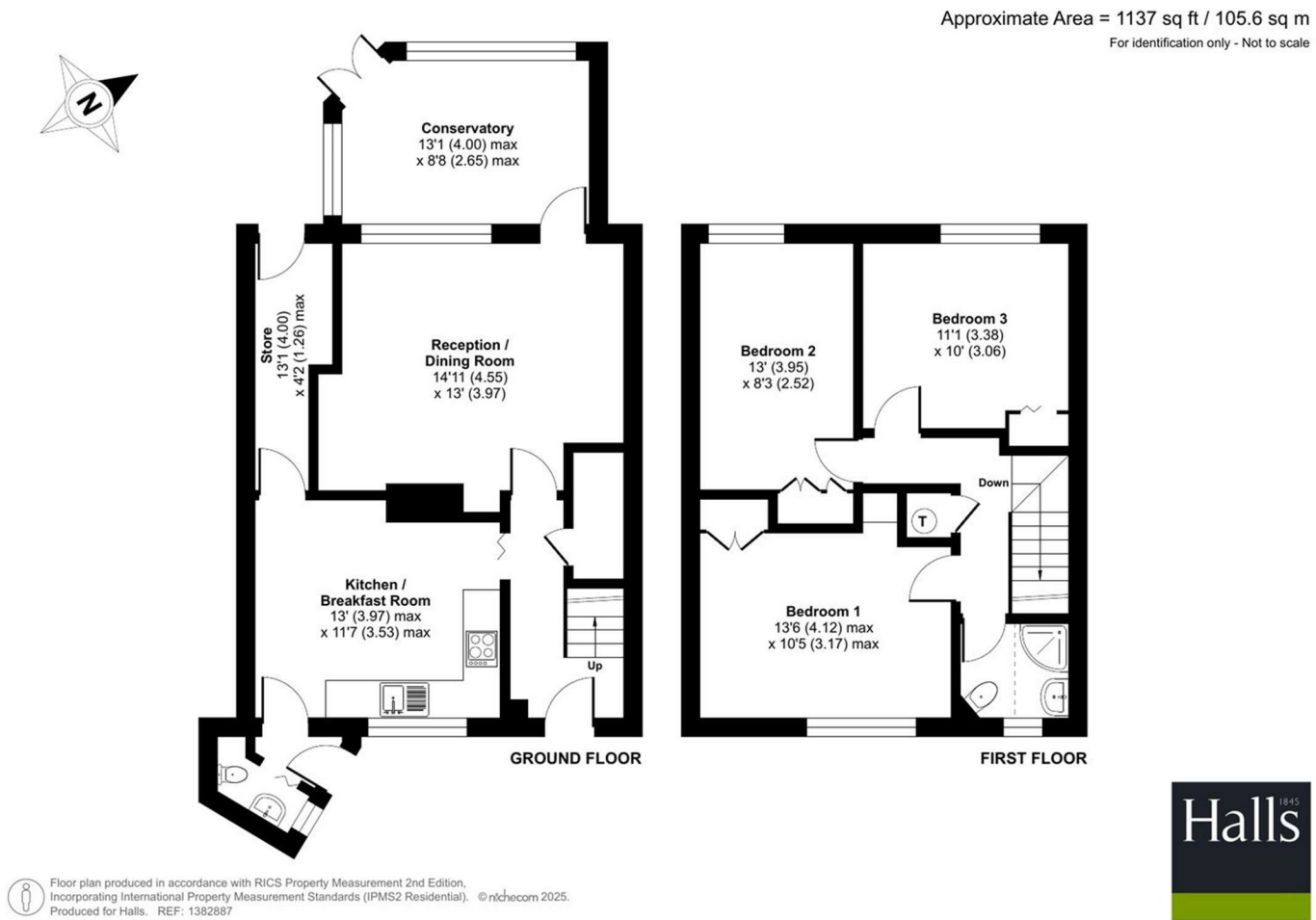


FOR SALE

39 Lancaster Road, Shrewsbury, SY1 3JZ



FOR SALE

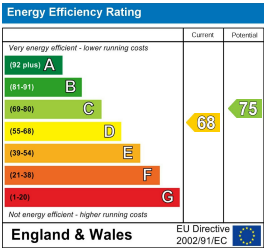
Offers in the region of £199,950

39 Lancaster Road, Shrewsbury, SY1 3JZ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An impressive end of terrace family home that has been well maintained, offering spacious accommodation and superb front and rear gardens situated in an incredibly popular location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to amenities.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- In need of internal modernisation
- Kitchen/breakfast room
- Wonderfully well proportioned sitting room with conservatory beyond
- Three double bedrooms and a family shower room
- Large frontage with private gated driveway parking
- Front and rear gardens

DIRECTIONS
What3words - ///price.neon.bared

SITUATION
Harlescott is a well-connected residential area within easy reach of Shrewsbury town centre, one of Shropshire’s most historic and attractive market towns. The town is famed for its medieval architecture, riverside setting, and links to Charles Darwin. The River Severn meanders through the heart of Shrewsbury, offering picturesque walks and a rich sense of heritage.

Shrewsbury provides a full range of amenities including shops, restaurants, healthcare services, and highly regarded schools, making it an ideal location for families. It also benefits from excellent transport links, with rail connections to Birmingham, Chester, and Bristol, and easy road access to the A5, M54, and A49 — connecting North and South.

DESCRIPTION
A well maintained 3 bedroom end terrace family home, providing good sized family space throughout. The accommodation includes two entrances, a reception hall, spacious sitting room with a conservatory beyond, a kitchen/breakfast room providing range of wall and floor units and breakfast bar, 3 good size bedrooms, family shower room, a large frontage incorporating lawned areas and private gated driveway, to the rear in an enclosed patio garden.

OUTSIDE
The property offers a front garden which is enclosed by fencing, laid to lawn with a gate to the pathway leading to entrance door. There is also a gated private driveway.

To the rear there is a large paved area enclosed by timber fencing and wall, wood effect garden tool shed and a gated pathway to the side.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.