



142 Holland Drive, Belvidere, Shrewsbury, Shropshire, SY2 5US

Offers in the Region Of £365,000

This 4 bedroom detached house is presented to an extremely high standard and enjoys a fine position on this popular development. Accommodation includes: Generous Entrance Hall, WC, Living Room, large fitted Kitchen/Dining Room, Utility, main Bedroom with En-suite Shower Room, 3 further good sized bedrooms, family Bathroom, Garage, GCH, DG.

Viewing essential to appreciate the quality presentation that this property provides.



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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.

Generous Entrance Hall

Wood style flooring, radiator, large understairs storage cupboard, staircase leads to First Floor Landing.

Ground Floor WC

Tiled flooring and fitted with white 2 piece suite providing wash basin and WC, half tiled walls, radiator and extractor.

Living Room

Double glazed bow window to the front with shutters, double radiator.

Large Kitchen/Dining Room

Wood style flooring, ample space for dining table. The Kitchen is fitted with white units with wood effect laminated worktops with splash back and inset 1 1/2 bowl sink. Integrated appliances include fridge, freezer, double electric oven, 5 ring gas hob with splashback and filter hood above and dishwasher.; Cupboard housing gas central heating boiler, double radiator, double glazed window and French doors to the rear.

Utility Room

Fitted with units to match the Kitchen, work surface, base cupboard and integrated washing machine.

First Floor Landing

Radiator, access to roof space.

Bedroom 1

Radiator, double glazed window with shutters overlooking rear garden.

En Suite Shower Room

Fitted with 3 piece suite providing fully tiled shower cubicle, wash basin and WC, tiled flooring, extractor.

Bedroom 2

Radiator, double glazed window with shutters enjoying an open front aspect.

Bedroom 3

Radiator, double glazed window with shutters overlooking rear garden.

Bedroom 4

Radiator, double glazed window with shutters to the front.

Bathroom

Fitted with white 3 piece suite including bath with mixer tap and shower fitting over, fully tiled around the bath, half tiled to further wall areas, wash basin and WC, tiled flooring, radiator.

Outside

Small lawn to the front. Tarmac driveway to the sides provides parking for 3 cars and access to Garage.

Brick Built Garage 20' 3" x 9' 10" (6.17m x 2.99m)

Up and over door, power and lighting points.

Rear Garden

Gated access from the side of the property. Approached onto a paved patio with lawn beyond and enclosed by high level close boarded timber fencing.

Services

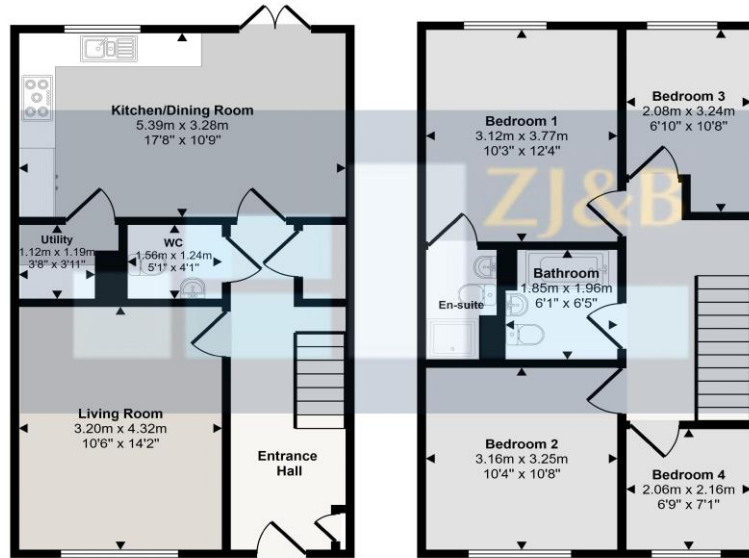
We understand that water, drainage, gas and electricity are connected to the property.

Council Tax Band D

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
98 sq m / 1060 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft

First Floor
Approx 50 sq m / 535 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)

142 Holland Drive Stewasbury SY2 5US	Energy rating B	Valid until: 7 June 2034
		Certificate number: 0340-3858-1060-2904-8775

Property type: Detached house

Total floor area: 100 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-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