



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

4 bedroom semi-detached house — £259,500 Freehold

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£259,500 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

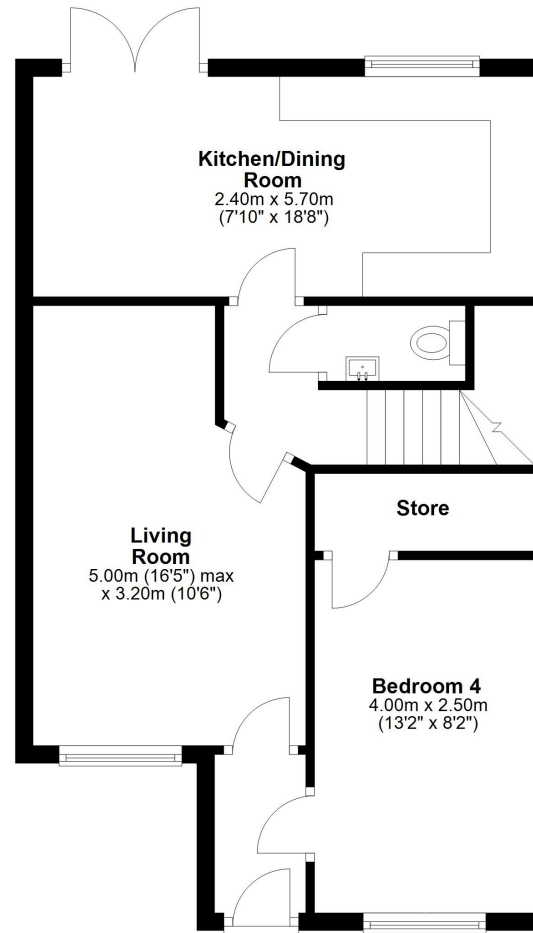
This beautifully presented and improved semi-detached house offers thoughtfully designed and versatile accommodation, situated within a popular modern development, with a private landscaped garden and driveway parking.

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

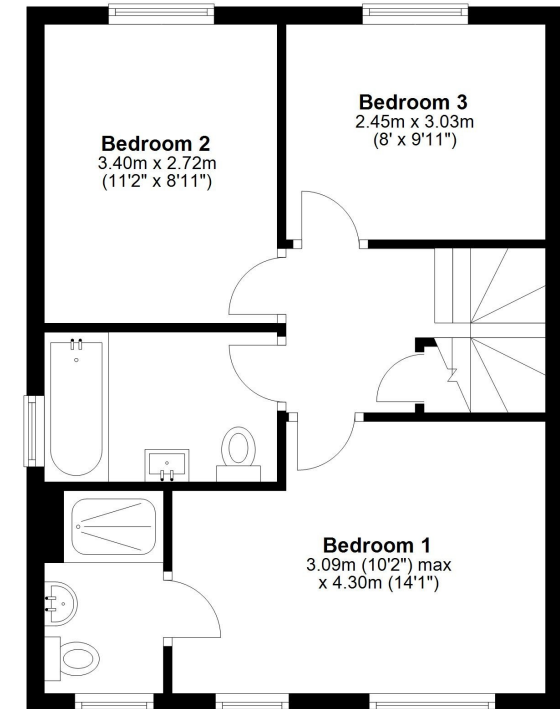
Ground Floor

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)

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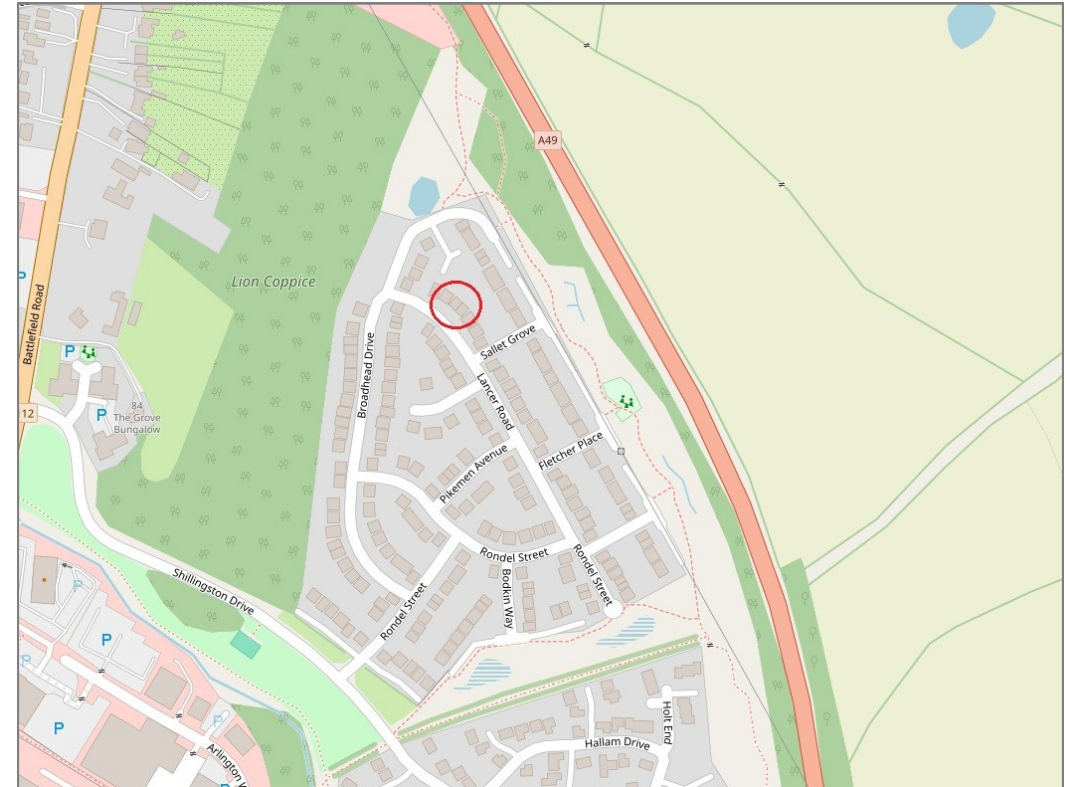
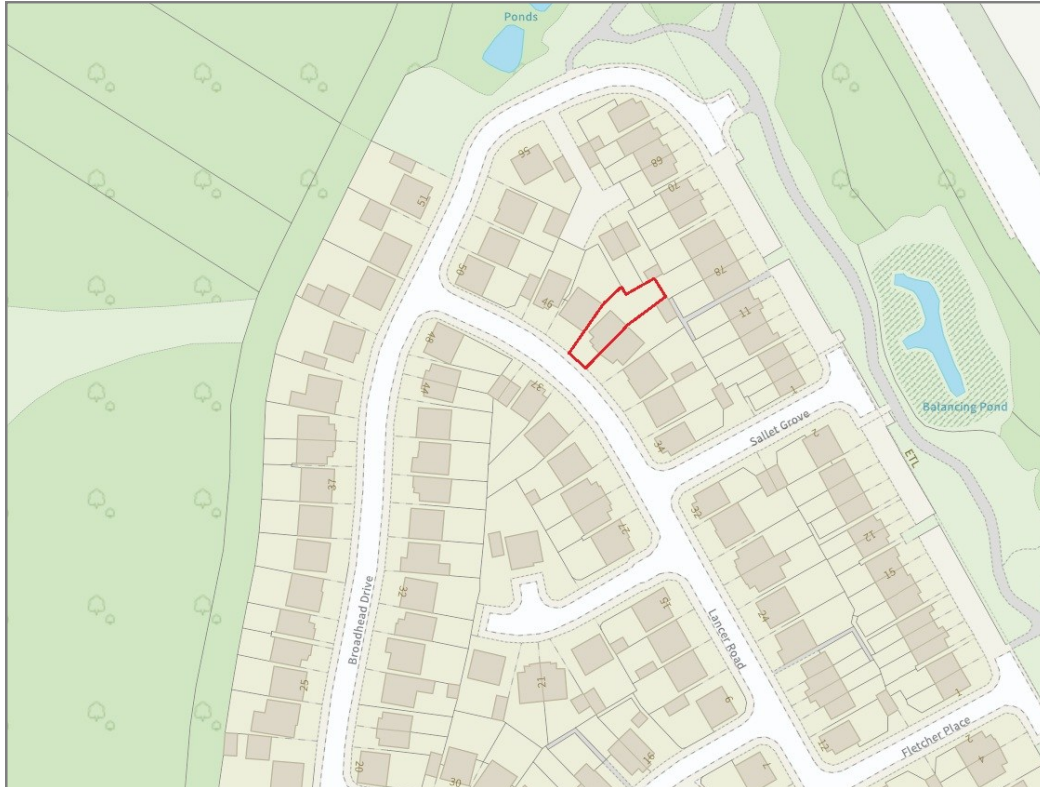
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BOUNDARIES NOT CONFIRMED

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.

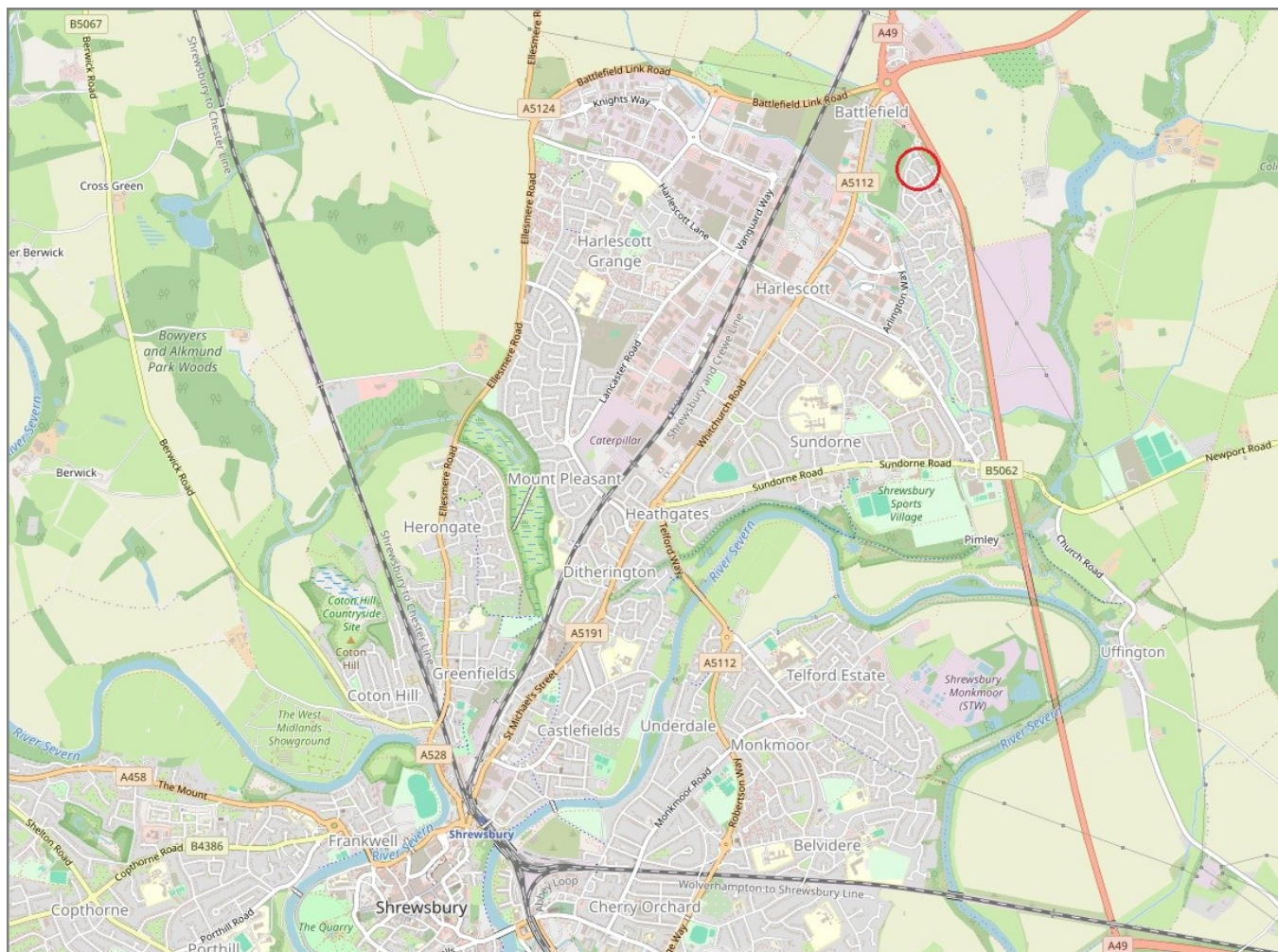
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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