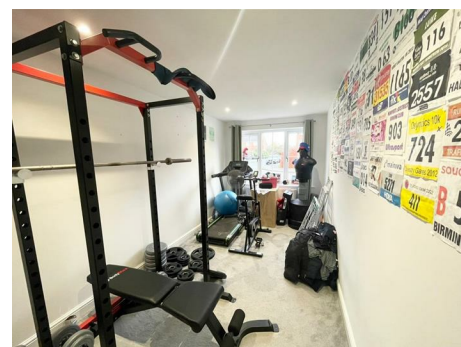




3 Lancer Road, Archery Fields, Shrewsbury, Shropshire,
SY1 4FF

www.hbshrop.co.uk



Offers In The Region Of £260,000

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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A well proportioned, spacious and improved three/four bedroom detached house, occupying a pleasing position on this modern development. Archery Fields is well placed for easy access to excellent local amenities, the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, inner hallway, cloakroom, modern kitchen/diner, family room/ground floor bedroom, first floor landing, master bedroom with ensuite shower room, two further good size bedrooms, family bathroom, two driveways, good size rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having radiator. Door from entrance hallway gives access to:

Lounge

16'0 x 10'2 max

Having UPVC double glazed window to front, radiator.

Doorway from lounge gives access to:

Inner hallway

Having radiator. From inner hallway door give access to:

Understairs Cloakroom

Having low lush WC, wash hand basin with mixer tap over, radiator, vinyl floor covering, extractor fan to ceiling.

Door from inner hallway gives access to:

Modern kitchen/diner

18'9 x 7'10

Having modern eye level and base units with built cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, space for appliances, cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, vinyl floor covering, radiator, UPVC double glazed French doors giving access to rear gardens, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over.

Door from inner hallway gives access to:

Family room/ground floor bedroom

15'7 x 7'8

Having UPVC double glazed window to front, recessed spotlights to ceiling, radiator.

From inner hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, over stairs storage cupboard. Doors from first floor landing then give access to: Three good size bedrooms and family bathroom.

Bedroom one

13'7 max reducing down to 9'7 min x 9'6

Having two UPVC double glazed windows to front, radiator.

From bedroom one door gives access to:

Ensuite shower room

HAving double width tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low flush WC, radiator. vinyl floor covering, UPVC double glazed window to front, wall mounted extractor fan.

Bedroom two

11'4 x 8'9

Having UPVC double glazed window to rear, radiator.

Bedroom three

9'8 x 8'0

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a modern three suite comprising: panel bath, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl floor covering, radiator, extractor fan to ceiling, UPVC double glazed window to side.

Outside

To the front of the property there are two tarmacadam driveways with centralised paved path giving access to front door with small lawn garden area to side. Side access then leads to the property's:

Rear garden

Comprising: Paved patio area, timber pergola, lawn gardens, mature shrubs and trees. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

The vendor informs that there is a management charge for the up keep of the development which is approximately £150 per year.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS