The property to the front overlooks a pleasant open green space and is well placed within easy reach of local amenities including local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury bypass with access onto the M54 motorway link to the West Midlands.



## FLOOR PLANS

**Ground Floor**  
Approx. 386.3 sq. feet



**First Floor**  
Approx. 386.3 sq. feet



Total area: approx. 772.6 sq. feet



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

17'2" x 10'8" (5.24m x 3.25m)

Understairs store cupboard

Window to the front

### KITCHEN / DINING ROOM

8'3" x 15'0" (2.51m x 4.57m)

Neatly appointed and fitted with a range of matching modern units

Glazed French doors to the garden

Window overlooking the garden

From the living room, a STAIRCASE rising to FIRST FLOOR LANDING

### BEDROOM 1

7'9" x 12'0" (2.37m x 3.66m)

Window to the front

Built in wardrobe with sliding doors

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

9'6" x 7'0" (2.90m x 2.13m)

### BEDROOM 3

6'7" x 7'8" (2.00m x 2.34m)

### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

There is a forecourt to the front providing parking space for two cars, also serving the reception area.

There is a good sized neatly kept south facing REAR GARDEN which is easily maintained with a paved patio, artificial lawn. The garden being enclosed on all sides by closely boarded wooden fencing.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Sundorne Road. Continue almost the full length of Sundorne Road, turning left onto Featherbed Lane. After a short distance, turn right into Alberbury Drive. Right into Whittington Close and left into Holgate Drive. Continue to the bottom of the cul-de-sac where the property will be found straight ahead.



Energy Efficiency Rating	
Current	Potential
	96
Very energy efficient - lower running costs	
Very energy inefficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	96
Very environmentally friendly - lower CO2 emissions	
Not environmentally friendly - higher CO2 emissions	
England & Wales	
EU Directive 2002/91/EC	



## 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: C

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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