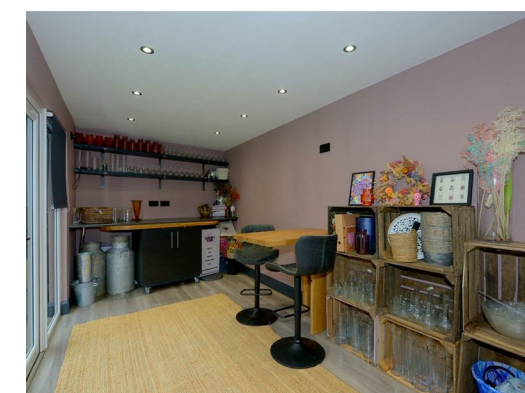


40 Lancer Road, Archery Fields, Shrewsbury, Shropshire,  
SY1 4FF

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

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Having undergone a programme of much improvement by its existing owners whilst offering beautiful presented and versatile living accommodation, this is a modern four bedroom semi detached house, boasting many pleasing features which will appeal to many buyers. The property is located on this modern development north of the Shrewsbury town, being within close proximity to excellent amenities and striking distance of the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hall, understairs cloakroom, lounge, family room/ground floor bedroom, modern kitchen/diner, first floor landing, master bedroom with ensuite shower room, two further good size bedrooms, family bathroom, front and landscaped rear enclosed gardens with impressive garden office/studio, driveway, UPVC double glazing, gas fired central heating, popular residential location.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Entrance hallway**

Having radiator, engineered wooden flooring.

Door then gives access to:

**Lounge**

16'2 x 10'2 excluding recess

Having UPVC double glazed window to front, radiator, engineered wooden flooring, contemporary gas stove set to a tiled hearth, recessed spotlights to ceiling, UPVC double glazed window to front.

Doors from lounge give access to:

**Understairs cloakroom**

Having low flush WC, wash hand basin, engineered wooden flooring.

Doorway from lounge gives access to:

**Family room/ground floor bedroom**

16'1 x 7'8

Having UPVC double glazed window o front, wall hung radiator, engineered wooden flooring, recessed spotlights to ceiling, fitted shelved storage cupboard.

Door from lounge gives access to:

**Spacious, modern kitchen/diner**

18'11 x 7'7

Having modern eye level and base units with built-in cupboards and drawers, cupboard housing gas fired central heating boiler, integrated oven, four ring gas hob and cooker canopy over, integrated fridge and washing machine, space for upright fridge/freezer, engineered wooden flooring, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit, UPVC double glazed window to rear, radiator, UPVC double glazed French doors giving access to rear gardens.

From lounge stairs rise to:

**First floor landing**

Having loft access, linen store cupboard.

Doors then give access to: Three good size bedrooms and family bathroom.

**Bedroom one**

13'3 max reducing down to 9'10 min x 9'6

Having two UPVC double glazed windows to front, radiator, recessed spotlights to ceiling, wood effect flooring.

Door to:

**Ensuite shower room**

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, UPVC double glazed window to front, wood effect flooring, radiator, wall mounted extractor fan, recessed spotlight to ceiling.

**Bedroom two**

11'3 max into wardrobe recess reducing down to 9'2

Having UPVC double glazed window to rear, radiator, mirror fronted fitted double wardrobe, recessed spotlight to ceiling.

**Bedroom three**

9'9 x 7'11

Having UPVC double glazed window to rear, radiator, recessed spotlights to ceiling.

**Bathroom**

Having a three piece suite comprising: Panel bath with tiled splash surrounds, pedestal wash hand basin, low flush WC, UPVC double glazed window to side, recessed spotlights and extractor dan to ceiling, wood effect flooring, heated towel rail.

**Outside**

To the front of the property there is a tarmacadam driveway with paved pathway giving access to front door with lawn gardens to front and stone sections and shrubs, wall mounted electric car charging point. Gated access then leads to the property's:

**Landscaped rear garden**

Having Indian sandstone paved patio, artificial lawn garden, raised decked area, shrub section. To the rear of the garden there is a modern cladded home office /studio having recessed spotlights to ceiling, fitted power and light. The rear gardens are enclosed.

**AGENTS NOTE**

The vendor informs us that they pay a fee of £175.95 per year as a contribution to the upkeep of the development.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

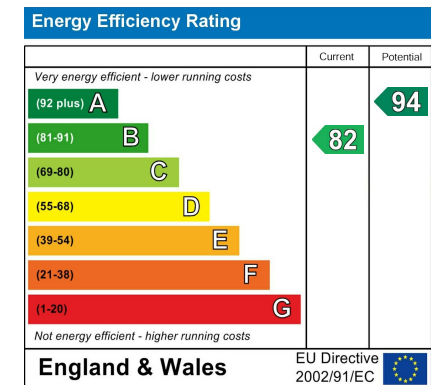
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

