



115 Holland Drive, Shrewsbury, SY2 5TH

2 bedroom semi-detached house—£240,000 Freehold

115 Holland Drive, Shrewsbury, SY2 5TH

£240,000 Freehold—2 bedroom semi-detached house

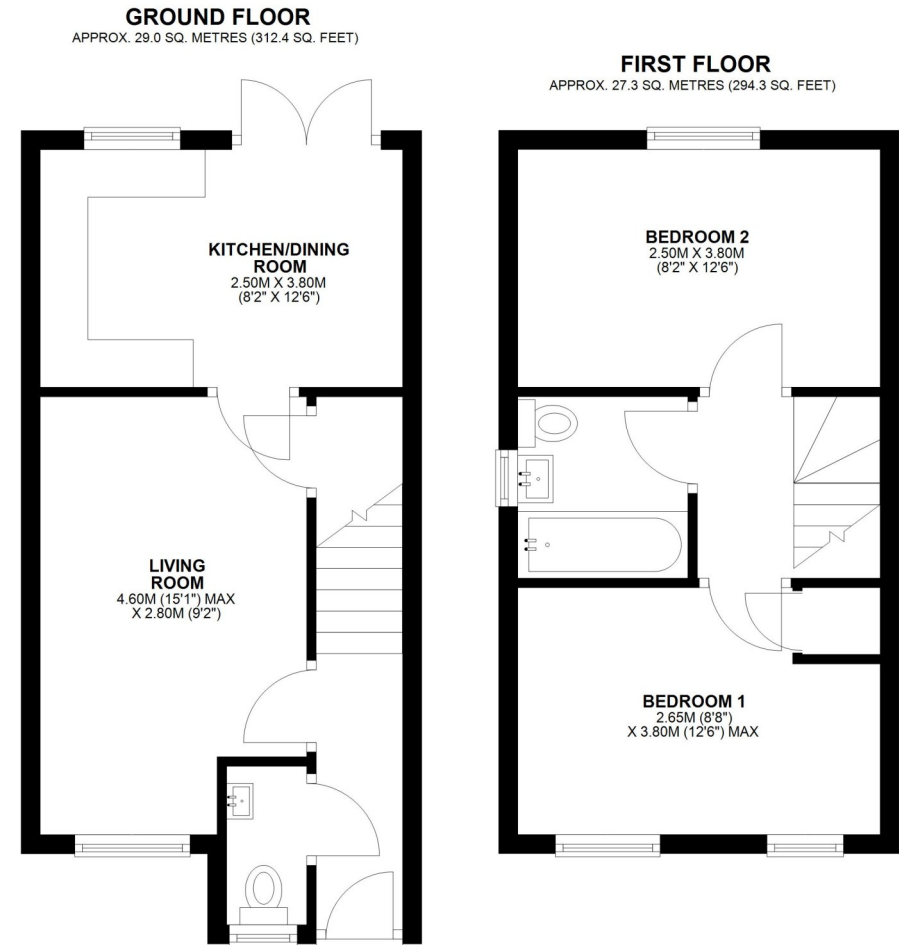
sales@cgpooks.co.uk

Coopergreenpooks.co.uk

A well situated, modern semi detached house with a stylishly improved interior and a very attractively landscaped south and west facing rear garden.

KEY FEATURES

- Very nice standard of presentation along with wood effect flooring throughout the ground floor.
- Entrance hall and cloakroom
- Living room with feature wood panelling to one wall, built in storage and window to front.
- Separate kitchen/dining room with an impressive range of fitted units to kitchen area, along with integrated appliances, window and glazed double doors to rear.
- Staircase from entrance hall to landing where there are 2 double bedrooms and a well fitted bathroom.
- uPVC double glazed windows and gas fired central heating.
- Quiet and private end of cul-de-sac position with nice outlook to front and private parking for 2 cars.
- Access along the side of the property to the impressive rear garden, which has been recently landscaped to provide 2 separate paved sun terraces, artificial lawn and raised beds.
- Well situated in a modern and popular development on the fringe of town, close to some good local amenities, rural walks and just a 5/10-minute drive from the town centre.



TOTAL AREA: APPROX. 56.4 SQ. METRES (606.7 SQ. FEET)





115 Holland Drive, Shrewsbury, SY2 5TH

£240,000 Freehold—2 bedroom semi-detached house

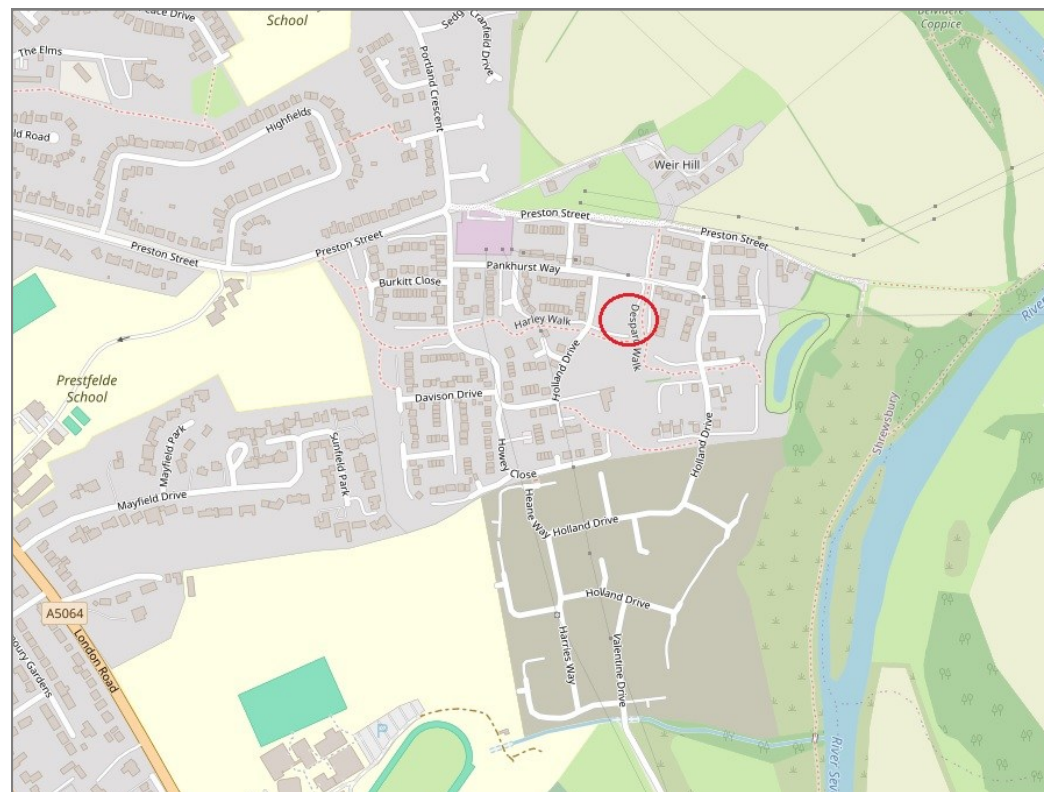
sales@cgpooks.co.uk

rightmove

onTheMarket.com



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
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.

115 Holland Drive, Shrewsbury, SY2 5TH

Coopergreenpooks.co.uk

£240,000 Freehold—2 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.