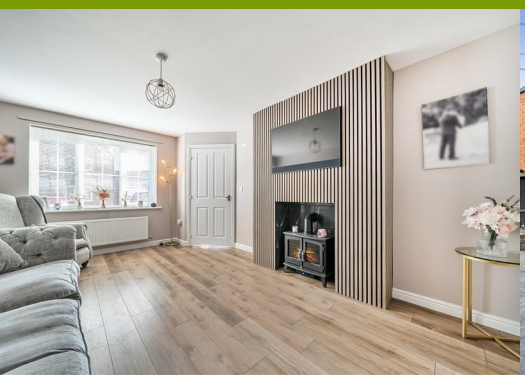


44 LANCER ROAD

| SHREWSBURY | SHROPSHIRE | SY1 4FF







An impressive detached modern family home that has been updated with an impressive garden situated in a popular location.

50% Shared Ownership £170,000





1 4 2 B

- 50% Shared Ownership
- Well designed and beautifully presented accommodation
- Open plan kitchen/dining room
- Principal bedroom with en-suite shower room, 3 further bedrooms
- Converted garage
- Easily maintainable good size gardens

DIRECTIONS

From Shrewsbury town centre proceed along Castle Foregate and onto the A512 Whitchurch Road. Proceed along heading straight pass the Tesco supermarket on the left hand side and take the right turn into Shillingstone Drive. Take the first left onto Rondell Street, followed by the left turn into Pikeman Avenue and then almost immediately right again. Continue along until joining Lancer Road turning left and the property will be identified on the right hand side.

SITUATION

The property is situated in a most convenient residential locality towards the north east outskirts of Shrewsbury. There are a selection of local amenities including shops, retail outlets including Morrisons and Tesco supermarkets. Schooling is available locally along with a regular bus service. The town centre goes on to provide a more comprehensive range of social and leisure amenities together with a rail service. Commuters will be pleased to note there is quick access provided to the A49 bypass, which links to the A5 and M54 motorway and through to Telford.

DESCRIPTION

Occupying a generous plot within a well regarded residential setting, this beautifully presented four bedroom detached home offers exceptionally well balanced accommodation ideally suited to modern family living. Thoughtfully designed throughout, the property combines contemporary styling with practical living spaces and benefits from a highly efficient specification.

The welcoming entrance hall leads through to an elegant reception room of excellent proportions with panelling, feature wall with log burning stove and space for a TV above. There is a separate playroom which is currently arranged as a home office, offering considerable versatility. To the rear, a spacious kitchen/breakfast room forms the hub of the home, fitted with a comprehensive range of cabinetry and integrated appliances, with adjoining utility room and guest cloakroom.

On the first floor are four well proportioned bedrooms and a family bathroom. The principal bedroom enjoys the added benefit of an en suite shower room.

OUTSIDE

Externally, the property is approached via a private driveway providing parking for several vehicles alongside an integral garage which has been converted. The rear garden is particularly attractive, with astro turf and wrap around patio perfect for outdoor dining and entertaining.

GENERAL REMARKS





ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE/SHARED OWNERSHIP INFORMATION

The property is subject to a Section 106 affordability clause meaning that the property is sold at 50% of the open market value. For further information please contact our office.

125 years from 8th April 2019 - 118 years remaining
Ground rent: £448.61 per month (approximate charge)
Service charge: £54.03 per month (approximate charge)

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

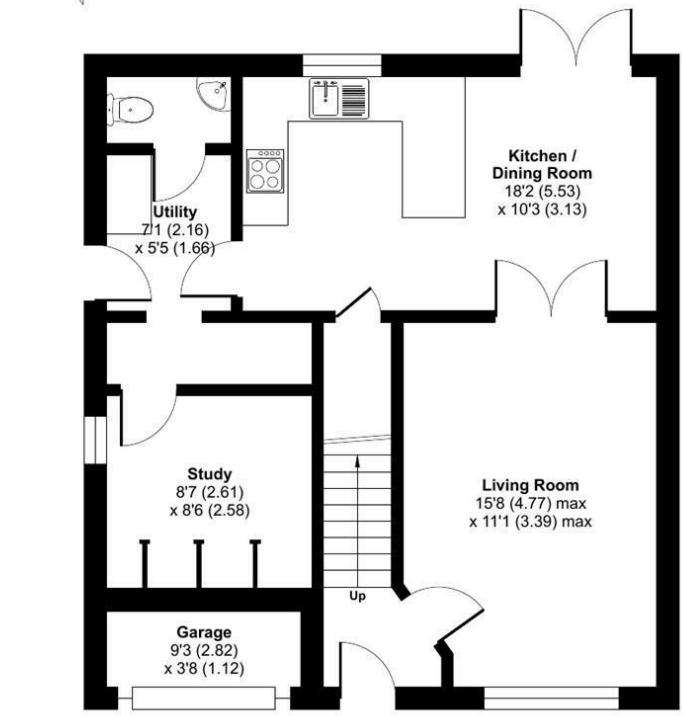
COUNCIL TAX

The property is in Council Tax Band 'D' on the Shropshire Council Register.

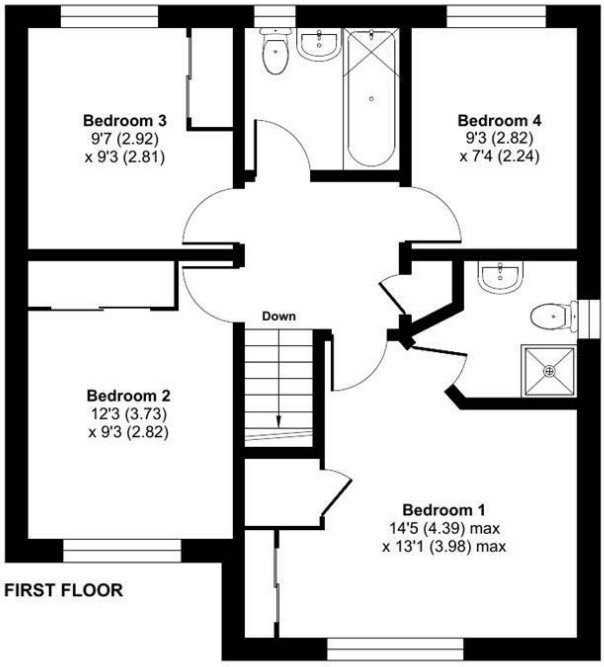
VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Approximate Area = 1208 sq ft / 112.2 sq m
Garage = 29 sq ft / 2.7 sq m
Total = 1237 sq ft / 114.9 sq m
For identification only - Not to scale

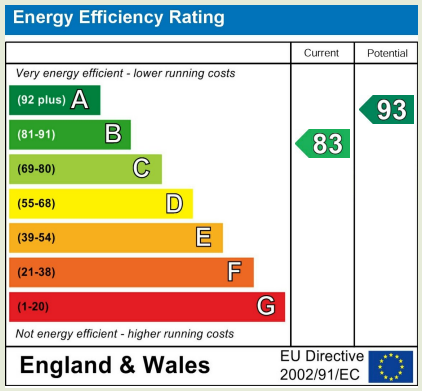


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1454062



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.