30 Holgate Drive
Shrewsbury
SY1 4TD

MONKS

3 Bedroom House
Offers In The Region Of £260,000

The features

- IMMACULATELY PRESENTED 3 BEDROOM HOME
- IDEAL FOR COMMUTERS WITH EASE OF ACCESS TO M54 NETWORK
- LOUNGE/DINING ROOM, FITTED KITCHEN WITH APPLIANCES
- DRIVEWAY WITH PARKING
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND WELL APPOINTED BATHROOM
- LOVELY ENCLOSED REAR GARDEN
- EPC RATING C

***** 3 BEDROOM HOME IN ENVIABLE CUL DE SAC LOCATION *****

An excellent opportunity to purchase this immaculately presented, 3 bedroom home built by reputable local developers Galliers Homes approximately 10 years ago and set in a lovely cul de sac position - perfect for first time buyer or growing family.

Located on the Northern edge of the Town being ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, recreational facilities and riverside walks.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge/Dining Room, attractively fitted Kitchen with range of integrated appliances, 3 Bedrooms and well appointed Bathroom with shower cubicle.

The property benefits from high energy insulation, gas central heating, driveway with parking and lovely enclosed Rear Garden.

Viewing highly recommended.

Property details

LOCATION
The property occupies an enviable position on the Northern edge of the Town, tucked away in a cul de sac location. Ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, doctors, pharmacy, recreational facilities and lovely riverside walks.

ENTRANCE HALL
Covered entrance with door opening to Reception Hall, Tiled flooring, radiator.

CLOAKROOM
with WC and wash hand basin, window to the front, radiator.

LOUNGE/DINING ROOM
A lovely light room which has window and double opening French doors leading onto the garden. Useful understairs storage recess, ornamental fire surround, media point, radiator. Dining Area with space for table and entertaining.

KITCHEN
which is attractively fitted with range of cream high gloss fronted units incorporating single drainer sink set into base unit, further range of base units comprising cupboards and drawers with worksurfaces over and having integrated dishwasher, washing machine and fridge freezer with matching facia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, complementary range of eye level wall units over, window overlooking the front, tiled flooring.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing off which lead

BEDROOM 1
A generous double room with two windows overlooking the front, range of fitted wardrobes, radiator.

BEDROOM 2
another double room with window to the rear, radiator.

BEDROOM 3
with window to the rear, radiator.

BATHROOM
with suite comprising large shower cubicle with direct mixer shower unit, panelled bath, wash hand basin and WC. Complementary tiled surrounds and radiator, window to the side.

OUTSIDE
To the front of the property is a shaped shrub bed with specimen tree. Driveway with parking for two cars. Gate giving access to the lovely enclosed Rear Garden which has a paved sun terrace, shaped lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and providing a great level of privacy.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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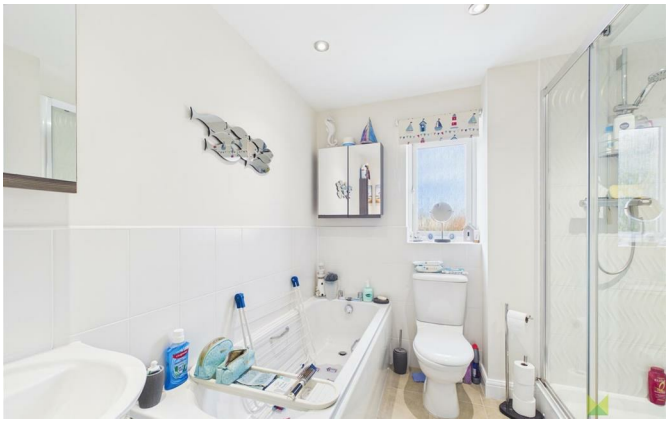

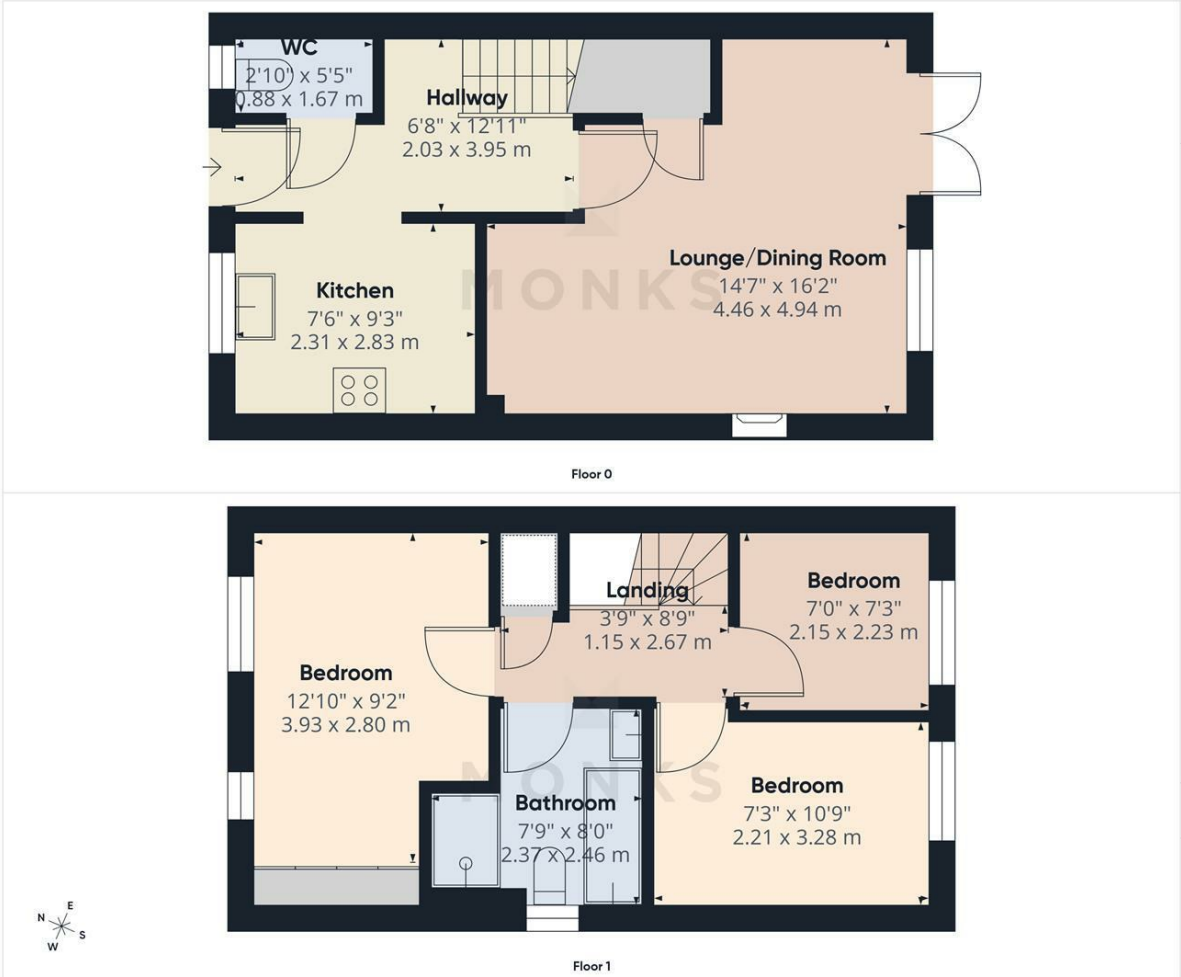

MONKS

Approximate total area(1)
706 ft²
65.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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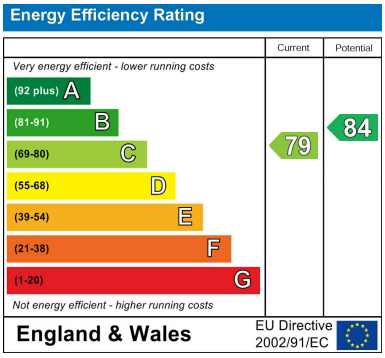

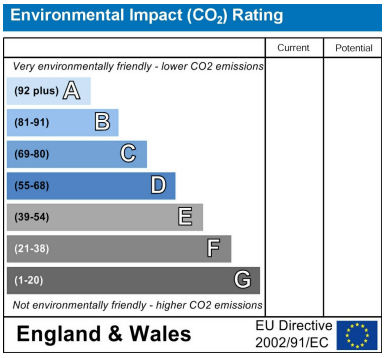

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.