



231 Lancaster Road, Shrewsbury, SY1 3ND

Shrewsbury & Country House Sales

MILLER
EVANS



231 Lancaster Road, Shrewsbury, SY1 3ND

£264,500

Freehold

- Well presented semi-detached house
- Much improved and upgraded to a high standard of specification
- Three bedrooms and stylish refitted shower room
- Living room with log burner, kitchen with appliances opening to dining room
- Well stocked landscaped rear garden
- Driveway providing for 3 vehicles
- Newly fitted gas fired boiler
- Convenient location close to excellent amenities



This well-maintained and improved semi-detached home is attractively presented throughout. The property has been thoughtfully upgraded by the current owners and is decorated to a high standard in a tasteful neutral palette, creating a bright and welcoming living environment. Recent improvements include the installation of a modern gas-fired central heating boiler and a stylish refitted shower room.

The accommodation briefly comprises: entrance hall, comfortable lounge, well-appointed kitchen with integrated appliances opening into the dining room, providing an ideal space for everyday family living and entertaining. To the first floor are three bedrooms together with a contemporary luxury shower room finished to an excellent standard. Attractive good sized rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a popular and convenient location, ideally situated close to a range of amenities, well-regarded schools and the town centre.







ENTRANCE HALL

LIVING ROOM

13'7" x 17'0"

Log burner with wooden mantel over

KITCHEN / DINING ROOM

10'10" x 17'0"

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

13'0" x 10'11"

BEDROOM 2

11'0" x 9'3"

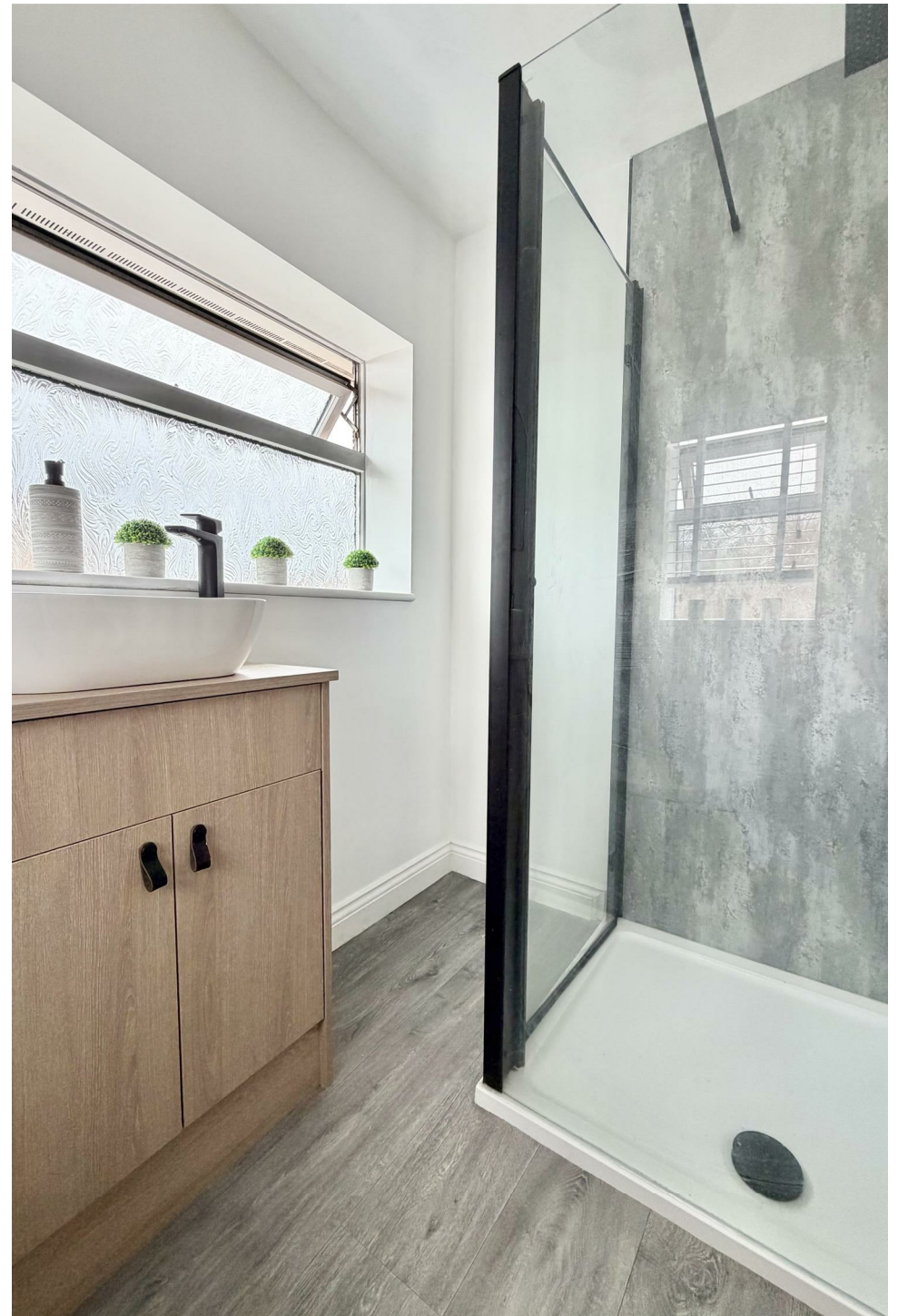
Built in wardrobes

BEDROOM 3

8'10" x 5'9"

SHOWER ROOM

5'4" x 7'5"





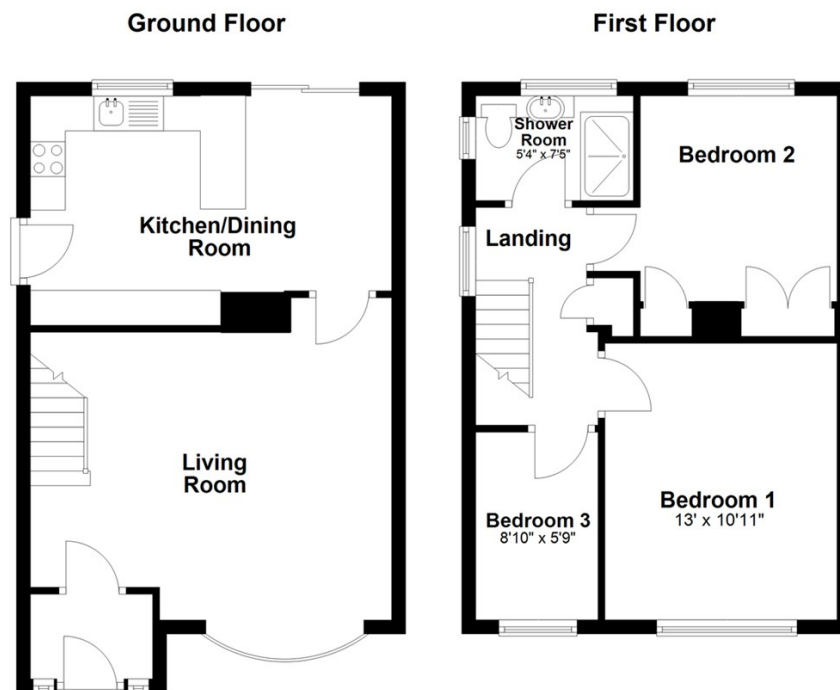
OUTSIDE THE PROPERTY

The property is approached over a tarmacadam driveway and forecourt providing parking for 3 cars.

To the rear is an attractive and generously sized landscaped garden, featuring lawned areas, patio and seating spaces ideal for outdoor entertaining, all well enclosed to provide a good degree of privacy.

HOW TO GET THERE

Proceed out of Shrewsbury on the A5191 eventually turning left in to Mount Pleasant Road. Continue to the traffic Island and take the third exit into Lancaster Road, where the property will be found after a further short distance on the left hand side.



Total area: approx. 841.7 sq. feet

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		85	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

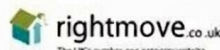
Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
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FIND OUR PROPERTIES ON:



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