



**36 Holland Drive, Preston Street, Shrewsbury, SY2 5WA**

3 bedroom semi-detached house—£288,000 Freehold

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Coopergreenpooks.co.uk

£288,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Located within a popular modern development with a lovely open outlook, this thoughtfully designed semi-detached house offers beautifully presented and well-proportioned accommodation, while benefitting from a private rear garden and driveway parking.

## KEY FEATURES

- Good sized entrance hall with cloakroom and turning staircase to a spacious landing
- Impressive open plan kitchen/dining room, complete with integrated appliances and windows to two elevations
- Living room with window to front and glazed doors onto the garden
- Master bedroom and en-suite shower room
- Two further generous bedrooms and a separate family bathroom
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved patio and gated access to side
- Driveway parking for two cars
- A lovely location within this popular modern development, overlooking green open space, just a short distance from excellent primary and secondary schools, road links via the bypass and less than two miles from the town centre

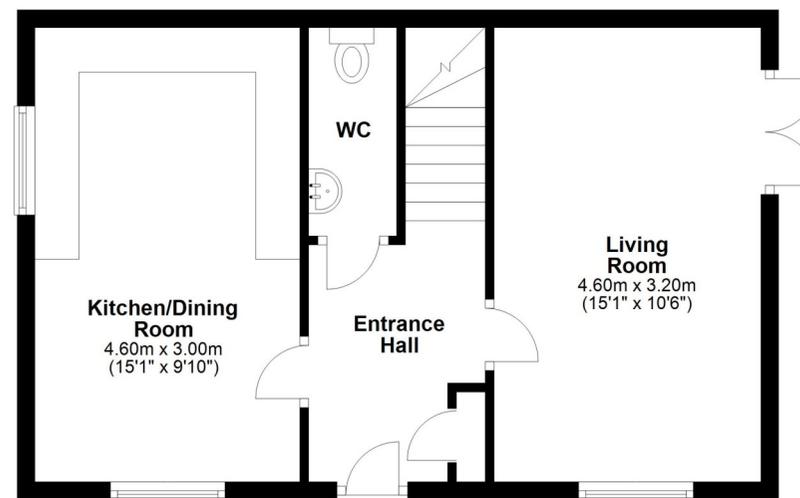
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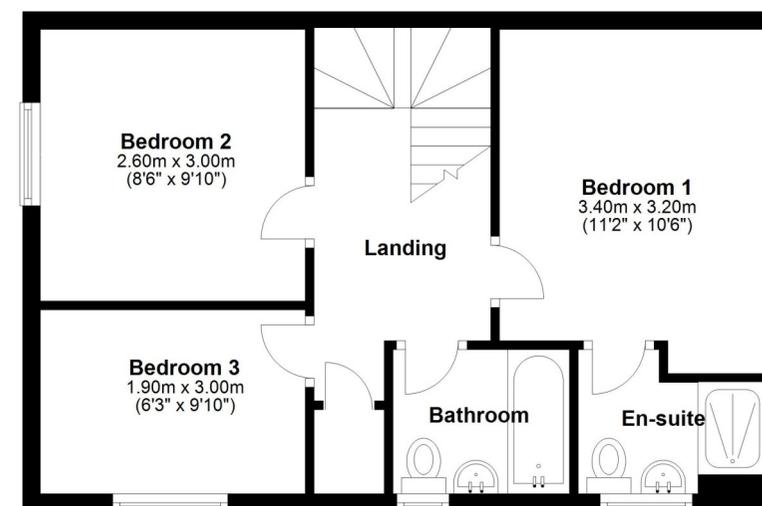
## Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 sq. feet)









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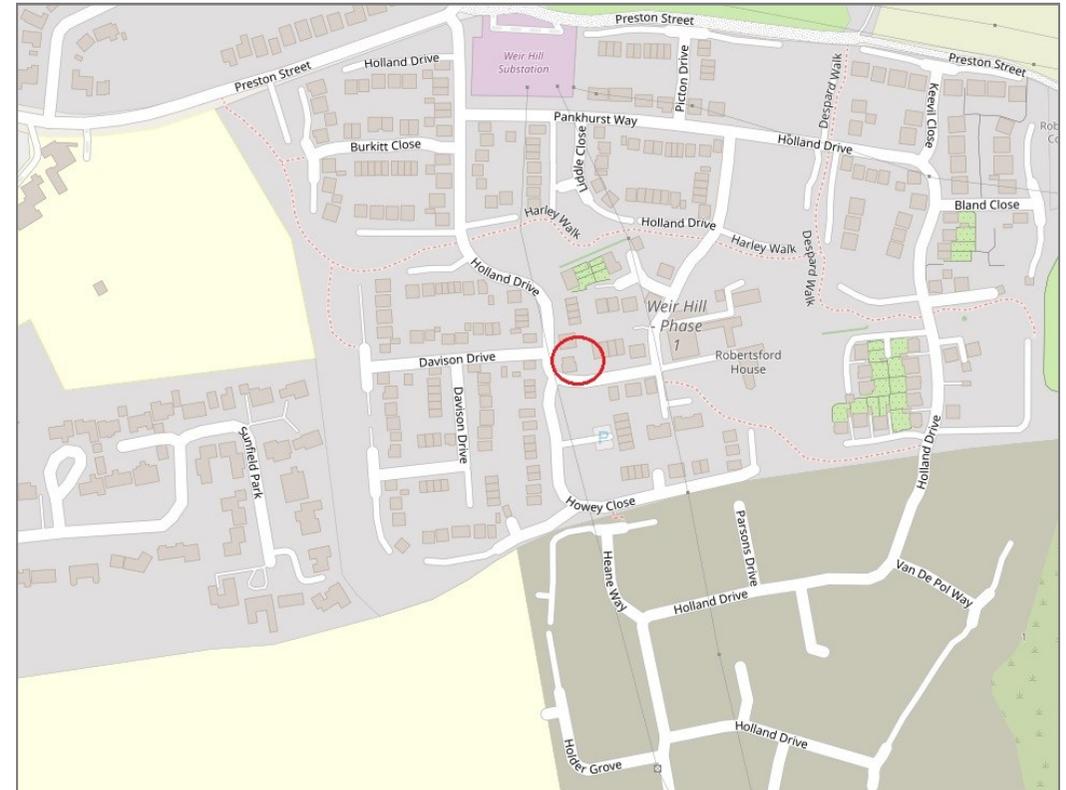
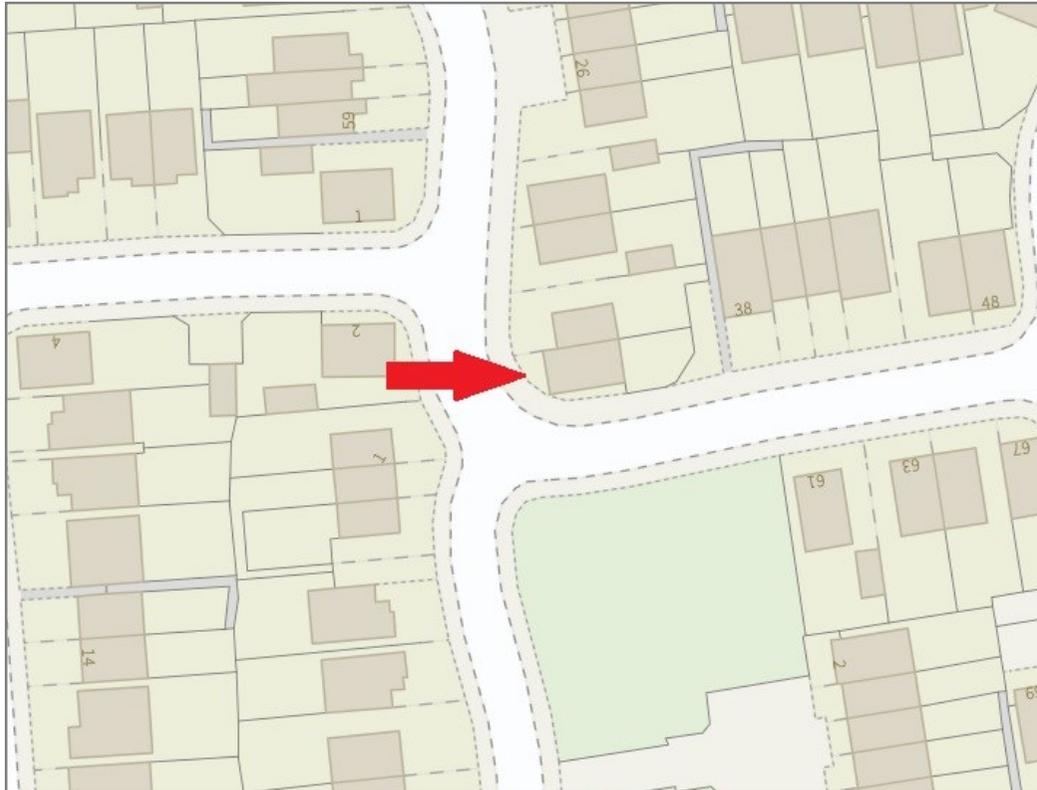
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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**01743 276666**



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

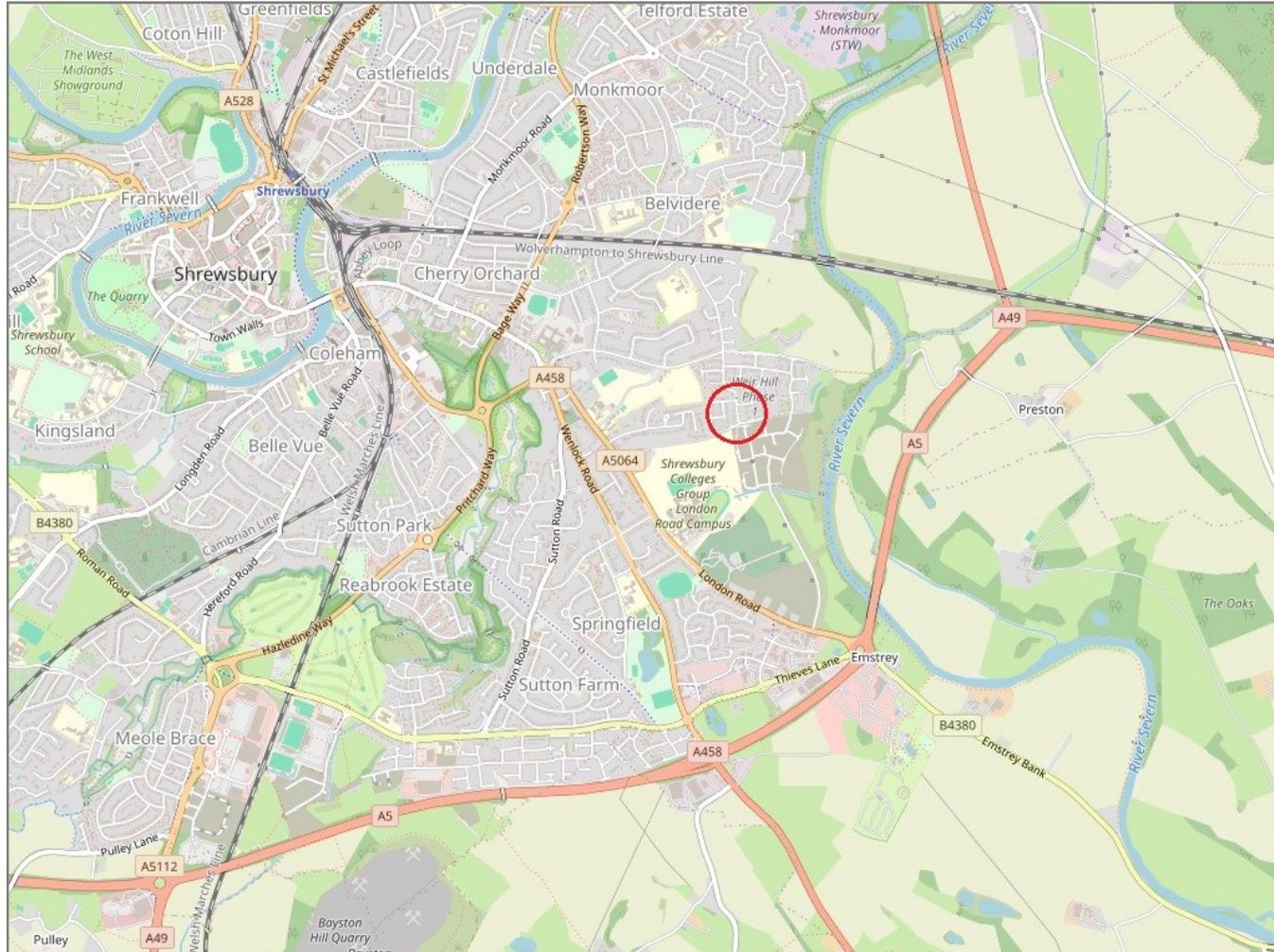
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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