



42 Lancer Road, Archery Fields, Shrewsbury, SY1 4FF

4 bedroom semi-detached house — £265,000 Freehold

42 Lancer Road, Archery Fields, Shrewsbury, SY1 4FF

£265,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

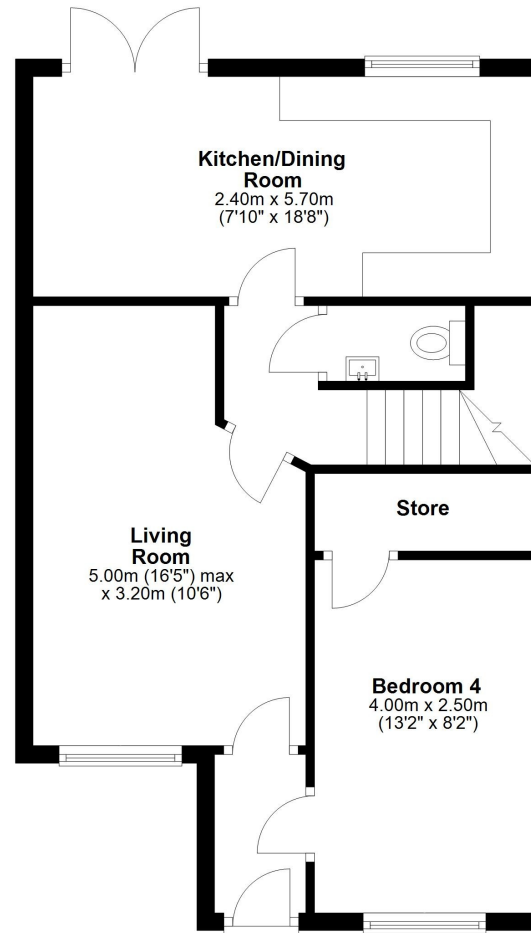
This beautifully presented and improved semi-detached house offers thoughtfully designed and versatile accommodation, situated within a popular modern development, with a private landscaped garden and driveway parking.

KEY FEATURES

- Entrance hall opening to a good sized living room with window to front
- Lovely open plan kitchen/dining room, complete with a range of well-fitted units and glazed doors onto the garden
- The integral garage has been converted to create a versatile family room, which could also be used as a home office or additional bedroom, and has a large built-in store cupboard
- There is also an inner hallway with access to the cloakroom, and turning staircase to the landing
- On the first floor are three generous bedrooms, a large family bathroom with shower, and en-suite to bedroom one
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped private rear garden, laid to lawn with a large paved sun terrace, useful timber stores, and gated access to side
- To the front of the property is a driveway providing parking and adjoining lawned garden
- A quiet and convenient location within a popular modern development, just a short distance from the bypass and an extensive range of amenities such as retail parks, primary and secondary schools, the sports village, and fitness club

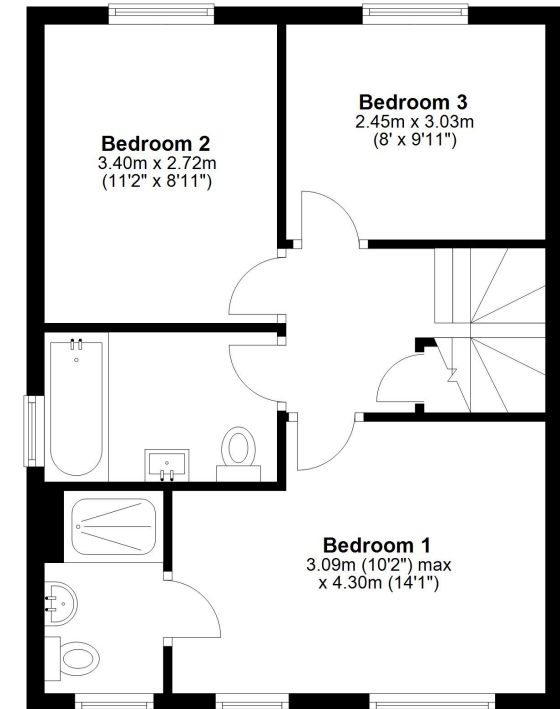
Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

Coopergreenpooks.co.uk









42 Lancer Road, Archery Fields, Shrewsbury, SY1 4FF

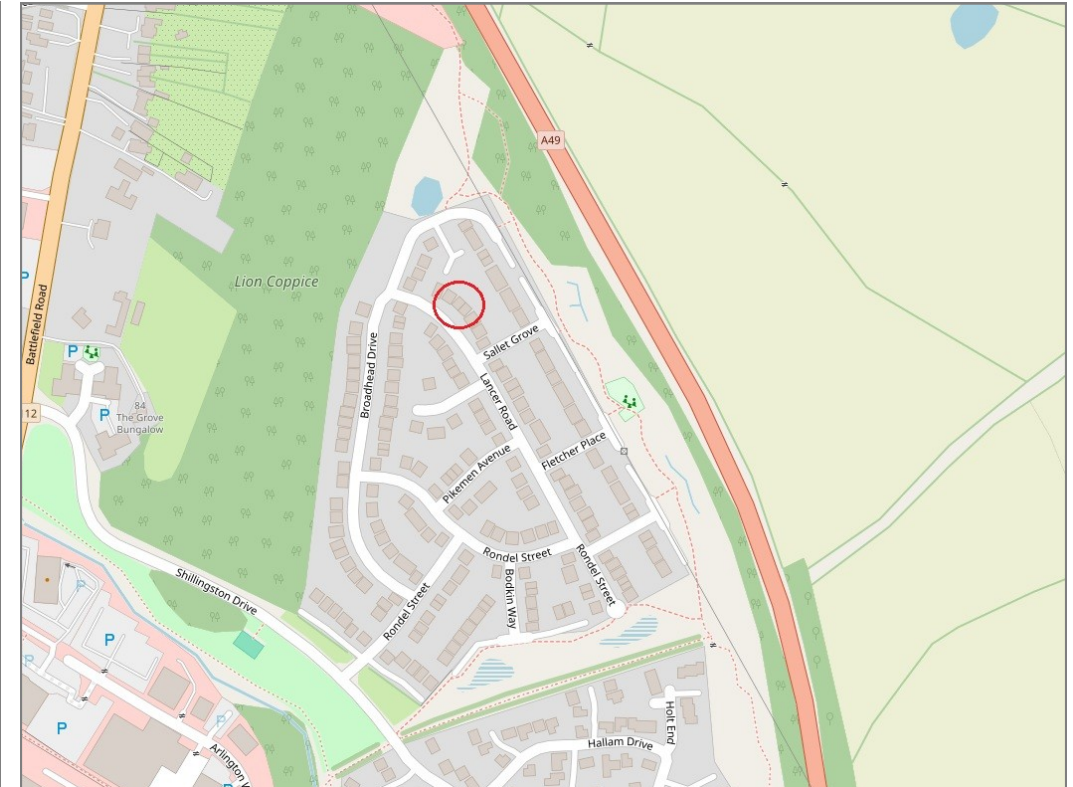
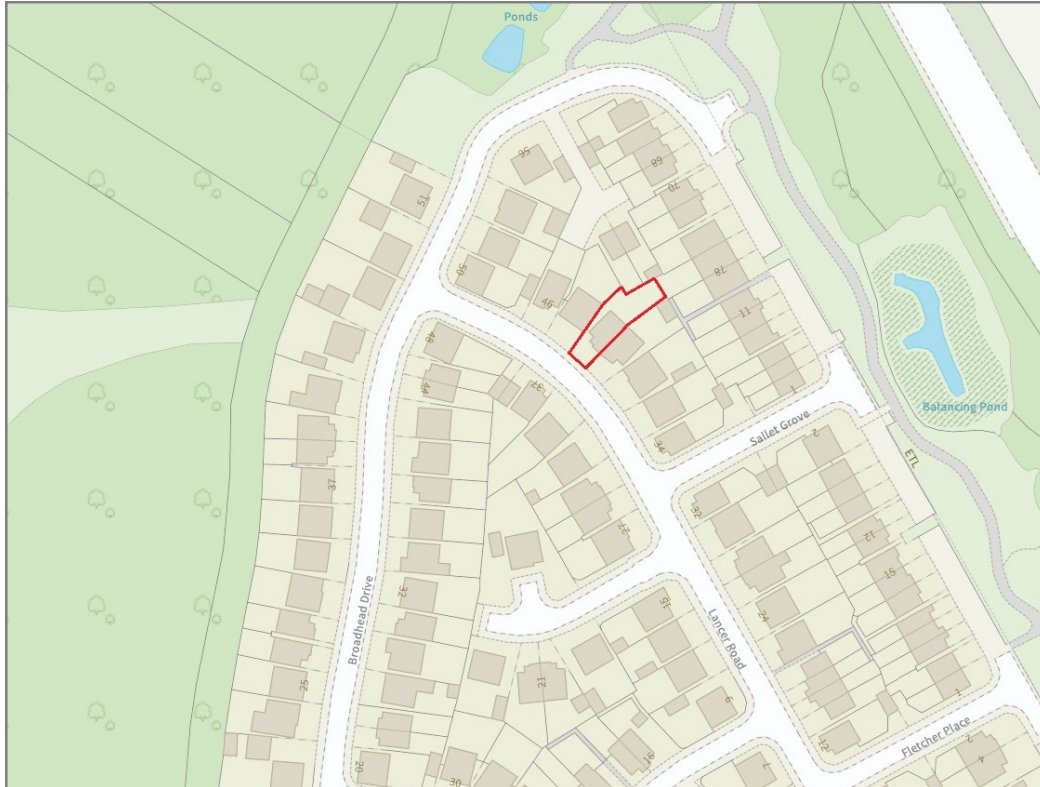
£265,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 onTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band B
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

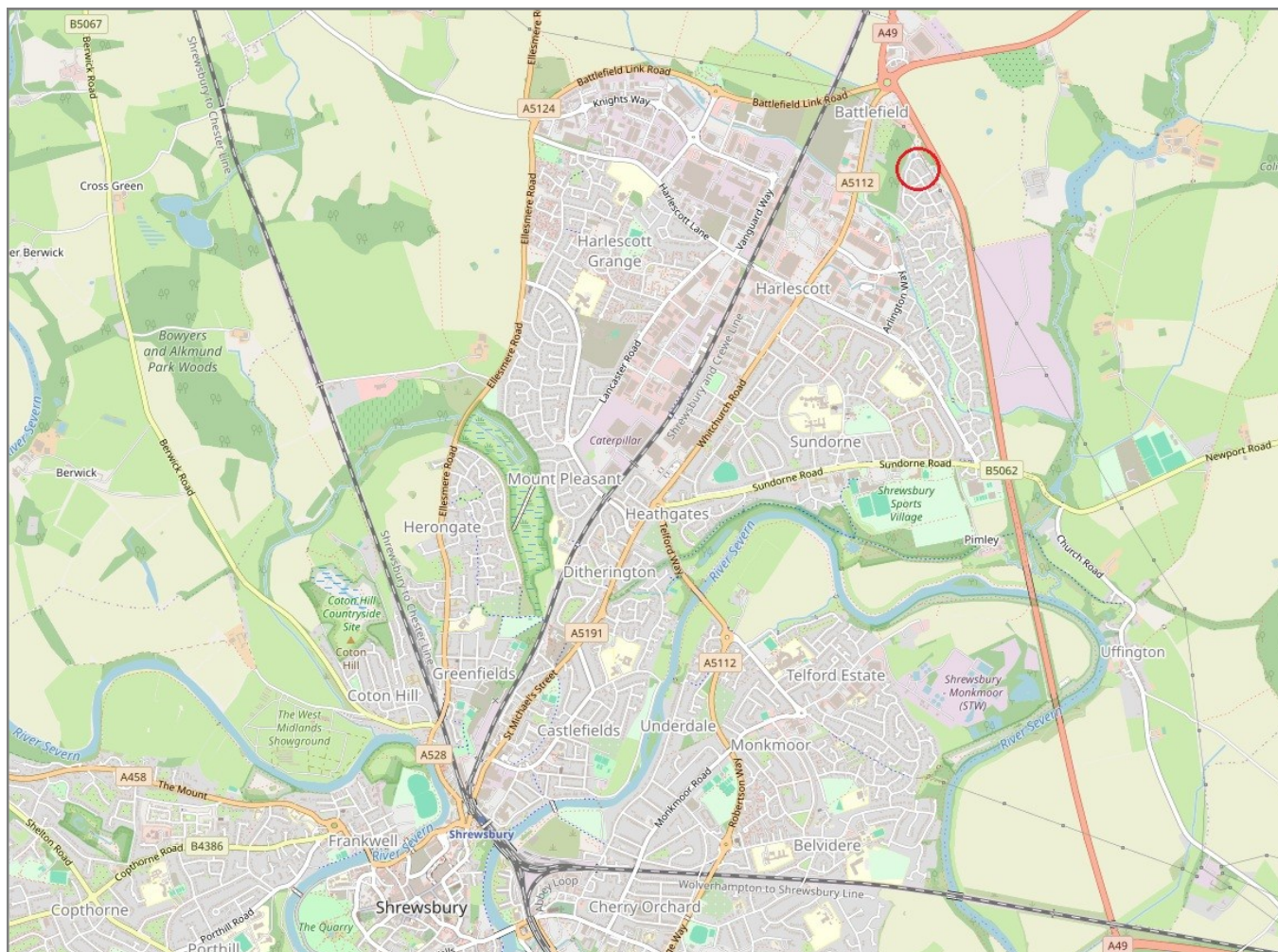
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

42 Lancer Road, Archery Fields, Shrewsbury, SY1 4FF

Coopergreenpooks.co.uk

£265,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.