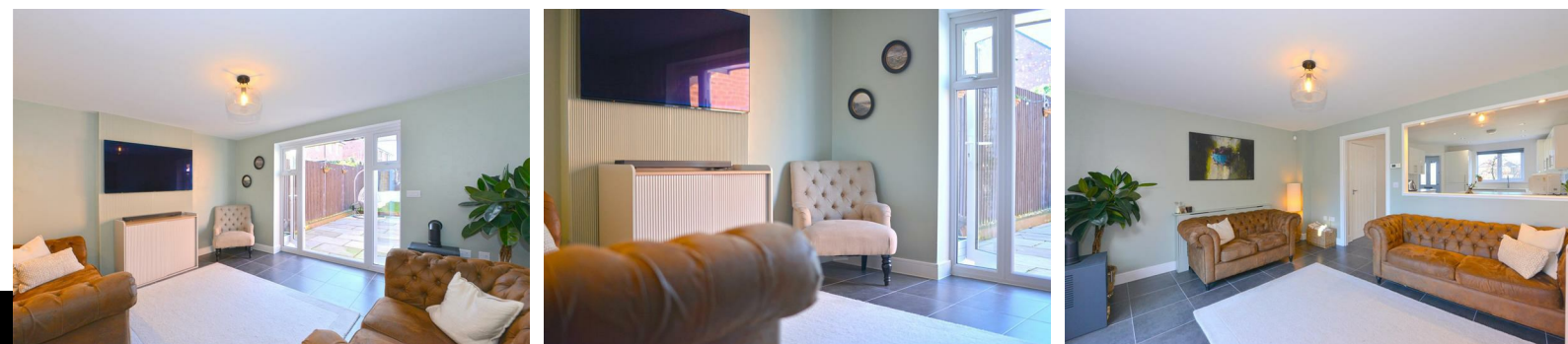


17 Holland Drive, Weir Hill, Shrewsbury, Shropshire, SY2
5TH

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £310,000

Viewing: strictly by appointment
through the agent

Offering larger than average living accommodation this is an improved, spacious and well proportioned modern three double bedroom, three storey semi-detached townhouse. The property occupies a pleasing position with a lovely aspect towards Haughmond Hill on this recently constructed sought after development. The property is within close proximity to tranquil riverside walks, highly regarded local schooling and excellent local amenities. Commuters will be pleased to know that access is easily accessible to the local by-pass which in turn links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, upgraded kitchen/diner with luxury fitted quartz worktops and range of built-in appliances, lounge with feature UPVC double glazed French doors, under stairs cloakroom, first floor landing having two double bedrooms, modern family bathroom, inner hall first floor landing area (This could make a pleasing study area), impressive substantial master bedroom with custom fitted wardrobes, stylish en-suite shower room, landscaped front and South westerly facing rear enclosed gardens, generous tarmac driveway providing ample off-street parking for 2/3 vehicles, detached brick built garage, pleasing aspect towards Haughmond Hill, UPVC double glazing, gas fired central heating and early viewing comes highly recommended by the agent.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having tiled floor and cupboard housing electricity consumer unit. Doorway from entrance hallway gives access to:

Upgraded modern kitchen / diner

17'2 x 10'6

Comprising: contemporary eye level and base units with built in cupboards and drawers, fitted quartz worktops with inset stainless steel sink with mixer tap over, integrated Zanussi oven with stainless steel finished four ring gas hob above, concealed cooker canopy, integrated fridge/freezer and Zanussi dishwasher, tiled floor, under stairs recess, radiator, UPVC double glazed window to front, and recessed spotlights to ceiling. Doorway with contemporary square opening to side gives access to:

Lounge

13'10 x 11'4

Having tiled floor, radiator, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side and wall mounted digital heating control panel.

Door from upgraded kitchen/diner gives access to:

Understairs cloakroom

Having low flush wc, pedestal wash hand basin, part tiled to walls, wall mounted heated chrome style towel rail, tiled floor, recess spotlight and extractor fan to ceiling.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side and radiator. From first floor landing doors give access to two bedrooms, bathroom and inner hall first floor landing area.

Bedroom two

11'6 x 11'3

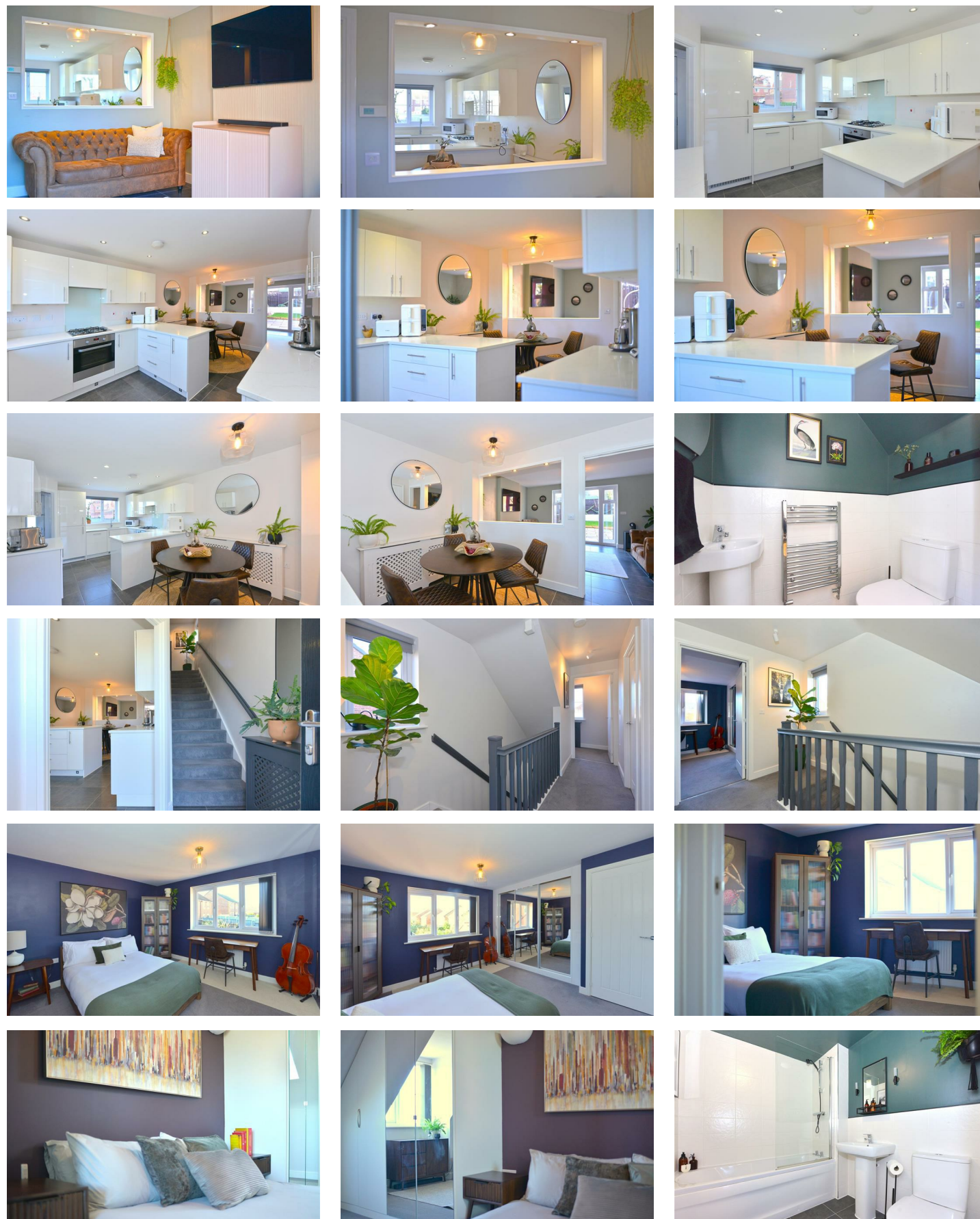
Having UPVC double glazed window to rear, large mirror fronted wardrobe with shelved storage cupboard to side and radiator.

Bedroom three

10'9 x 7'1

Having radiator and UPVC double glazed window with pleasing aspect to front towards Haughmond Hill.





Bathroom

Having a modern three piece white suite comprising panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush wc, tiled floor, part tiled to walls and wall mounted heated chrome style towel rail.

Inner hall first floor landing

Having UPVC double glazed window with pleasing aspect to front towards Haughmond Hill. Stairs then rise to:

Bedroom one

21'3 excluding recess x 13'9 max reducing to 8'8 m

Having UPVC double glazed window to front with pleasing aspect towards Haughmond Hill, two radiators, double glazed roof window with fitted blind, eaves storage, custom range of fitted part mirror fronted wardrobes and storage cupboards, loft access, wall light points, wall mounted digital heating control panel. door from bedroom one gives access to:

En-suite shower room

Having double width tiled shower cubicle with wall mounted electric shower, low flush wc, pedestal wash hand basin, double glazed roof window with fitted blind, heated chrome style towel rail, tiled floor and part tiled to walls.

Outside

To the front of the property there is a low maintenance barked front garden with inset shrubs, brick paved pathway gives access to front door. To the side of the property there is a generous sized tarmacadam driveway proving parking for at least 2/3 vehicles. Access is then given to:

Detached brickbuilt garage

Having up and over door, fitted security light, UPVC double glazed service door to side. In between the house and garage gated access leads to:

Landscaped South westerly facing rear gardens

Having Indian sandstone paved patio, small paved sun terrace, timber garden shed, raised brick borders with inset shrubs, lawned garden, wall light point, security light, outside electricity point, wall mounted contemporary glazed canopy and the rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor informs us there is a service/management charge for the upkeep of the development which is currently approximately £150.00 P/A.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage servcies

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

