

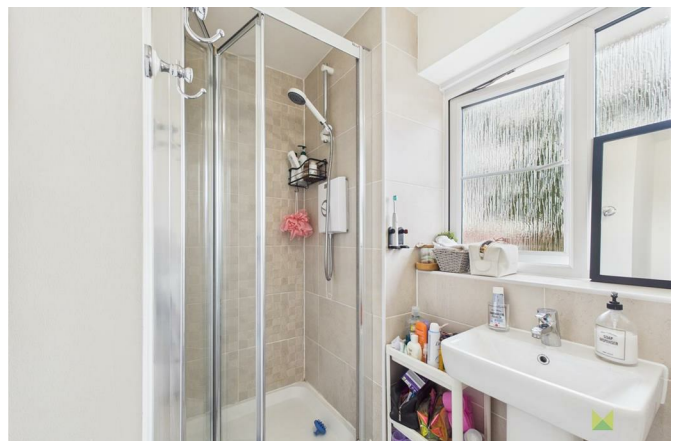
# 36 Holland Drive Shrewsbury SY2 5WA



**3 Bedroom House - Semi-Detached**  
**£294,000**

## The features

- LOVELY 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- ENCLOSED WALLED GARDEN
- EPC C
- ENVIABLE CORNER PLOT IN SOUGHT AFTER LOCATION
- FITTED CONTEMPORARY KITCHEN/DINING ROOM
- TWO FURTHER GENEROUS BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL



\*\*\* IMPRESSIVE 3 BEDROOM HOME \*\*\*

An excellent opportunity to purchase this beautifully presented 3 bedroom double fronted semi detached house, perfect for a growing family.

Occupying an enviable position overlooking green space in the heart of this much sought after development on the edge of the Town.

The accommodation which must be viewed to be fully appreciated and is perfect for a growing family, those looking to downsize, briefly comprises Reception Hall with Cloakroom, Lounge, Kitchen/Dining room with range of appliances, Principal Bedroom with en suite, 2 further Bedrooms (Or home office) and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and walled rear garden.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable location in the heart of this popular development on the edge of the Town. Perfect for commuters with ease of access to the A5/M54 motorway network and a short distance from excellent local amenities including schools, doctors, supermarkets, general stores, restaurants/public houses, churches and lovely countryside walks. The Town Centre is a short drive away.

### RECEPTION HALL

Covered entrance with outside light and door opening to Reception Hall with attractive LVT flooring, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin with complimentary tiled splashback. Radiator, tiled flooring.

### LOUNGE

Bright and airy room with window overlooking the front. Media point, radiator and glazed French doors leading to the garden.

### KITCHEN DINING ROOM

Attractively fitted with range of contemporary units comprising of a comprehensive range of cupboards and drawers with solid work surfaces over housing inset sink unit with mixer tap set into range of base units and built in dishwasher. Having inset 4 ring gas hob unit with extractor hood over and stainless steel splashback with deep pan drawers beneath. Built in double oven and grill with cupboards above and below. Integrated fridge freezer. Window overlooking the front. Radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with storage cupboard, access to roof space and off which lead

### PRINCIPAL BEDROOM

A lovely room having window overlooking the garden, media point, radiator and leads to

### EN SUITE

with shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail window to the front.

### BEDROOM TWO

A generous double room having window to the side, radiator.

### BEDROOM THREE/HOME OFFICE

with window to the front, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### OUTSIDE

The property occupies a lovely corner position with pleasant open aspect to the fore over the green. Approached up small steps to the front door leading to RECEPTION HALL. Side pedestrian gated access leads to the rear garden which is laid mainly to lawn with paved sun terrace and enclosed with wooden fencing and wall.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICE CHARGE

We are advised there is an annual service/maintenance charge of £200. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

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

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

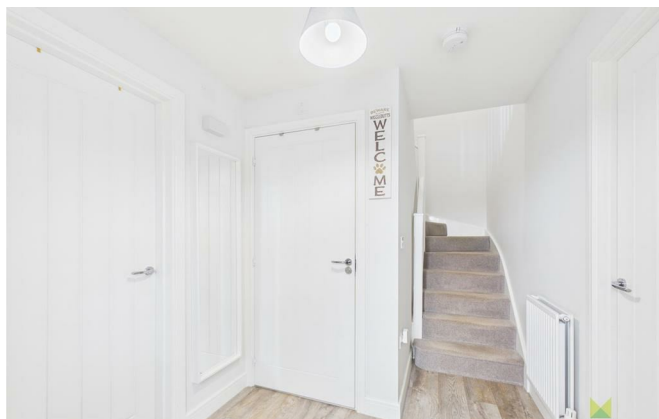
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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3 Bedroom House - Semi-Detached  
£294,000





## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

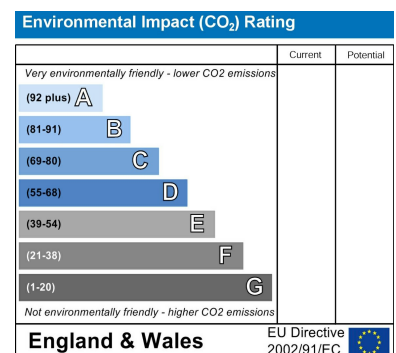
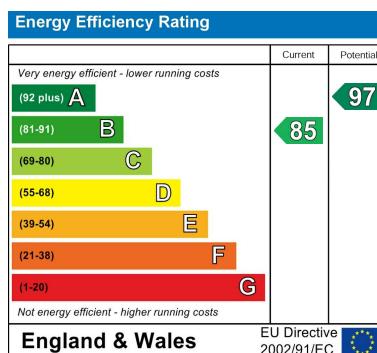
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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