

# 235 Lancaster Road Shrewsbury SY1 3ND



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £220,000**

## The features

- ENVIABLE LOCATION CLOSE TO AMENITIES
- EXCELLENT SIZED REAR GARDEN
- 3 BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR IMPROVEMENT AND EXTENSION IF REQUIRED (subject to consent)
- HALL, GOOD SIZED LOUNGE, KITCHEN/DINING ROOM
- 3 BEDROOMS AND SHOWER ROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING
- DRIVEWAY WITH PARKING AND GARAGE
- EPC RATING TBC
- VIEWING RECOMMENDED



**\*\*\* EXCELLENT SIZED REAR GARDEN \*\*\***

An opportunity to purchase this 3 bedroom semi detached house offering scope for modernisation which is set in a larger than average garden and offered for sale with no upward chain.

Occupying an enviable position on the edge of this popular development being a short stroll from local amenities and recreational facilities along with a regular bus service to the Town Centre. for commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, Kitchen/Dining Room, Utility Store, 3 Bedrooms and Shower room.

The property has the added benefit of gas central heating, double glazing, driveway with parking, garage and excellent sized rear garden.

No upward chain, viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular development being a short stroll from local amenities including shops, school, public house and regular bus service to the Town Centre. There are a selection of Supermarkets and national stores a short drive away. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Entrance door opening to Reception Hall with radiator.

### LOUNGE

A good sized room with window overlooking the front, fireplace, housing living flame gas fire, media point, radiator.

### KITCHEN/DINING ROOM

Dining area having sliding patio doors opening onto the garden, radiator. Peninsular divide to Kitchen which is fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard with space beneath for appliances, further range of matching cupboards and drawers with work surfaces over and tiled surrounds with complementary wall units. Window overlooking the garden, tiled flooring throughout. Door leading to

### UTILITY/STORE

with door to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, linen cupboard and access to roof space.

### BEDROOM 1

with window overlooking the front. Range of fitted bedroom furniture, radiator.

### BEDROOM 2

with window to the rear with pleasant aspect overlooking the garden, radiator.

### BEDROOM 3

A generous sized single room with window to the front, range of fitted shelving, radiator.

### SHOWER ROOM

with suite comprising shower cubicle with electric shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator. Windows to the side and rear.

### OUTSIDE

The property is approached over driveway which has parking for several cars and leads to the Garage with up and over door, concrete floor, power and lighting. The Front Garden is laid to lawn. Side pedestrian access with gate leads to the excellent sized rear garden which is laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds with range of inset specimen and fruit trees, enclosed with wooden fencing and offering a good level of privacy.

### 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 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 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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**Judy Bourne**

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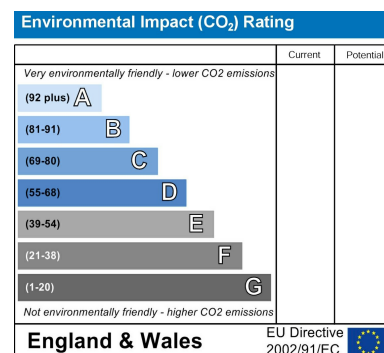
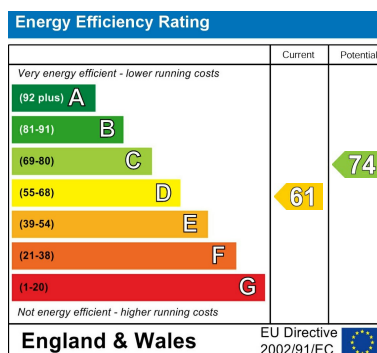
**Shrewsbury office**

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**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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