



206 HOLLAND DRIVE

SHREWSBURY | SY2 5US





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Close to town amenities.
Close proximity to wonderful riverside walks.

AN ATTRACTIVE AND IMMACULATELY PRESENTED MODERN FAMILY
HOME WITH WONDERFUL SPACIOUS ROOMS LOCATED ON THIS
SOUGHT AFTER DEVELOPMENT.

Beautifully presented throughout
Open plan kitchen
Large sitting room with feature fireplace
Landscaped gardens
Private driveway and garage



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - [///worked.pools.chase](https://www.what3words.com/worked.pools.chase)

From Shrewsbury town centre, proceed over the English Bridge, continue on through Abbey Foregate and up to the Column Roundabout. Take the second exit along London Road and proceed past Shrewsbury College and a turning to the left will be seen before the roundabout. Continue down this road onto Valentines Drive and the property will be straight ahead of you at the T junction.

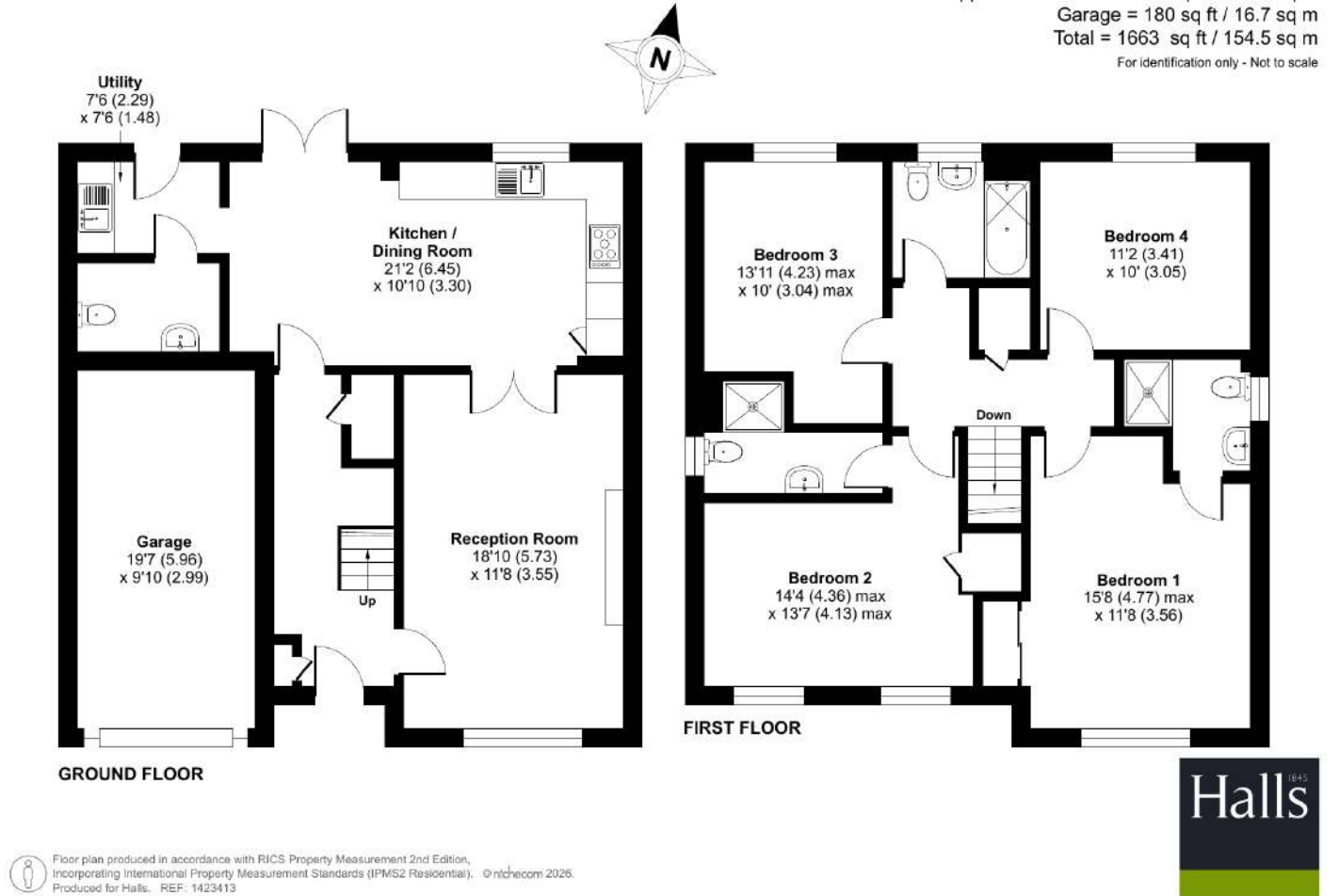
SITUATION

206 Holland Drive occupies one of the finest plots on this sought after development that is situated on the eastern edge of Shrewsbury Town. Close to local amenities including shops, takeaways, schools, Shrewsbury college, a medical centre is within walking distance. The property is also within close proximity to wonderful riverside walks. There are excellent commuter links to the A5 and M54, whilst being less than two miles from the town centre.

PROPERTY

206 Holland Drive is an attractive and incredibly well-presented modern family home that has been finished to a high standard by the current owners. The property has a lovely homely feel and offers flexible living accommodation including a wonderful open plan kitchen/dining/family room stretching the width of the property incorporating a modern fitted kitchen with built in appliances, large dining area, living area, French doors leading to the rear garden, an open utility room and guest WC.

To the front of the property is an incredibly well proportioned sitting room where the current owners have added a central feature with a modern LED electric fire. There is storage below the stairs and beside the front door.



A staircase leads from the spacious reception hall to the first floor where there 4 good size double bedrooms, 2 of which have en-suite shower rooms and a built in wardrobe in the principal bedroom. There is a family bathroom serving the other bedrooms.

The property is situated in a popular location and has lovely views to the front towards the Shropshire Hills.



OUTSIDE

The property is approached via a tarmacadam driveway serving the private parking area for 2 cars and access to the single garage. There is a paved pathway and gated access to the fully enclosed rear garden.

The rear landscaped gardens are made up of a mixture of lawned area, large extended patio with space for a shed or a hot tub (power in situ), borders and central flower bed.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



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.



