



13 Holland Drive, Shrewsbury, SY2 5TH

3 bedroom semi-detached house — £285,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

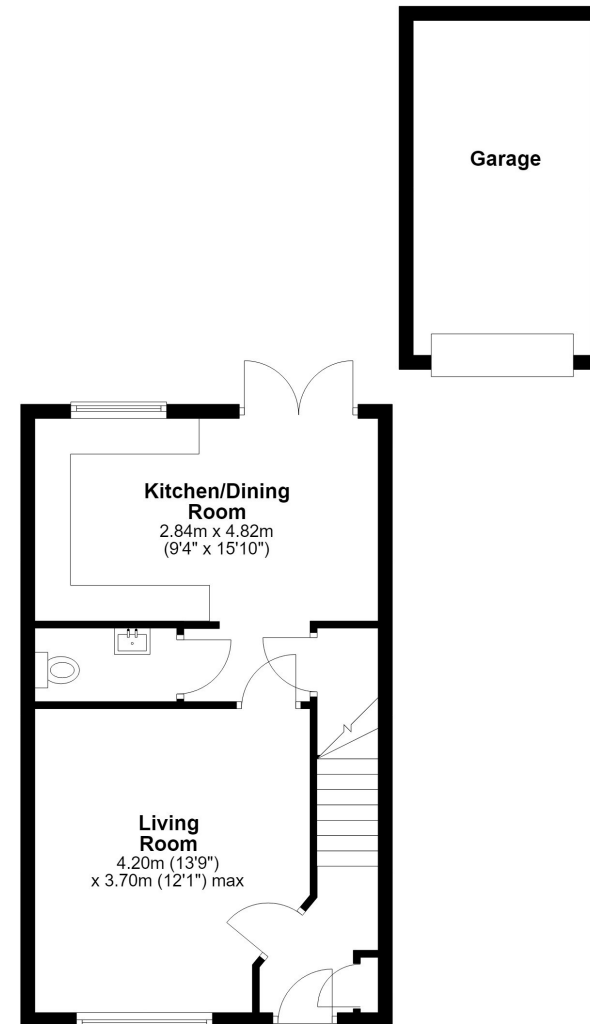
Conveniently located on the fringe of a popular modern development, this beautifully presented semi-detached house offers thoughtfully designed and improved accommodation, with the benefit of an attractively landscaped private garden, detached single garage, and driveway parking for up to three cars.

KEY FEATURES

- Entrance hall opening to a good sized living room with fitted window shutters and wood-effect flooring which continues throughout the ground floor
- Lovely open plan kitchen/dining room, complete with a range of units, integrated appliances, and glazed double doors onto the rear garden
- There is also a well-appointed ground floor cloakroom/WC and useful under stairs storage
- On the first floor are three generous bedrooms, a family bathroom with shower, and en-suite to bedroom one
- uPVC double glazed windows and gas fired central heating
- The private landscaped rear garden is laid to artificial lawn with a large paved sun terrace for easy maintenance, while also having additional space behind the garage and gated access to side
- To the front of the property is a further neatly landscaped garden, driveway parking for up to three cars, and a detached single garage with power and lighting
- A great location within a popular modern development, just stone's throw from green open space and riverside walks, as well as being a short distance from excellent primary and secondary schools, road links via the bypass, and less than two miles from the town centre
- Sold with no upward chain and furniture can be available to purchase via separate negotiation

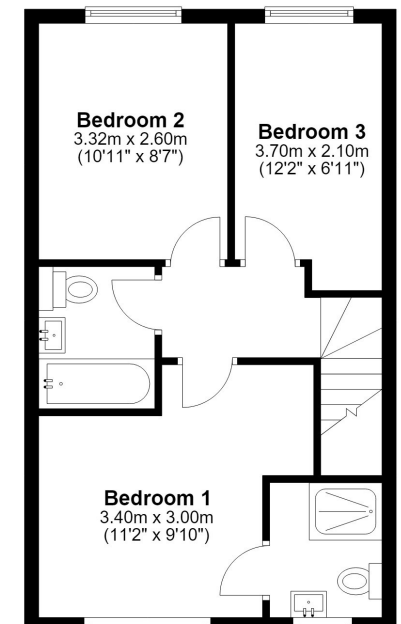
Ground Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 95.6 sq. metres (1029.6 sq. feet)









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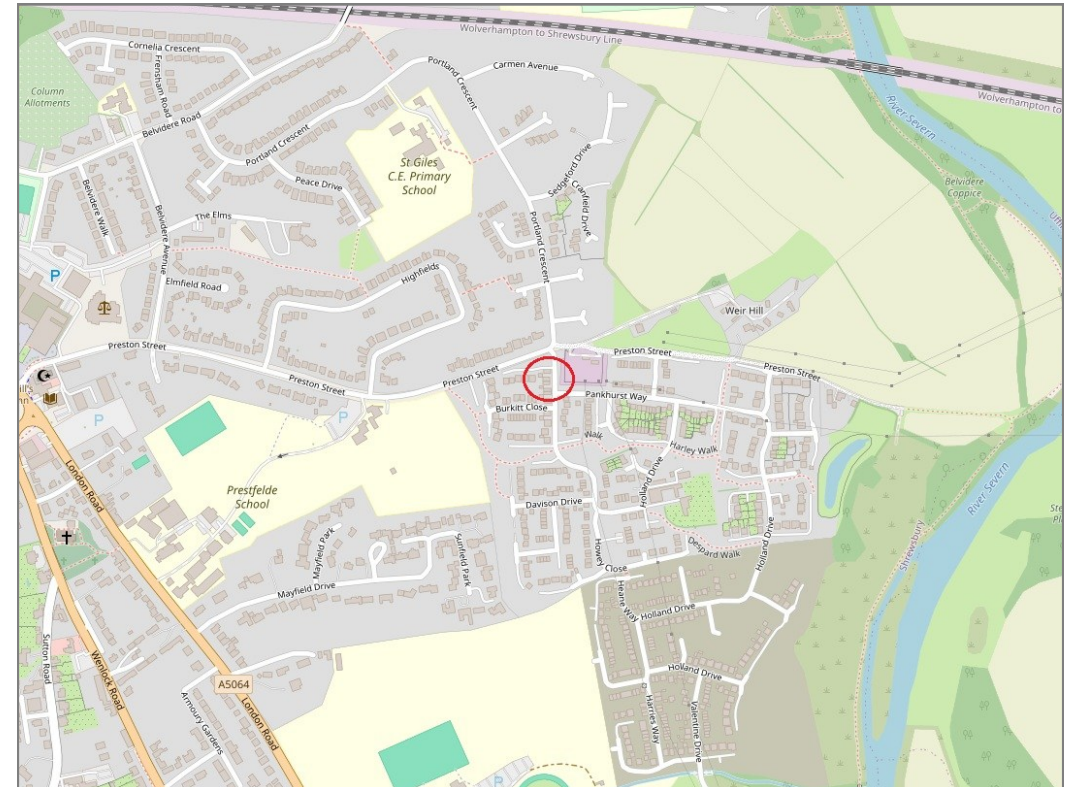
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
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

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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.

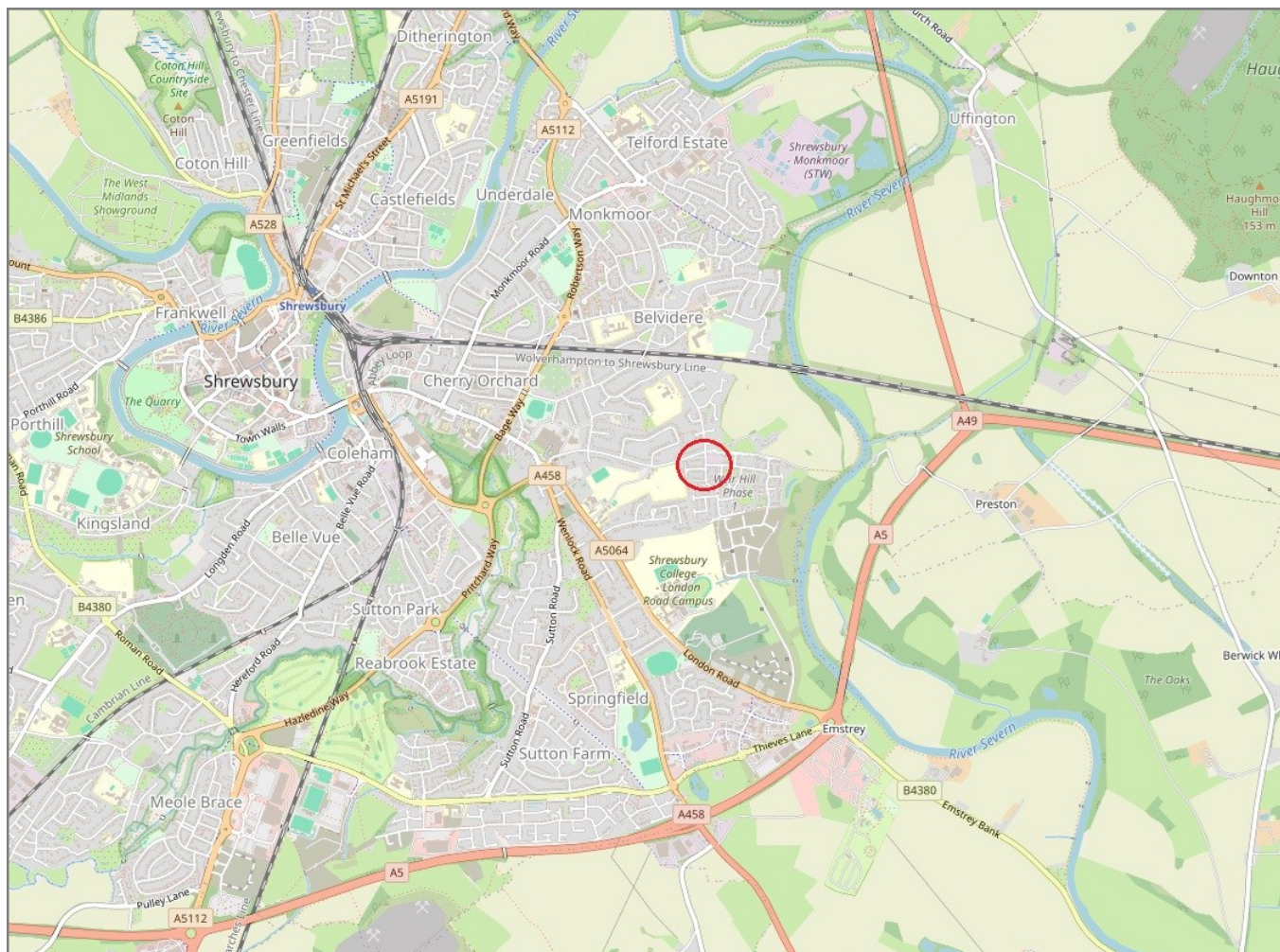


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