

29 LANCER ROAD

| SHREWSBURY | SHROPSHIRE | SY1 4FF







An immaculately presented three-bedroom family home, offering rooms of pleasing proportion, set with driveway parking, garage and private gardens. Offered for sale with no upward chain.

Offers in the region of £260,000





1 3 2 B

- **Immaculately presented three-bedroom semi-detached home**
- **Spacious full-width kitchen/dining room**
- **Principal bedroom with en suite shower room**
- **Driveway and integral single garage**
- **Easily maintained private rear garden**
- **NO ONWARD CHAIN**

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 left 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

29 Lancer Road is an immaculately presented three-bedroom semi-detached family home, situated within the popular Archery Fields development on the northern side of Shrewsbury. The property has been exceptionally well maintained and offers stylish, well-proportioned accommodation, together with private driveway parking, an integral garage and an attractive enclosed rear garden.

The property is entered via a welcoming entrance porch, which opens into a bright and comfortable living room, creating an inviting principal reception space. A useful guest cloakroom is conveniently positioned off the ground floor accommodation.

To the rear of the property is an impressive full-width kitchen/dining room, providing an excellent space for everyday family life and entertaining. The room is fitted with a range of modern units and enjoys French doors opening directly onto the rear garden, allowing the indoor and outdoor spaces to flow seamlessly together.

The first floor provides three well-proportioned bedrooms. The principal bedroom benefits from the added luxury of an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The accommodation is naturally bright throughout and offers an ideal balance for families, couples or first-time buyers.





OUTSIDE

Externally, the property benefits from a private driveway leading to the integral single garage. The garage offers excellent storage and, subject to the necessary consents, potential for conversion into additional living accommodation should a purchaser require further flexibility in the future.

To the rear is a well-maintained and private garden, providing an excellent outdoor space for families, children, pets 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 £36 (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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

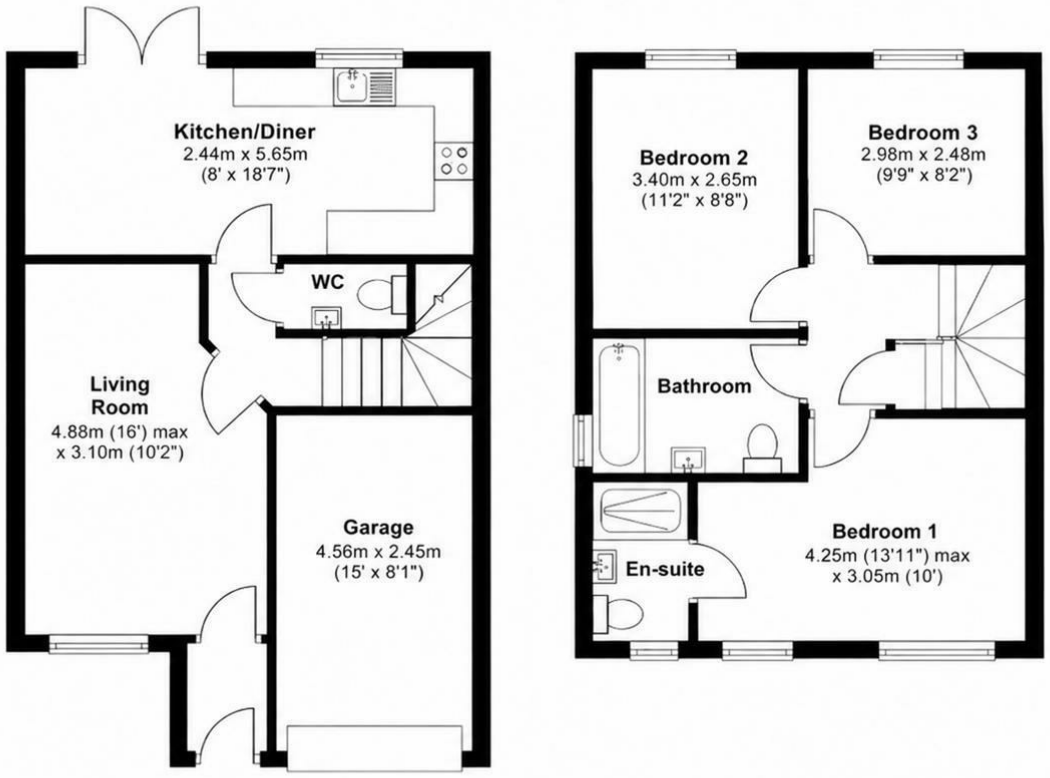
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

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

VIEWINGS

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

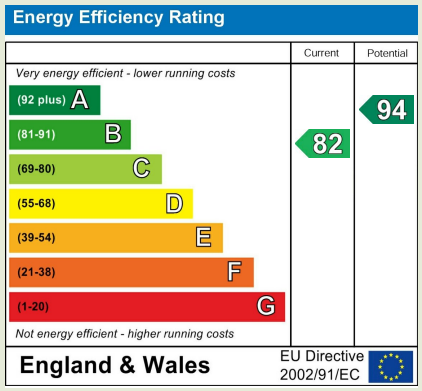


GROUND FLOOR
Approx. 48.0 sq. metres (517.2 sq. feet)

FIRST FLOOR
Approx. 41.9 sq. metres (450.9 sq. feet)

Total area: approx. 89.9 sq. metres (968.1 sq. feet)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1500188



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.

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The Property Ombudsman

SHREWSBURY SALES

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www.hallsgb.com

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