



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

£425,000

This truly immaculate, larger style, 4-bedroom detached house demands to be viewed. The tastefully presented accommodation includes: Entrance Hall, WC, Living Room, Dining Room, large fitted Kitchen/Breakfast Room. The integral Garage provides exceptional first-floor space with the main Bedroom enjoying an En-suite Shower Room, 3 further double Bedrooms, and a family bathroom. GCH, DG, Good-sized garden, double-width driveway.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Pitched roof entrance porch, double glazed composite entrance door.

Spacious Entrance Hall

Staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with wash basin and WC.

Living Room

A generous room with double glazed French doors leading onto rear garden.

Dining Room

Double glazed window to the front.

Kitchen/Breakfast Room

Fitted with cream fronted units with wood effect laminate work tops, inset 1 1/2 bowl sink unit. Integrated electric double oven, 5 ring gas hob with white glazed splashback and filter hood above, dishwasher, washing machine, fridge and freezer. Ample space for dining table, double glazed French doors lead onto rear garden.

First Floor Landing

Built-in storage cupboards.

Bedroom 1

Double built in wardrobe, 2 double glazed windows to the front.

En-Suite Shower Room

Fitted with large tiled shower cubicle, wash basin and WC, double glazed window to the side.

Bedroom 2

Double glazed window to the front.

Bedroom 3

Double glazed window overlooking rear garden.

Bedroom 4

Double glazed window overlooking rear garden.

Main Bathroom

Fitted with white suite providing bath with twin head shower unit over and tiled walls around, wash basin and WC, double glazed window to the rear.

Outside - Front

The property is approached over a double width tarmac driveway. The front garden is laid to lawn. Gated access to the side leads to rear garden.

Integral Garage

With up and over door, wall mounted gas central heating boiler.

Rear Garden

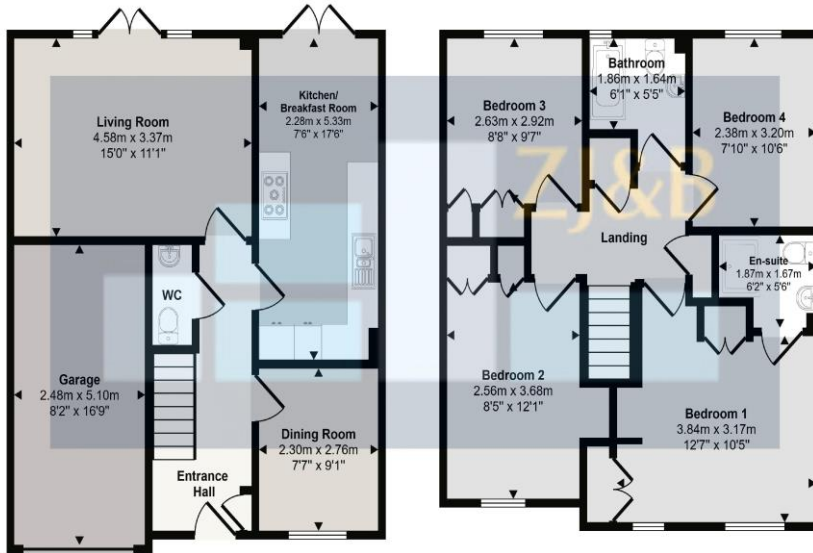
Providing a paved patio with lawn beyond and enclosed by close boarded timber fencing.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
117 sq m / 1262 sq ft



Ground Floor
Approx 59 sq m / 631 sq ft

First Floor
Approx 59 sq m / 630 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY

08/04/2026, 16:52

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

141, Holland Drive SHREWSBURY SY2 5TH	Energy rating B	Valid until: 19 April 2031
		Certificate number: 0578-3570-4141-2529-3141

Property type: Detached house

Total floor area: 106 square metres

Rules on letting this property

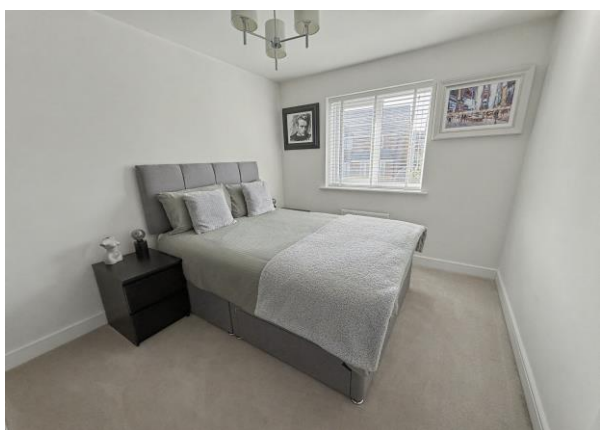
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage