

# 165 Lancaster Road Heath Farm Shrewsbury SY1 3NA



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £285,000**

## The features

- IMPRESSIVE MUCH IMPROVED SEMI DETACHED HOUSE
- ATTRACTIVE KITCHEN/DINING ROOM AND FAMILY ROOM/BEDROOM
- DRIVEWAY WITH AMPLE PARKING
- ENVIALE LOCATION ON SOUGHT AFTER DEVELOPMENT
- EPC RATING D
- LOUNGE WITH FEATURE LOG BURNER
- 3 BEDROOMS AND STUNNING CONTEMPORARY BATHROOM
- GOOD SIZED GARDEN BORDERED BY FIELD.
- VIEWING HIGHLY RECOMMENDED



### \*\*\*IMMACULATE 3 BEDROOM SEMI DETACHED HOME\*\*\*

This beautifully presented home has been much improved and internal viewing is essential.

Occupying an enviable position on the edge of this popular development on the edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises good sized Reception Hall, Lounge with feature log burner, Family Room, attractive Kitchen/Dining Room, 2 double Bedrooms and Bedroom 3/Home office, stunning contemporary Bathroom and large Attic.

The property has the benefit of gas central heating, double glazing, driveway with ample parking and enclosed rear garden bordered by field.

**Viewing essential.**

## Property details

### LOCATION

The property occupies an enviable position in this much sought after location on the Northern edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, supermarkets, recreational facilities and regular bus service to the Town Centre.

### RECEPTION HALL

A spacious Reception Hall with wooden flooring, radiator.

### LOUNGE

Having window to the front. Feature chimney breast with decorative wood panelling and housing cast iron log burner set onto hearth, media point, radiator.

### FAMILY ROOM

Having windows to the front and side. A great versatile room, perfect for additional bedroom/home office. Recessed ceiling lights.

### KITCHEN/DINING ROOM

Dining Area with double opening French doors leading on the garden, fitted wall lights, contemporary wall hung radiator.

The Kitchen is attractively fitted with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and matching range of eye level wall units over. Space for fridge/freezer, tiled flooring throughout and window overlooking the rear garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side and off which lead

### BEDROOM 1

With window to the front, radiator.

### BEDROOM 2

With window to the rear with open aspect over adjoining field, radiator.

### BEDROOM 3/HOME OFFICE

Window to the front, radiator. Stairs lead up to the

### ATTIC

With power and lighting, velux roof light.

### CONTEMPORARY FAMILY BATHROOM

A stunning contemporary room which has been recently re-fitted to include shaped bath with direct mixer shower unit over with drench head and glazed shower screen, wash hand basin set into vanity with storage drawers beneath and back lit mirror over, WC. Complementary tiled surrounds and flooring, recessed ceiling lights, heated towel rail. Window to the side.

### OUTSIDE

The property is approached over driveway with provides ample parking. The Rear Garden is of a good size and bordered by fields, laid to good sized paved sun terrace, perfect for those who love to outdoor entertain, lawned garden and additional patio area. Large garden storage with power and lighting. The garden is enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

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

**NOTE** - Please note, we are advised by the Vendors that the current Attic and Garage Conversions do not benefit from Building Regulations.

### 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 'My Simple Mortgage' 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.

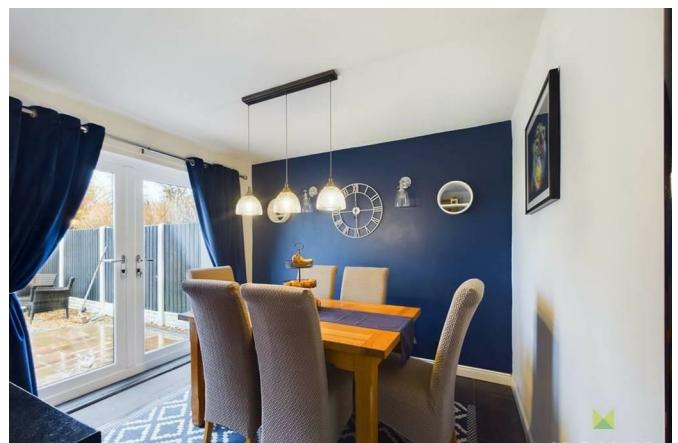
### REMOVALS

We are proud to recommend Daniel and his team at

Homemaster Removals. Please contact us for further details.

**NEED TO CONTACT US**

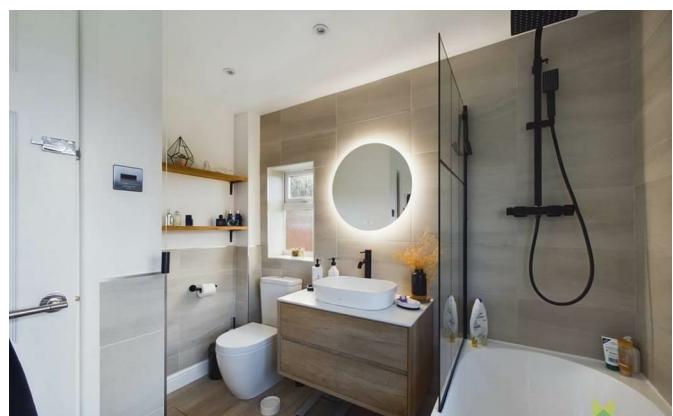
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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## Judy Bourne

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### Get in touch

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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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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