

# 40 Lancer Road Berwick Grange Shrewsbury SY1 4FF



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £294,995**

## **The features**

- PERFECT FOR THOSE WHO LOVE TO ENTERTAIN
- MODIFIED CONTEMPORARY ACCOMMODATION
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING
- NO UPWARD CHAIN
- ENCLOSED GARDEN WITH LARGE SUMMERHOUSE/HOME OFFICE
- LOUNGE, SITTING/FAMILY ROOM, DINING/KITCHEN WITH APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- EPC RATING C



**\*\*\* IMPRESSIVE CONTEMPORARY HOME \*\*\***

This immaculately presented, much improved and modified home is perfect for today's modern lifestyle - growing family, work from home and those who love to entertain. Being offered for sale with no upward chain viewing is strongly recommended to fully appreciate this impressive home.

Ideally placed for commuters with ease of access to the A5/M54 motorway network with excellent facilities on hand including schools, supermarkets, shops, public houses and many recreational facilities.

The accommodation briefly comprises Lounge, Family/Sitting Room, attractive 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 rear garden which has been laid for ease of maintenance with Summerhouse.

Viewing Essential.

## Property details

### LOCATION

The property occupies an enviable position on this much sought after residential development on the Northern edge of the Town. Ideally placed for access to an extensive range of amenities and facilities including Supermarkets, Shops, Schools, Eateries and Schooling, along with linking to Shrewsbury Town Centre and the A5/M54 motorway networks.

### ENTRANCE VESTIBULE

Entrance door to vestibule with radiator, wooden effect flooring.

### LOUNGE

with window to the front. Feature media wall with recess for fire, wooden effect flooring, radiator and recessed ceiling lights.

### CLOAKROOM

with WC and wash hand basin set into vanity with storage, continuation of wooden effect flooring, radiator.

### SITTING/FAMILY ROOM

A great multi purpose room with window to the front, wooden effect flooring, radiator.

### KITCHEN/DINING ROOM

Dining area with double opening French doors leading onto the garden, wooden effect flooring, radiator. Kitchen, attractively fitted with range of soft grey high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with worksurface over and having integrated dishwasher with matching fascia panel, inset 4 ring hob with extractor hood over and oven and grill beneath, splashback and matching eye level wall units with concealed lighting beneath, space for fridge/freezer, window overlooking the garden.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

### PRINCIPAL BEDROOM

with window to the rear, attractive wood panelling to one wall, media point, radiator.

### EN SUITE SHOWER ROOM

with tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### BEDROOM 2

with window to the rear, attractive wood panelling to one wall, radiator.

### BEDROOM 3

with window to the rear, fitted wardrobe, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Tiled surrounds, radiator, wooden effect flooring.

### OUTSIDE

The property has a driveway with parking and garden laid to lawn. The Rear Garden is a particular feature of the property and perfect for those who love to outdoor dine and entertain, laid for ease of maintenance to paved patio, astro-turfed lawn and raised decked sun terrace which has an impressive Summerhouse/Home Office with power and lighting.

### 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.

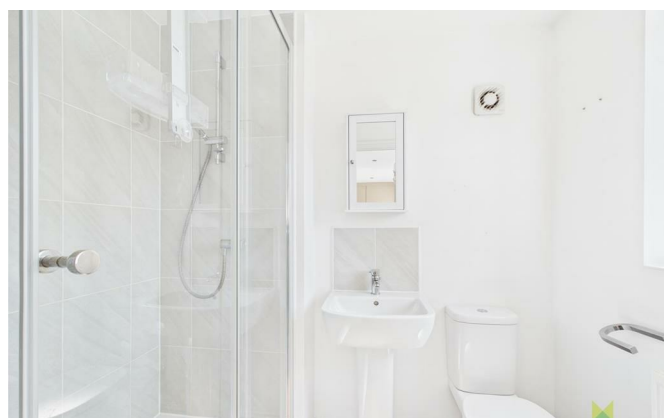
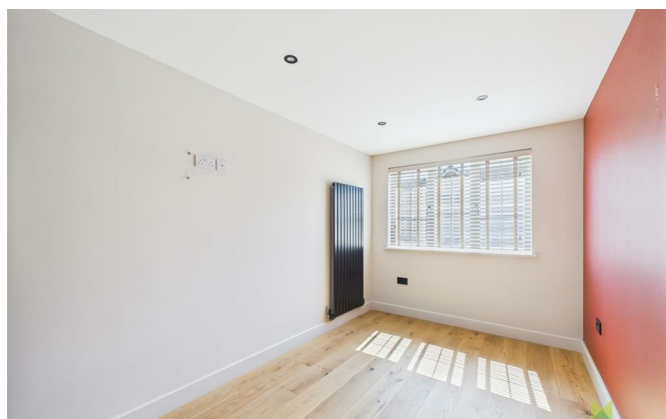
#### NEED TO CONTACT US

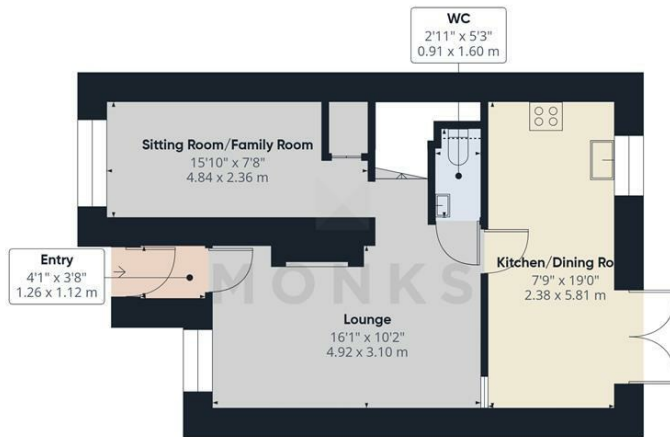
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



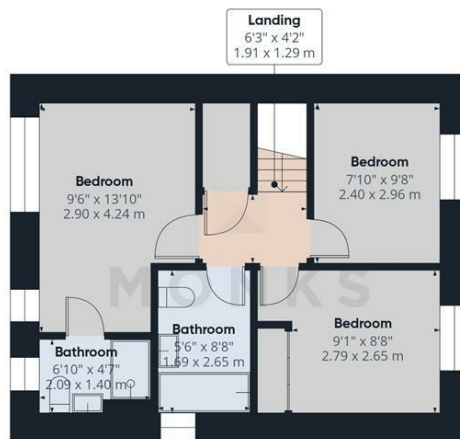
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Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

921 ft<sup>2</sup>  
85.6 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.