



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

163 Lancaster Road, Shrewsbury, SY1 3NA

£250,000 Region

To view this property please call us on **01743 236 800** Ref: T7869/SL/KQ

A neatly kept and well maintained, larger style, three bedroom semi-detached house.

This three bedroom semi-detached property is presented to an exacting standard and has been much loved and well maintained and being a larger style semi-detached house, provides comfortable family accommodation throughout. The property benefits from gas fired central heating and double glazing.

The property is situated in this popular and convenient residential location, well placed within reach of excellent schools, local shops, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

15'2" x 19'0" (4.62m x 5.79m)

A pleasant room with picture window overlooking the front garden

KITCHEN / DINING ROOM

9'9" x 19'0" (2.98m x 5.79m)

Neatly appointed and fitted with a range of matching units
Large Pantry cupboard (3'3" x 3'7")

From the living room a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

13'8" x 11'2" (4.17m x 3.40m)

BEDROOM 2

11'7" x 11'2" (3.52m x 3.40m)

BEDROOM 3

8'0" x 7'6" (2.44m x 2.29m)

BATHROOM

Neatly appointed with a free standing bath with shower attachment

Pedestal wash hand basin, wc

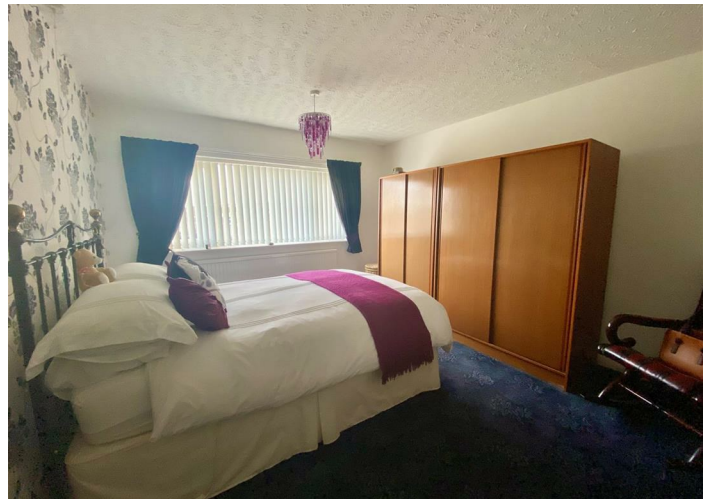
OUTSIDE THE PROPERTY

GARAGE

The property is set back from the road by a generous forecourt which is laid to lawn and approached over a long drive providing parking and serving the garage, with pathway to the reception area.

There is a particularly attractive, well stocked landscaped REAR GARDEN with a tegular paved patio and terrace and pathway flanked by neatly kept lawns with a variety of ornamental trees and shrubs, established magnolia tree and a further gravelled sun terrace. The garden is neatly kept and well maintained and provides an attractive setting for the residents.





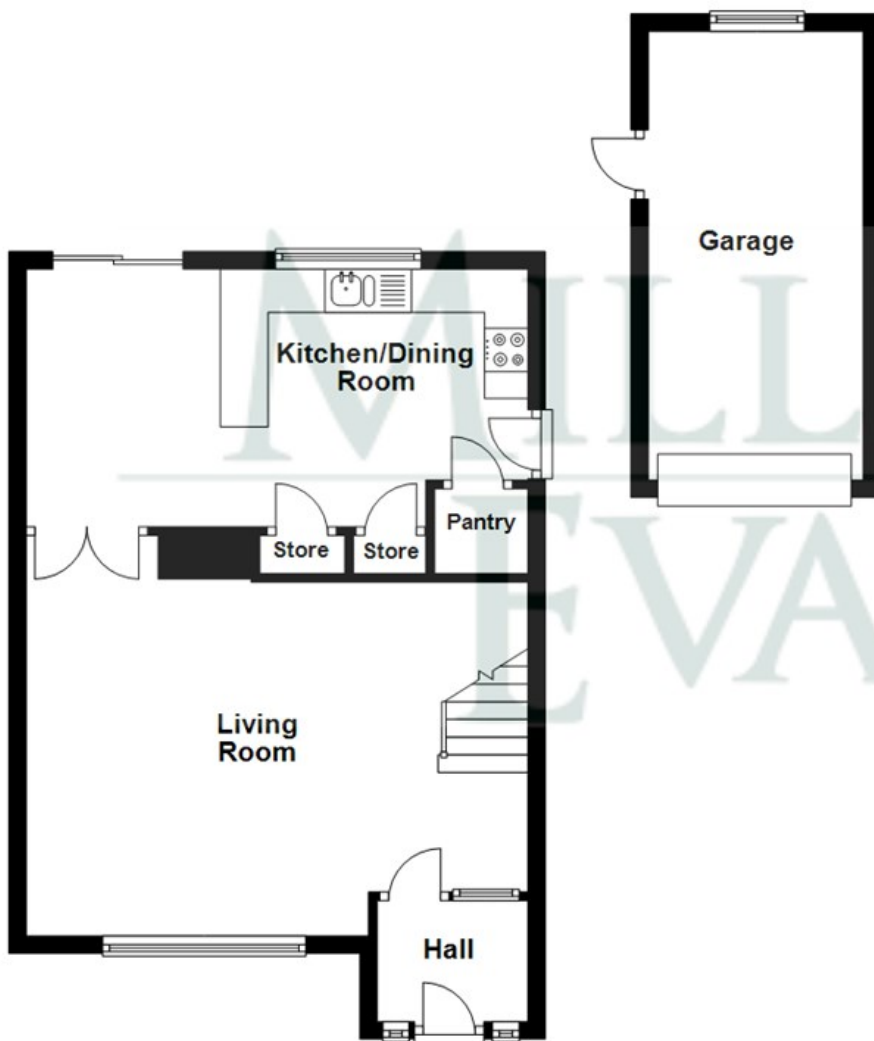




FLOOR PLANS ...

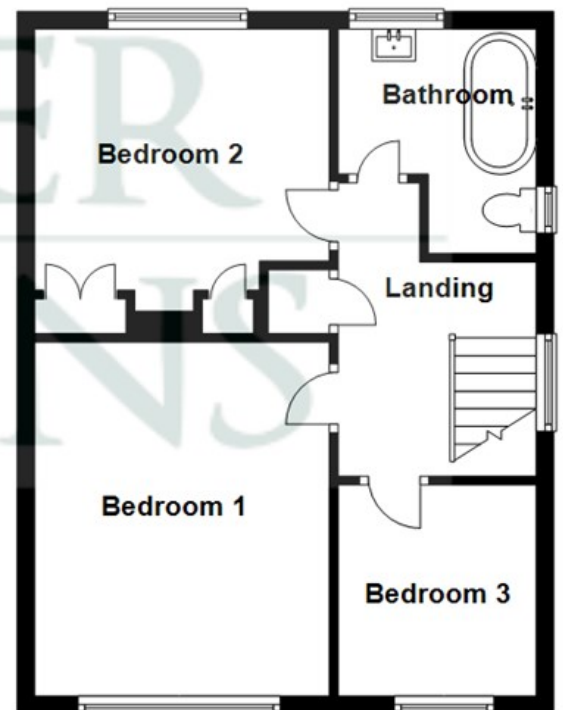
Ground Floor

Approx. 637.2 sq. feet



First Floor

Approx. 483.6 sq. feet



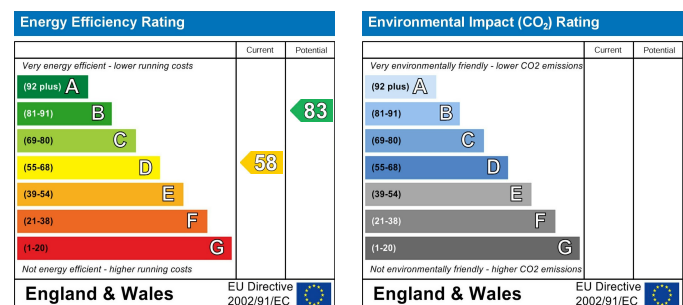
Total area: approx. 1120.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Ditherington Road and after some distance, turn left into Mount Pleasant Road. Continue under the railway bridge to the traffic island and take the 3rd exit into Lancaster Road. Continue for some distance and the property will be found set back on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



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.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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