



SAMUEL WOOD

1 Holborn Drive, Shrewsbury, Shropshire, SY2 6SL

Offers Over £430,000



I Holborn Drive

Shrewsbury, Shropshire, SY2 6SL



- Spacious and well-maintained family home
- Three versatile reception rooms
- Practical kitchen with ample storage
- Three additional double bedrooms
- Worcester gas boiler installed
- Sought-after location near schools and amenities
- Bright sunroom opening to private garden
- Master bedroom with en-suite
- Double garage and driveway parking
- EPC Rating C

I Holborn Drive is a generously proportioned and much-loved family home, nestled in a highly respected residential area renowned for its outstanding location. Prized for its proximity to excellent schools, local amenities and superb road links, this cherished property sits on a prime plot, offering both convenience and tranquillity. The home features a double garage and is surrounded by mature, delightful gardens - perfect for family living and entertaining alike. We strongly recommend an early viewing to fully appreciate the lifestyle, location and space on offer.

A spacious and inviting reception hall sets the tone for this generously proportioned family home. On the ground floor, three versatile reception rooms offer flexibility for modern family living: a comfortable living room for relaxing, a formal dining room ideal for entertaining and a cosy family room perfect for day-to-day enjoyment. A sunroom to the rear bathes in natural light and provides seamless access to the mature, delightful garden, creating a peaceful space to unwind or host gatherings in warmer months.

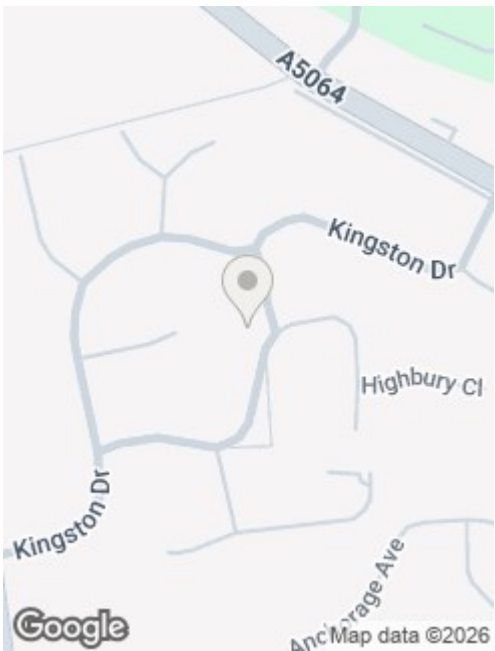
The heart of the home is the practical and stylish kitchen, designed with functionality and aesthetics in mind. It features ample fitted storage and extensive workspace, catering to all culinary needs with ease. The thoughtful layout ensures it remains a sociable hub of the home, well-connected to the dining and family areas for everyday convenience and effortless entertaining.

Upstairs, the spacious master bedroom boasts the luxury of its own private en-suite, offering a quiet retreat at the end of the day. Three further generously sized double bedrooms provide excellent accommodation for family or guests, each served by a well-appointed family bathroom.

Outside continues to impress with a double detached garage and ample driveway parking, providing excellent space for vehicles and storage. The private rear garden is a true highlight of the property, beautifully mature and well tended, it offers a safe and serene setting for children to play, for hosting summer gatherings, or simply for enjoying peaceful moments outdoors.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps, Superfast 39 Mbps & Ultrafast 10,000Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: No Risk

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

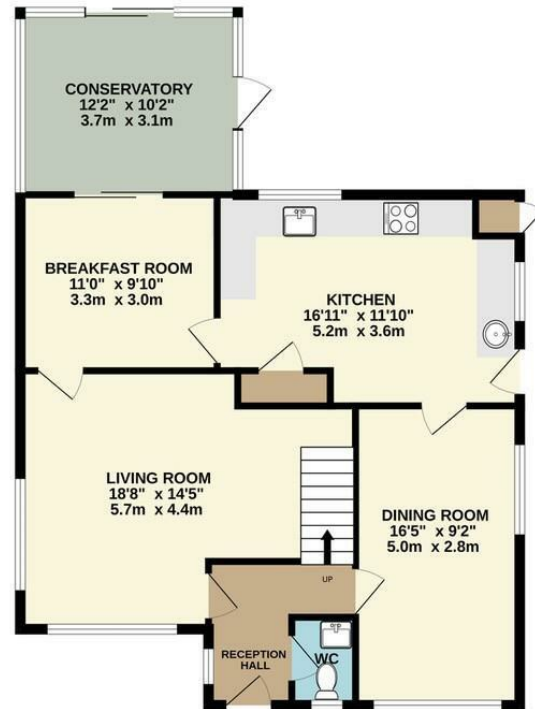
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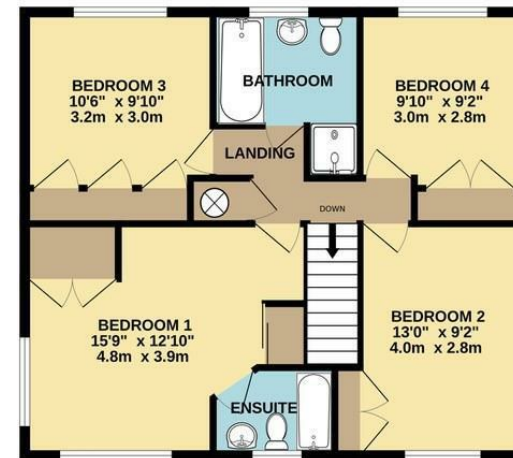


Floor Plans

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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