203 Holland Drive
Shrewsbury
SY2 5TU

MONKS

3 Bedroom House - Detached
£345,000

The features

- ENVIABLE CORNER PLOT WITH WALLED REAR GARDEN
- IDEAL LOCATION WITH GOOD RANGE OF LOCAL AMENITIES
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, GARAGE AND LOVELY ESTABLISHED GARDEN
- EXCELLENT 3 BEDROOM DETACHED HOME
- HALL, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM
- 2 FURTHER GENEROUS BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED

***** IMPRESSIVE 3 BEDROOM DETACHED FAMILY HOME *****

An excellent opportunity to purchase this well designed 3 bedroom detached home, recently constructed and finished to a high standard of specification with additional extras and perfect for a growing family and those looking to downsize.

Occupying an enviable corner position on this much sought after development on the Eastern edge of the Town, being ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities a short stroll away including schools, shops, doctors, restaurant/public houses and a pleasant walk to the vibrant Abbey Foregate, Coleham areas and the Town Centre.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall,with Cloakroom, Lounge, Kitchen/Dining Room with range of integrated appliances., Utility Room, Principal Bedroom with en suite, 2 further generous Bedrooms and Bathroom.

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

Viewing essential.

Property details

LOCATION
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RECEPTION HALL
Covered entrance with composite door opening to Reception Hall, radiator, parquet style LVT flooring, storage cupboard.

CLOAKROOM
with suite comprising WC and wash hand basin, radiator, continuation of LVT flooring.

LOUNGE
A good sized room having window overlooking the front, media point, radiator.

KITCHEN/DINING ROOM
Dining Area having patio doors opening onto the rear garden and sun terrace. Radiator, peninsular divide to

Kitchen which is attractively fitted with range of contemporary units comprising single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer each with matching facia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath. Range of eye level wall units, window to the rear. LVT flooring, radiator.

UTILITY ROOM
with continuation of units incorporating single drainer sink set into base cupboard with work surface extending to the side with space for appliances. LVT flooring, radiator, door to the side.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

PRINCIPAL BEDROOM
A generous sized double room with window to the front, large built in wardrobes, media point, radiator.

EN SUITE SHOWER ROOM
with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2
with window to the rear, radiator.

BEDROOM 3
again with window to the rear, radiator.

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

OUTSIDE
The property occupies an enviable corner plot with excellent parking and approached over driveway to the Garage. The Front Garden is laid to lawn with inset specimen trees. Side pedestrian access leads to the lovely walled Rear Garden which has a good sized paved sun terrace, ideal for those who love to dine and entertain outdoors, garden and well stocked flower, shrub and herbaceous beds. Personal door to the rear of the Garage.

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

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
We are advised the council tax is Band D,,however 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 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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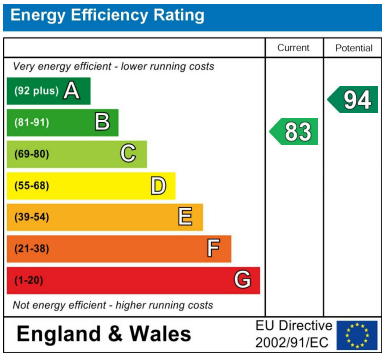

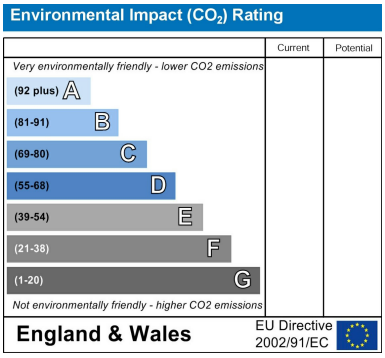

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.