



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Holborn Drive, Shrewsbury SY2 6SL**

**£450,000 Region**

To view this property please call us on **01743 236 800** Ref: T7457GM/MU

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# A well maintained and particularly spacious 4 bedroomed detached house.

This well maintained and particularly spacious 4 bedroomed detached house provides well planned and well proportioned accommodation throughout and briefly comprises : entrance hall, cloakroom/wc, lounge, dining room, kitchen/breakfast room, family room, master bedroom with ensuite shower room, 3 further double bedrooms and principal bathroom. Ample parking and detached double garage. Particularly attractive gardens. The property also benefits from gas-fired central heating and UPVC double glazing.

This property is situated in this popular residential development in an enviable corner plot on the outskirts of Shrewsbury with easy access to a range of excellent amenities including good schools, Shrewsbury College, local shops, a frequent bus service and easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Part glazed entrance door.

### CLOAKROOM/WC

Low flush wc  
Wash hand basin.

### LOUNGE

14'6" x 18'10" (4.42m x 5.75m)  
Bay window to the front and window to the side.

### KITCHEN

11'9" x 16'10" (3.59m x 5.13m)  
Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over and tiled splash  
Space and plumbing for white goods  
Windows to the side and rear overlooking the garden  
Side door leading out to the driveway.

### DINING ROOM

9'10" x 12'0" (3.00m x 3.67m)  
Sliding double doors leading out to the garden.

### FAMILY ROOM

17'2" x 10'0" (5.22m x 3.04m)  
Bay window to front and window to side.

A STAIRCASE rises from the lounge to the FIRST FLOOR LANDING with built in airing cupboard and access to loft.

### MASTER BEDROOM

12'10" x 14'6" (3.91m x 4.42m)  
With a range of fitted cupboards and wardrobes  
Windows to the front and side.

Archway opening to :

### EN SUITE

Comprising shower cubicle  
Wash hand basin  
Window to the front.

### BEDROOM 2

17'10" x 9'5" (5.44m x 2.88m)  
Built in double wardrobe  
Fitted sink unit  
Window to the front,

### BEDROOM 3

12'1" x 11'3" (3.68m x 3.44m)  
Built in double wardrobes with sliding mirror fronted doors  
Fitted wash hand basin  
Window overlooking the rear garden.

### BEDROOM 4

12'1" x 9'0" (3.68m x 2.74m)  
Window to rear.

### BATHROOM

Fitted with a white suite comprising panelled bath  
Shower cubicle  
Low flush wc  
Pedestal wash hand basin  
Tiled floor.

## OUTSIDE THE PROPERTY

### DETACHED DOUBLE GARAGE

Up and over door, power and lighting.  
Side pedestrian access door.

### ADJOINING WORKSHOP

TO THE FRONT the property is approached over a brick paved driveway providing ample parking and pedestrian access to the formal reception area. The GARDENS are a particular feature of this property and lie on all 3 sides and are predominantly laid to lawn with a variety of inset shrubs and trees, dwarf walling and evergreen hedging.

The REAR GARDEN is extremely neatly kept with a paved patio and seating area, neatly kept shaped lawned area, ornamental pond, well established shrub borders and timber garden shed. The whole is enclosed by closely boarded wooden fencing and brick walling.

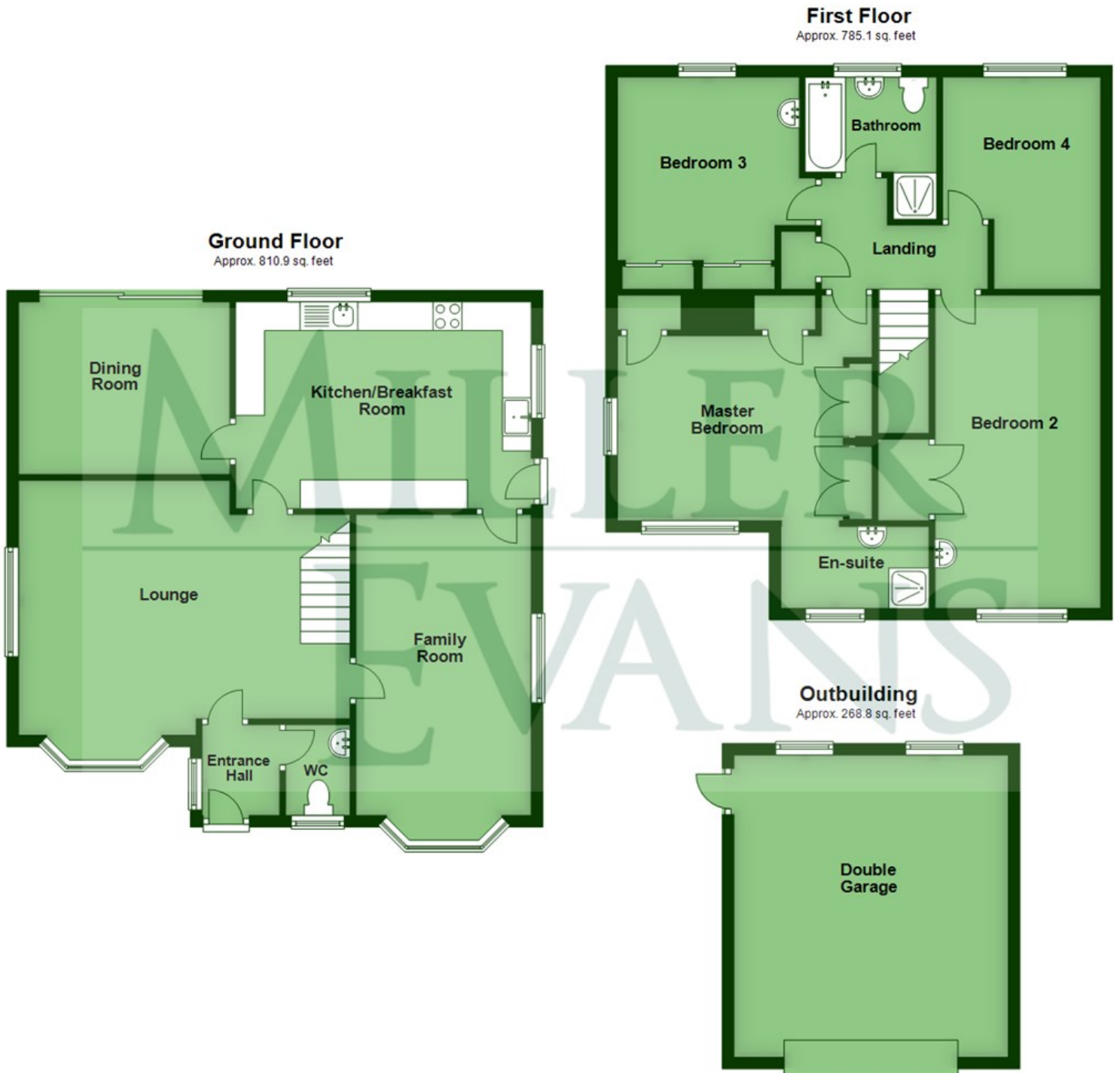
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FLOOR PLANS ...



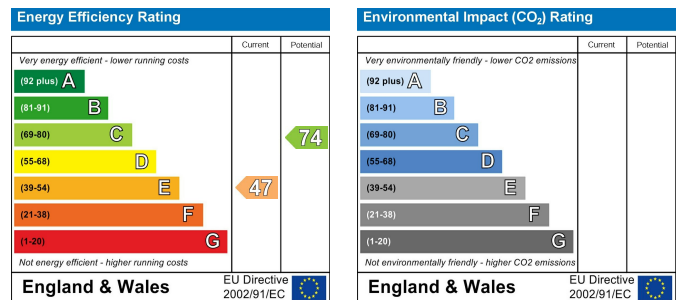
Total area: approx. 1864.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed over the English Bridge and Abbey Foregate to The Column island taking the second exit onto London Road. Proceed almost the full length of London Road before turning right into Kingston Drive, follow the road around before turning left onto Holborn Drive where the property is the first house on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### 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: E

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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4 The Square, Church Stretton SY6 6DA

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