

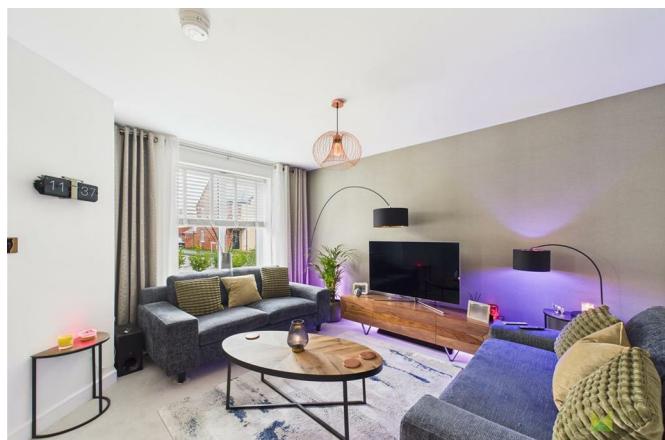
# 148 Holland Drive Shrewsbury SY2 5US



**4 Bedroom House - Detached  
Offers In The Region Of £389,950**

## The features

- IMPRESSIVE 4 BEDROOM DETACHED HOME
- RECEPTION, CLOAKROOM AND LOUNGE
- LARGE PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND LARGE GARAGE
- VIEWING HIGHLY RECOMMENDED.
- BEAUTIFULLY PRESENTED THROUGHOUT
- WELL FITTED KITCHEN/DINING ROOM WITH RANGE OF APPLIANCES
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING B



\*\*\* BEAUTIFULLY PRESENTED DETACHED FAMILY HOME \*\*\*

An excellent opportunity to purchase this immaculate 4 bedroom detached home, recently constructed and finished to a high standard of specification with many additional extra's. Perfect for today's modern lifestyle - growing family, work from home and those who love to entertain.

Occupying an enviable 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, Lounge, beautifully fitted Kitchen/Dining Room with range of integrated appliances, Cloakroom, large Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has great scope to extend into the garage to provide additional living accommodation (subject to the necessary consents), high energy insulation, gas central heating, driveway with parking, garage and good sized enclosed rear garden.

Viewing essential.

## Property details

### LOCATION

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### RECEPTION HALL

Composite door opening to Entrance with useful cloaks cupboard, radiator.

### LOUNGE

A lovely light room having window to the front, under stairs recess with lighting, media point, radiator.

### INNER HALL

with tiled floor, storage cupboard and door to

### CLOAKROOM

with suite comprising WC and wash hand basin, tiled surround and flooring. Heated towel rail, window to the side.

### KITCHEN/DINING ROOM

Beautifully fitted with a range of light fronted contemporary units, which were upgraded by the owners at purchase and comprise undermount sink with mixer taps set into base cupboard. Further range of base units comprising cupboard with corner carousels with quartz work surfaces over and having range of Zanussi integrated appliances including fridge freezer, dishwasher, washer/dryer each with matching facia panels. Inset 4 ring induction hob with extractor hood over and cutlery and pan drawers beneath, eye level double oven and grill with storage above and below, complementary range of eye level wall units with concealed lighting beneath. Window overlooking the garden, recessed ceiling lights, tiled flooring throughout.

Dining Area with double opening French doors leading onto the garden, feature tiled wall, radiator.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

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

### EN SUITE SHOWER ROOM

with suite comprising double shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary half tiled surrounds, heated towel rail, window to the rear.

### BEDROOM 2

Another generous double room, light and bright with two windows overlooking the front, radiator.

### BEDROOM 3

A double room with window overlooking the rear, radiator.

### BEDROOM 4/HOME OFFICE

again with window to the rear, radiator.

### FAMILY BATHROOM

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

### OUTSIDE

The property is approached over double width driveway with parking and leading to the oversized Garage with up and over door, power and lighting.

The Front Garden is laid to lawn with shrub border. Side pedestrian access leads around to the good sized South facing rear garden which is laid to lawn with flower and shrub beds and enclosed with wooden fencing. Outside power to front and rear and sensor security lighting.

### 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

As taken from the Gov.uk website we are advised the property is in Band D - 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](http://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

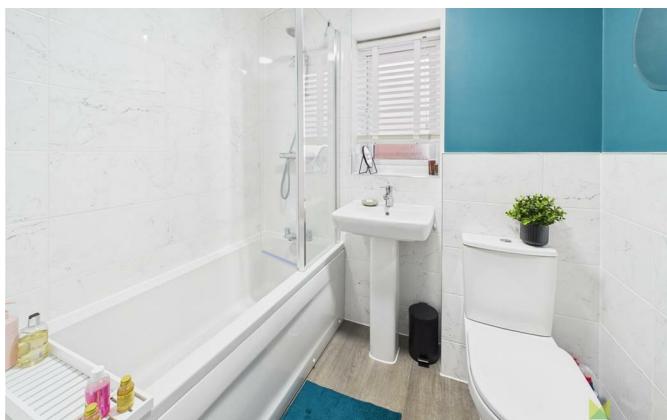
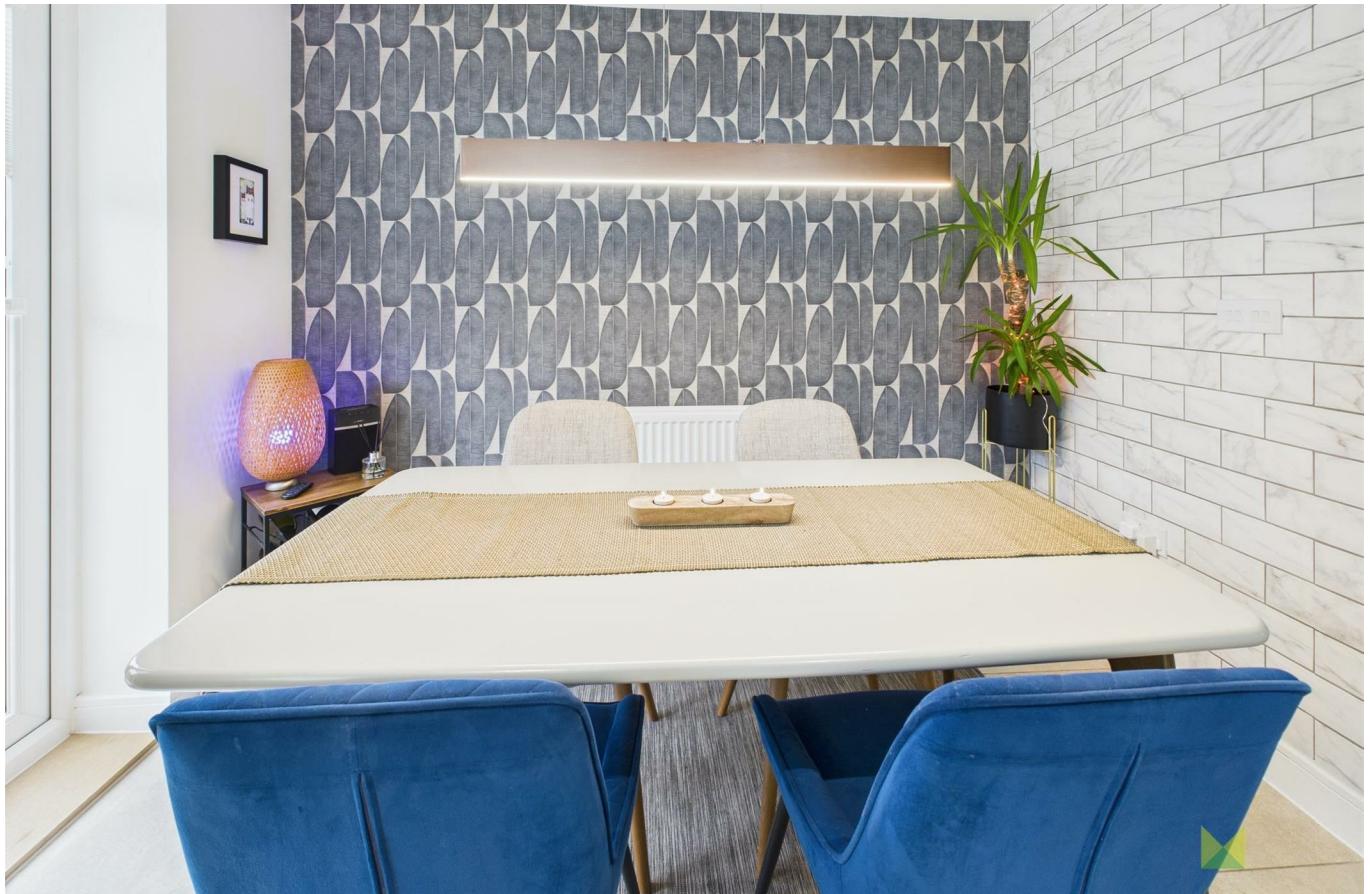
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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

## 148 Holland Drive, Shrewsbury, SY2 5US.

4 Bedroom House - Detached  
Offers In The Region Of £389,950





## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

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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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.