



107 HOLLAND DRIVE
SHREWSBURY | SY2 5TH





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Close to town amenities.

A BEAUTIFULLY PRESENTED AND ATTRACTIVELY PROPORTIONED END OF TERRACE TOWN HOUSE, PROVIDING PARKING AND EASILY MAINTAINED GARDENS ON THIS SOUGHT AFTER DEVELOPMENT.

Popular and convenient location
Immaculately presented throughout
Rooms of pleasing proportion
Fantastic principal suite
South facing garden



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

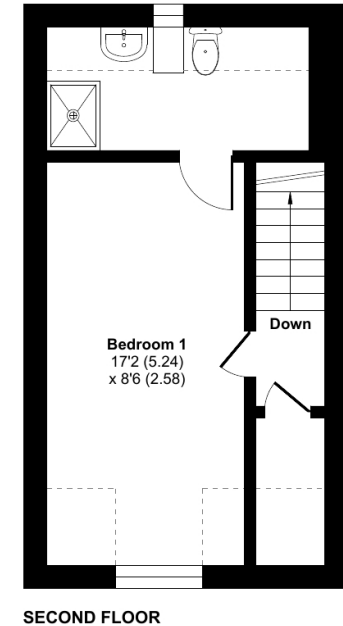
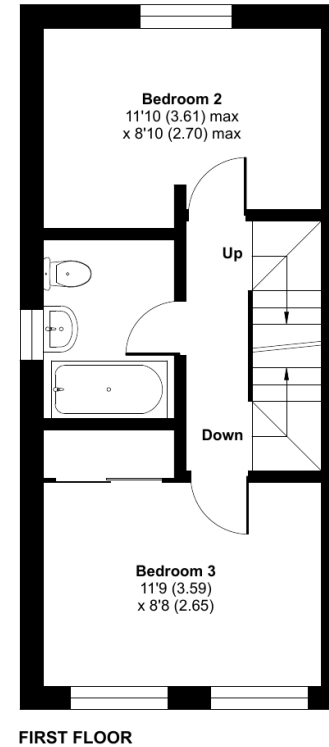
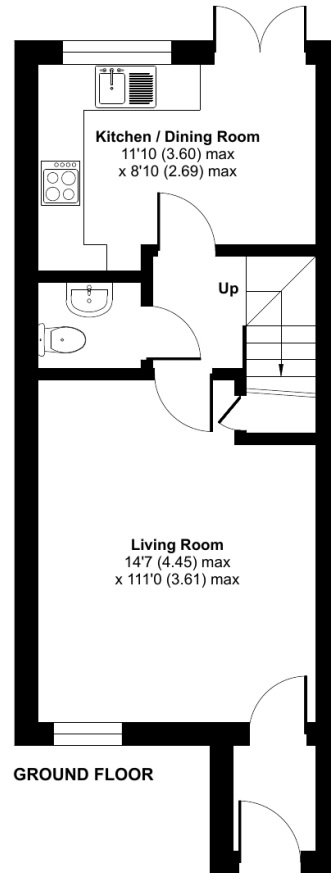
From Shrewsbury town centre, proceed down Wyle Cop and continue over the English Bridge and through the traffic lights onto Abbey Foregate. On arrival at The Column roundabout take the first exit left onto Preston Street. Continue along Preston Street before turning right into Holland Drive. Turn left onto Pankhurst way followed by the second right onto Holland Drive and number 107 will be seen on the right hand side.

SITUATION

The property is particularly well located in a most desirable residential area which benefits from a number of local amenities, all within walking distance, including an ofsted 'Outstanding' rated primary school, doctors surgery, shops and public houses. Shrewsbury town centre is readily accessible and provides a comprehensive range of social and leisure facilities and benefits from a regular bus and train service. Commuters will also be pleased to note that there are excellent road links close to the property which give access to the A5 which leads onto the M54 motorway.

PROPERTY

107 Holland Drive is a deceptively spacious and immaculately presented townhouse providing modern and versatile accommodation arranged over three floors. This beautiful home has been thoughtfully enhanced throughout, offering a stylish and contemporary living environment ready for immediate enjoyment. The property benefits from an upgraded kitchen, featuring elegant quartz worktops and a matching quartz splashback, combining practicality with sophisticated design. Outside, an extended patio creates an ideal space for outdoor dining and entertaining, while the modern décor throughout the home provides a fresh, welcoming atmosphere. The property also benefits from built-in wardrobes and additional storage solutions, ensuring excellent functionality without compromising on style.



Approximate Area = 906 sq ft / 84.2 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 955 sq ft / 88.7 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2026. Produced for Halls. REF: 1472765



The accommodation is entered via a welcoming entrance hallway leading to a generously proportioned living room with useful under-stairs storage. Beyond this is an inner hallway with cloakroom/WC and access to the contemporary kitchen/dining room, which is fitted with a range of modern wall and base units, integrated oven, electric hob and ample space for appliances. French doors open directly onto the rear patio and garden, creating an ideal space for entertaining and alfresco dining.

To the first floor are two well-proportioned double bedrooms together with a modern family bathroom fitted with a white three-piece suite. The second floor is dedicated to an impressive principal bedroom, offering a spacious retreat complete with built-in storage and large private en-suite shower room.



OUTSIDE

Externally, the property enjoys an attractive lawned frontage with a generous tarmac driveway providing off-road parking for two vehicles. To the rear, the enclosed south facing garden has been designed for ease of maintenance and features a spacious patio and flowing lawns.

This excellent home offers superior spacious, modern living in a convenient and popular location.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

The property is of freehold tenure, and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



