

92 Holland Drive, Weir Hill, Shrewsbury, Shropshire, SY2
5WA

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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Offers In The Region Of £515,000

Viewing: strictly by appointment
through the agent

Occupying a private driveway of just three properties, this is a beautifully presented, spacious and well-proportioned, five double bedroom detached family home. The property is situated on this popular residential development within this sought after residential location within close proximity to good local amenities. the Shrewsbury town centre and the local bypass. Early viewing comes highly recommended.

The accommodation briefly comprises, the following: Reception hallway, cloakroom, lounge, dining room, modern L-shaped kitchen / breakfast room, utility room, first floor landing, master bedroom with en-suite shower room, guest bedroom with en-suite shower room, three further double bedrooms, family bathroom, front and south-westerly facing enclosed gardens, driveway, double garage, uPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over

uPVC double glazed entrance door gives access to:

Reception hallway

Having tiled floor, cupboard housing electricity consumer unit, radiator. Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, radiator, extractor fan to ceiling.

Door from reception hallway gives access to:

Lounge

17'2 x 12'7

Having uPVC double glazed French doors giving access to the rear gardens with uPVC double glazed windows to side, two radiators, space for electric fire.

Double doors from reception hallway gives access to:

Dining room

10'5 x 10'0

Having uPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

Modern L-shaped kitchen / diner

18'7 x 12'7

Comprising: Eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer, dishwasher, fitted wooden style worktops with inset stainless steel sink drainer with mixer tap over, five ring gas hob with stainless steel cooker canopy over, uPVC double glazed window to the rear, uPVC double glazed French doors giving access to the rear gardens, tiled floor, radiator, cloaks cupboard, extractor fan to ceiling.

Door from kitchen / diner gives access to:

Utility room

5'8 x 5'4

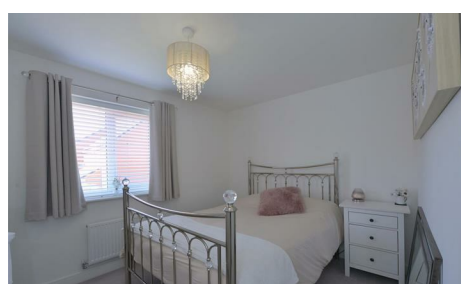
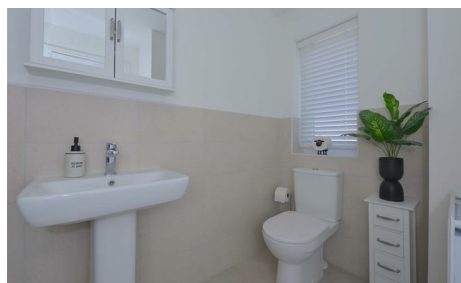
Having integrated washing machine, base units, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, tiled floor, double glazed door giving access to the side of the property.

From reception hallway stairs rise to:

First floor landing

Having store cupboard housing pressurized water system, radiator, loft access. From first floor landing doors give access to all bedrooms and family bathroom.





Bedroom one

12'6 x 12'5

Having two uPVC double glazed windows to front, radiator, a range of fitted wardrobes. Door from bedroom one gives access to:

En-suite shower room

having a double width shower cubicle with wall-mounted mixer shower, pedestal wash hand basin, low flush WC, uPVC double glazed window to front, tiled floor, radiator, extractor fan to ceiling.

Bedroom two

12'5 x 11'6

Having fitted wardrobes, radiator, two upvc double glazed windows to front. Door from bedroom two gives access to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator, part tiled to walls, uPVC double glazed window to the side, extractor fan to ceiling.

Bedroom three

11'1 x 8'9

Having uPVC double glazed window to the rear, radiator.

Bedroom four

10'9 x 8'9

Having uPVC double glazed window to the rear, radiator.

Bedroom five

9'10 x 9'4

Having uPVC double glazed window to the rear, radiator.

Family bathroom

Having a three piece white suite comprising: Paneled bath, pedestal wash hand basin, low flush WC, radiator, tiled floor, part tiled to walls, uPVC double glazed window to the side, extractor fan to ceiling.

Outside

The property is approached over a private driveway, with the front gardens mainly laid to lawn with inset shrubs with paved pathway giving access to the front entrance door. To the side of the front gardens there is a double-width tarmac driveway which gives access to:

Double garage

16'3 x 15'11

Having two up and over doors, wall-mounted gas fired central heating boiler, fitted light.

Side access then leads to the property's south-westerly facing rear gardens having generous sized paved patio area, lawned gardens, brick borders with inset shrubs, outside lighting point. The rear gardens are enclosed by fencing.

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 F

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

Agents note:

We have been informed by the vendors, that there is a maintenance charge for the upkeep of the development which is approx. £118.00 per annum.

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 services

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

