



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

31 Holland Drive, Shrewsbury, SY2 5TH

Region £367,500

To view this property please call us on **01743 236 800** Ref: T7201/SF/KQ

An immaculately presented modern, four bedroom detached family house.

This modern, four bedroom detached family residence is immaculately presented throughout and benefits from double glazing and gas fired central heating.

The property is pleasantly situated in a quiet location on this popular and desirable residential development, close to local amenities including; shops, schools and the nearby town centre, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

16'0" x 6'3" (4.87m x 1.91m)
Cloaks cupboard

CLOAKROOM

5'5" x 2'8" (1.66m x 0.81m)
Wash hand basin, wc

LOUNGE

11'2" x 15'3" (3.40m x 4.65m)
Double glazed windows and French door to rear garden

KITCHEN / DINING ROOM

17'7" x 7'6" (5.36m x 2.29m)
Range of matching wall and base units and work surfaces over
Fitted gas hob and oven
Integrated fridge/freezer, dishwasher and washer/dryer.
French doors to rear garden

OFFICE / SNUG

9'7" x 7'6" (2.91m x 2.29m)
Window to the front

STAIRCASE rising to FIRST FLOOR LANDING with two store cupboards and access to fully boarded roof space with shelving and lighting.

BEDROOM 1

12'0" x 12'6" (3.65m x 3.81m)

EN SUITE SHOWER ROOM

5'5" x 6'5" (1.66m x 1.96m)
Large walk in shower cubicle
Wash hand basin, wc
Heated towel rail

BEDROOM 2

14'8" x 8'8" (4.46m x 2.64m)

BEDROOM 3

11'2" x 8'6" (3.40m x 2.59m)

BEDROOM 4

10'8" x 8'0" (3.25m x 2.44m)

BATHROOM

7'5" x 6'2" (2.27m x 1.88m)
Neatly fitted modern suite comprising;
Panelled bath with shower over
Wash hand basin, wc
Heated towel rail

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

16'0" x 8'8" (4.87m x 2.64m)
Up and over door

The property is approached over double width tarmacadam driveway serving the reception area, flanked either side by lawned areas. Paved pathway and gated access to the rear garden.

Easily maintained REAR GARDEN laid with artificial grass and large paved patio area, further decked dining area / sun terrace and vegetable patch.



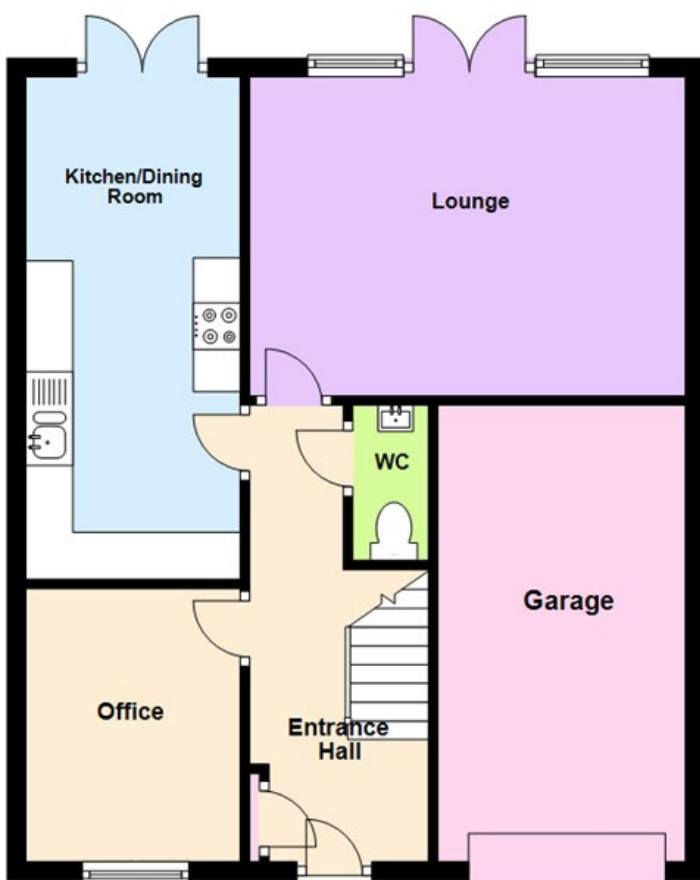




FLOOR PLANS ...

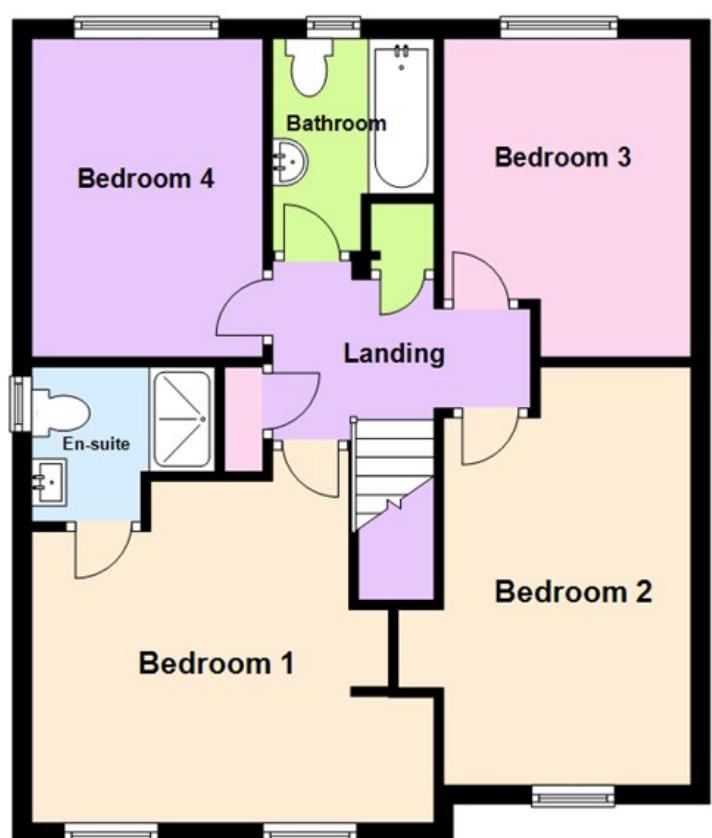
Ground Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



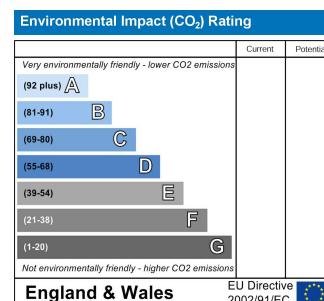
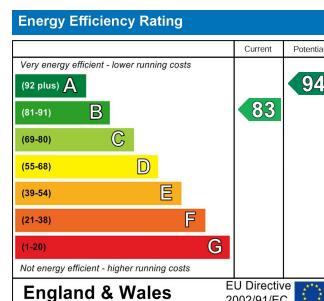
Total area: approx. 116.1 sq. metres (1249.4 sq. feet)

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Abbey Foregate to the Column Island. Turn left onto Preston Street, continue to the end, turning right into Holland Drive, continue a short distance, where the turning for 31 Holland Drive will be seen on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

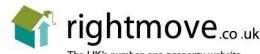
IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

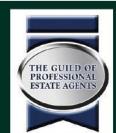
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