



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

157 Lancaster Road, Shrewsbury, SY1 3NA

£235,000 Region

To view this property please call us on **01743 236 800** Ref: T7811/SL/lrd

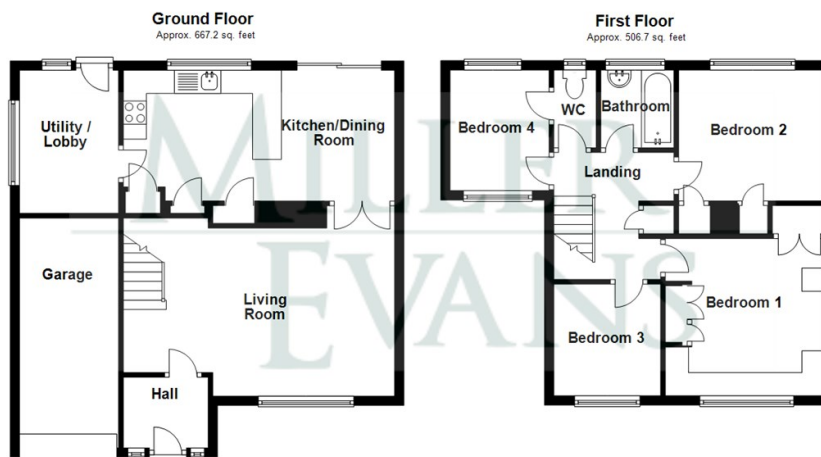
A four bedroom, semi-detached family house, situated in a convenient and popular location.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from full gas fired central heating and double glazing. The accommodation briefly comprises: entrance hall, living room, kitchen/dining room, utility lobby. Four bedrooms, bathroom, separate wc. Generous driveway, garage, gardens and rear patio.

The property is situated on the fringe of this popular residential development, well placed within easy reach of excellent amenities including shops, popular schools, frequent bus service to the town centre and ease of access to the Shrewsbury bypass and the M54 motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 1173.9 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

12'11" x 19'2" (3.94m x 5.84m)

A pleasant room with picture window overlooking the front garden
Natural stone fireplace with inset living flame coal effect gas fire
Glazed double doors to:

KITCHEN / DINING ROOM

10'10" x 19'2" (3.30m x 5.84m)

The kitchen is neatly appointed and fitted with a range of matching units

Built in store cupboard, larder and broom cupboard

Picture window overlooking the garden

Double glazed sliding patio doors opening onto and overlooking the garden

UTILITY / LOBBY

10'1" x 7'0" (3.08m x 2.13m)

Windows and panelled and part glazed door opening onto and overlooking the rear garden

From the Living Room, STAIRCASE rises to FIRST FLOOR LANDING with access to roof space, airing cupboard enclosing insulated cylinder.

BEDROOM 1

11'1" x 11'3" (3.39m x 3.44m)

Double door built in wardrobe

Further range of built in bedroom furniture with wardrobe and storage
Picture window to front

BEDROOM 2

9'2" x 10'4" (2.79m x 3.15m)

Window overlooking the rear garden and adjoining playing fields

Two built in storage cupboards and further range of built in wardrobes

Display shelving

BEDROOM 3

8'5" x 7'7" (2.57m x 2.30m)

Window to the front,

BEDROOM 4

8'6" x 7'0" (2.60m x 2.13m)

A through room with windows to the front and rear

BATHROOM

Panelled bath

Pedestal wash hand basin

SEPARATE WC

OUTSIDE THE PROPERTY

GARAGE

The property is set back from the road by a generous forecourt which is predominantly laid to lawn and approached over a long concrete drive which provides ample parking and serves the GARAGE. A pathway extends to the front serving the reception area.

Access to the side via a security gate to the attractive rear garden, with an extensive paved patio and terrace, ornamental dwarf walls and neatly kept lawns with a central pathway, the whole enclosed on all sides by established hedging.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along Castle Foregate and Ditherington Road, eventually turning left into Mount Pleasant Road. Continue under the railway bridge to traffic island and take the third exit into Lancaster Road. Continue along Lancaster Road for some distance where the property will be found set back on the left hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

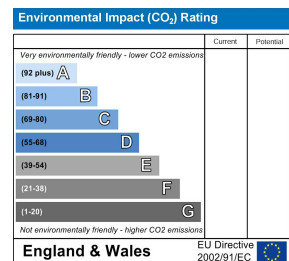
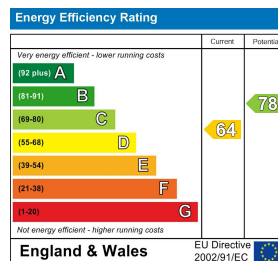
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
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Church Stretton SY6 6DA
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