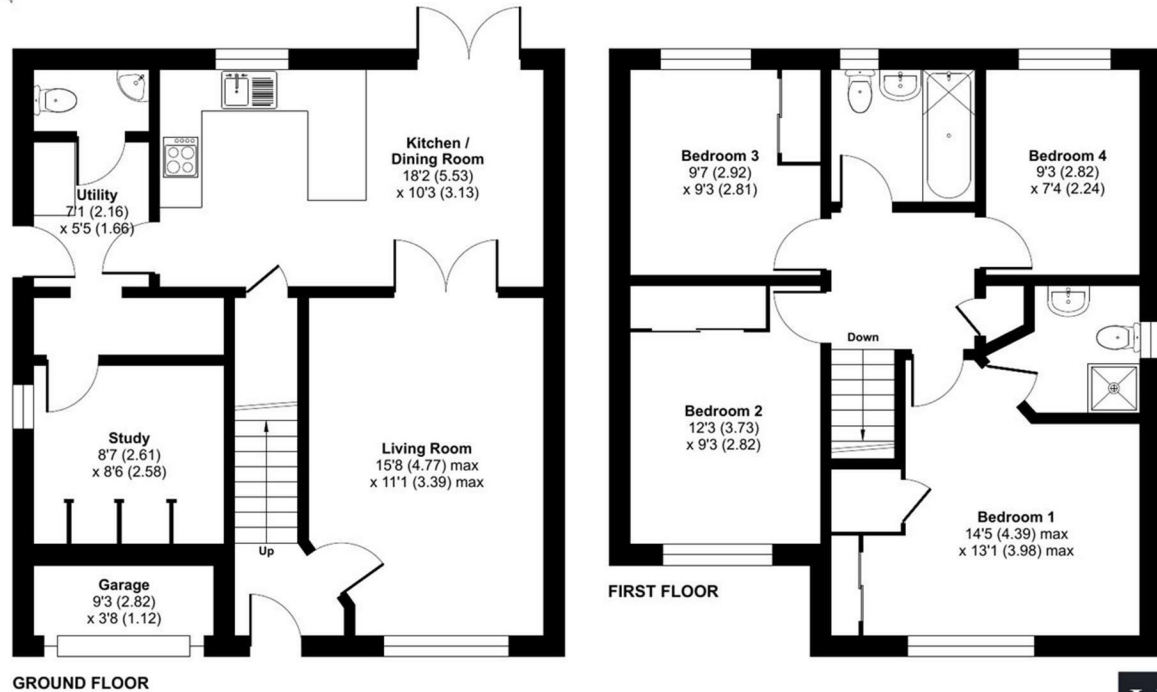


FOR SALE



44 Lancer Road, Shrewsbury, SY1 4FF

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



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



FOR SALE

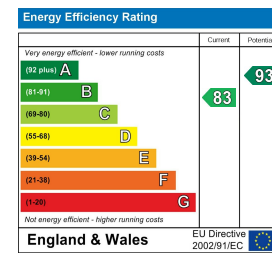
50% Shared Ownership £175,000

44 Lancer Road, Shrewsbury, SY1 4FF

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



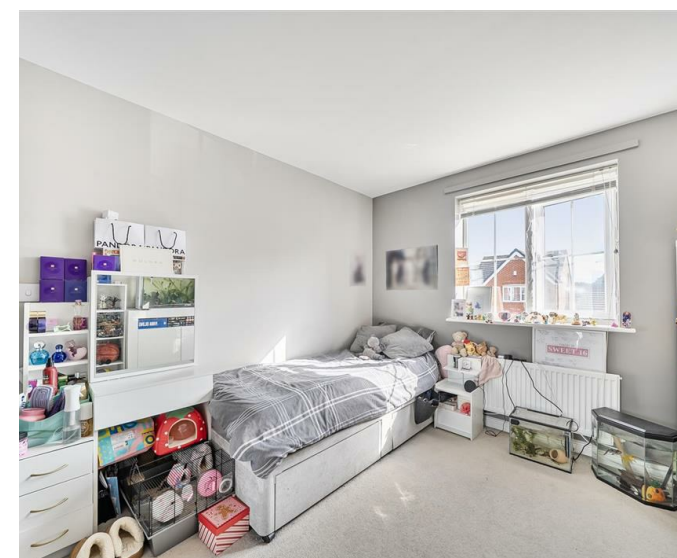
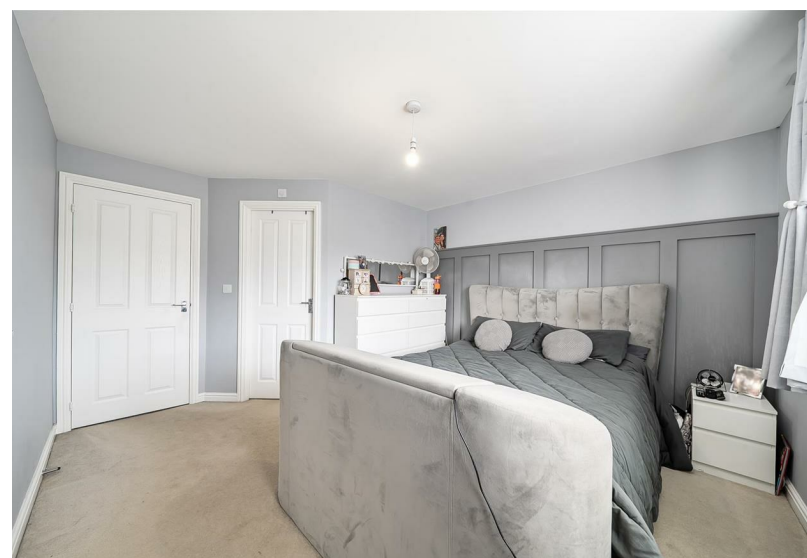
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 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

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 annum (approximate charge)
 Service charge: £54.03 per annum (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.