



## 36 Holland Drive, Weir Hill, Shrewsbury, Shropshire, SY2 5WA

### £280,000

This excellent 3 bedroom semi detached house is set in a most attractive corner plot with a lovely open outlook. The impressive accommodation provides: Central Entrance Hall, WC, Living Room with French doors opening onto a private garden. generous Kitchen/Dining Room with a full range of integrated appliances, Bedroom 1 with En-suite Shower Room, 2 further spacious Bedrooms, Family Bathroom. GCH, DG, Driveway. No Upward Chain



## **36 Holland Drive, Weir Hill, Shrewsbury, Shropshire, SY2 5WA**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Pitched roof storm porch, double glazed composite entrance door.

### **Entrance Hall**

Cloaks cupboard, double radiator, staircase leads to First Floor Landing

### **Cloakroom/WC**

Fitted with wash basin and WC, tiled flooring, radiator, extractor.

### **Living Room**

2 radiators, double glazed window to the front, double glazed French doors lead to enclosed garden.

### **Kitchen/Dining Room**

The Kitchen Area is well fitted with a good range of units, wood effect laminated worktops, inset 1/2 bowl sink unit, cupboard housing gas central heating boiler. Integrated fridge, freezer, double electric oven, 4 ring gas hob with steel splash-back and filter hood over, dishwasher and washing machine. Dual aspect double glazed window, double radiator, ample space for dining table.

### **First Floor Landing**

Deep built in storage cupboard.

### **Bedroom 1**

Radiator, double glazed window overlooking garden and open outlook beyond.

### **En-suite Shower Room**

Fitted with white suite providing fully tiled shower cubicle, wash basin and WC, half tiled walls, tiled flooring, heated towel rail, double glazed window.

### **Bedroom 2**

Radiator, double glazed window to the side.

### **Bedroom 3**

Radiator, double glazed window enjoying open outlook to the front with views towards the South Shropshire Hills.

### **Main Bathroom**

Fitted with white suite providing bath with tiled walls around and wall mounted shower unit, wash basin and WC, tiled flooring, half tiled wall, heated towel rail, double glazed window.

### **Outside**

The property enjoys a most attractive corner plot with side and front garden providing lawn, gravel bed and shrubs, Driveway parking to the side.

### **Rear Garden**

Approached onto a paved patio, the garden is laid to lawn and enclosed by high level timber fencing and brick wall

### **Site Maintenance Charge**

We understand there is an annual site maintenance charge of approximately £150. We would recommend that this is verified during pre-contract enquiries.

### **Council Tax Band C**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
78 sq m / 841 sq ft



Ground Floor  
Approx 39 sq m / 420 sq ft

First Floor  
Approx 39 sq m / 421 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY

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## Energy performance certificate (EPC)

36, Holland Drive SHREWSBURY SY2 9WA	Energy rating <b>B</b>	Valid until: 27 May 2031
		Certificate number: 4607-1288-5332-9127-5593

Property type Semi-detached house

Total floor area 79 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-privately-letted-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-privately-letted-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

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