

3 Lancer Road Shrewsbury SY1 4FF



3 Bedroom House - Detached
£260,000

The features

- EXCELLENT 3 BEDROOM DETACHED HOUSE
- KITCHEN/DINING ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED.
- HALL, LOUNGE, SITTING/FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING B



*** 3 BEDROOM DETACHED HOUSE ***

An excellent opportunity to purchase this realistically priced 3 bedroom detached house which is perfect for first time buyer or growing family.

Occupying an enviable position on this much sought after development being ideally placed for commuters with ease of access to the A5/M54 motorway network and an excellent range of local amenities.

The accommodation briefly comprises Entrance, good sized Lounge, Sitting /Family Room, Kitchen /Dining Room, Cloakroom, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position on this much sought after development being ideally placed for commuters with ease of access to the A5/M54 motorway network and an excellent range of local amenities.

RECEPTION HALL

Entrance door opening to Reception Hall, radiator.

LOUNGE

with window overlooking the front, radiator and media point.

SITTING/FAMILY ROOM

with window to the front, radiator.

KITCHEN/DINING ROOM

Dining area with double opening French doors to the garden, radiator.

The Kitchen is fitted with range of white high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with oven and grill beneath, window to the rear.

CLOAKROOM

with WC and wash hand basin, radiator.

FIRST FLOOR LANDING

Stairs lead to the first floor off which lead

PRINCIPAL BEDROOM

with window to the front, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds, radiator, window to the front.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Radiator.

OUTSIDE

The property is approached over driveway with parking. The Rear Garden is laid to lawn with flower and shrub beds and paved sun terrace with pergola, enclosed with wooden fencing.

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 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

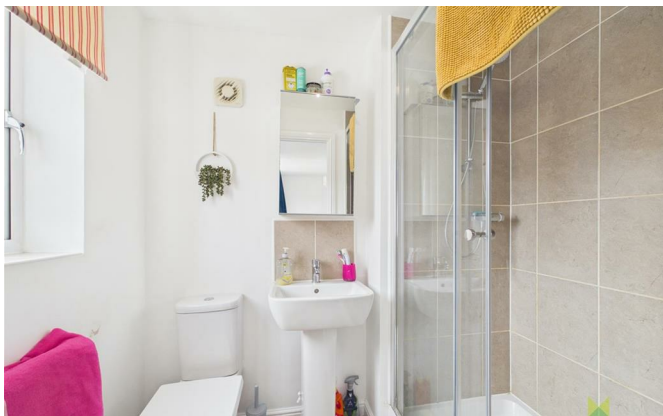
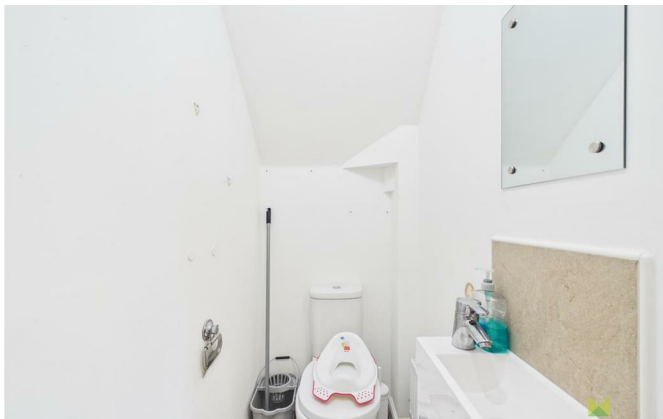
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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		94
(81-91) B	82	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.