



37 Lancer Road, Archery Fields, Shrewsbury, SY1 4FF

3 bedroom detached house — £298,900 Freehold

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Coopergreenpooks.co.uk

£298,900 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

This beautifully presented detached house has been improved to provide thoughtfully designed and well-proportioned accommodation, while benefitting from a landscaped south facing garden, driveway and garage.

KEY FEATURES

- Good sized entrance hall with useful storage, cloakroom and turning staircase to a light and spacious landing
- Fantastic open plan kitchen/dining room, complete with integrated appliances and glazed doors onto the garden
- Separate utility with units to match the kitchen and access to side
- Living room with large window to front
- Master bedroom with en-suite shower room
- Two further generous bedrooms and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped south facing garden, laid to lawn with Indian stone paved terrace and gated access to side
- Private driveway providing parking and access to the single garage
- A great location on a popular modern development, situated on the fringe of town close to bypass and an extensive range of amenities, such as retail parks, sports village and fitness club



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We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.









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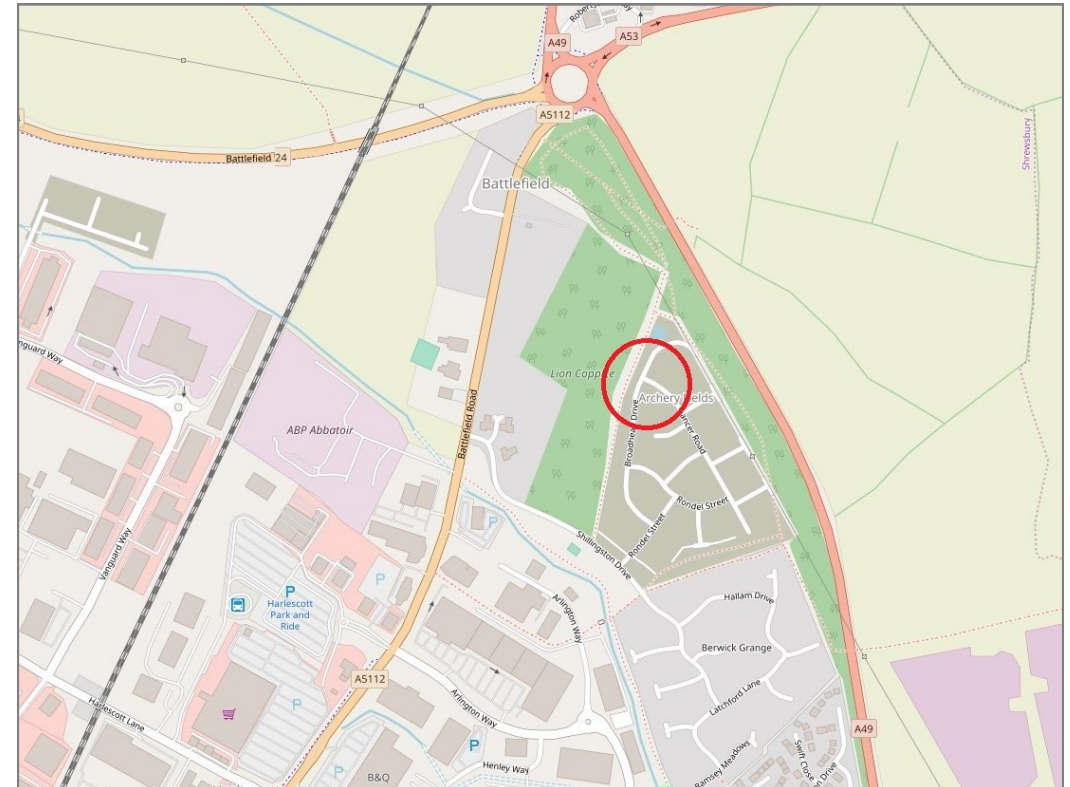
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band B
Services	All mains services connected

 **Expert mortgage advice available**

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Your home may be repossessed if you do not keep up repayments on your mortgage.

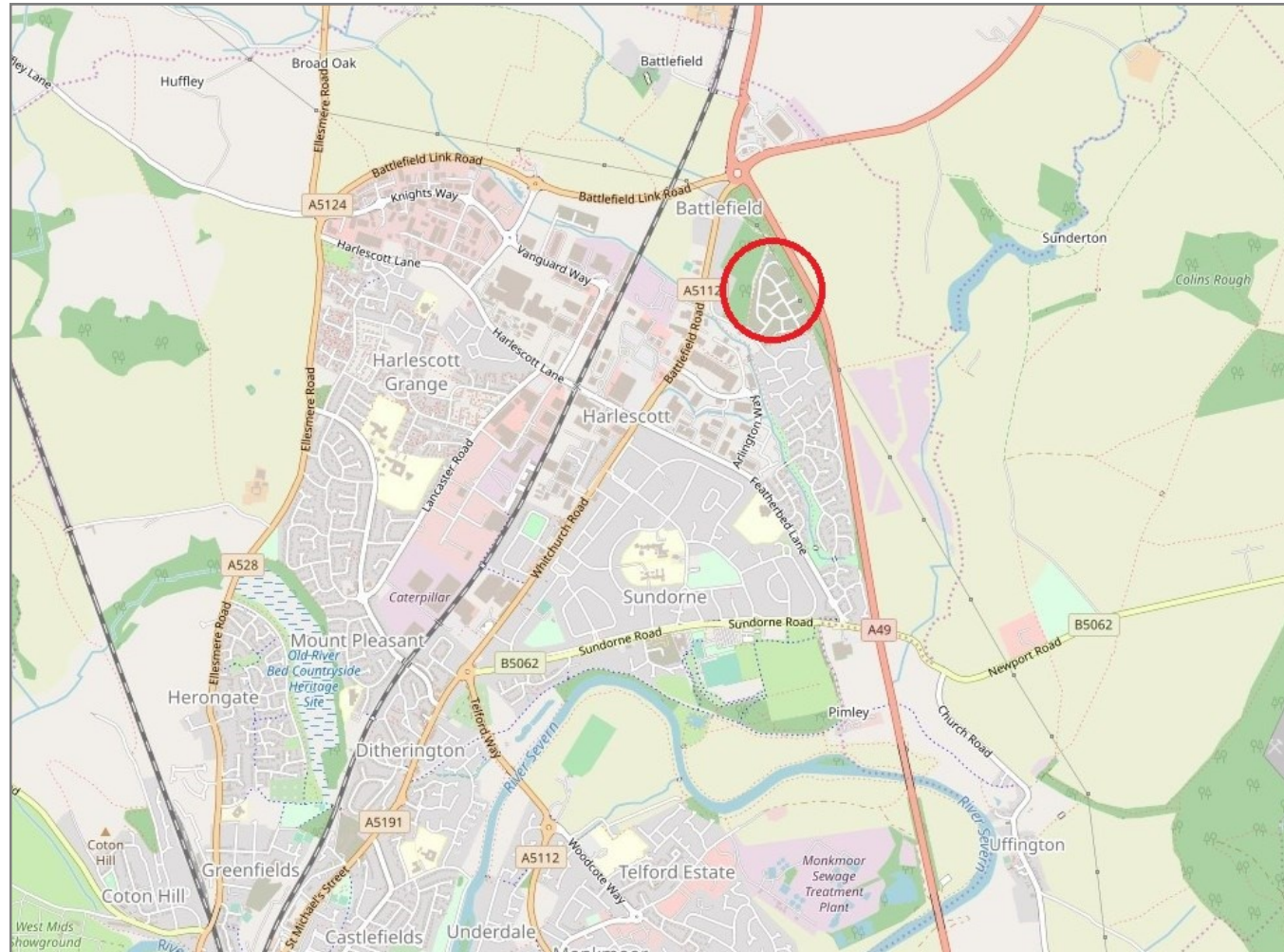
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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