

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

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Offers in the region of £264,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

A modern, spacious and particularly well-proportioned four bedroom detached family home, which offers instantly appealing living accommodation to many prospective purchaser(s). Archery Fields is situated in Battlefield which is a popular area on the northern edge of Shrewsbury. The property is located within close proximity to excellent local amenities, well placed for easy access to the Shrewsbury town centre and is within striking distance of the local bypass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

Accommodation:

Entrance hallway, lounge, sitting room, spacious family kitchen / diner, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, three further bedrooms, family bathroom, front and rear enclosed gardens, tarmac driveway, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Canopy over:

Double glazed entrance door gives access to:

Hallway:

Having telephone point, wall-mounted digital heating heating control panel. Door from hallway gives access to:

Lounge:

15'8 x 11'1 (4.78m x 3.38m)
Having upvc double glazed window to front, wood effect flooring, television and telephone points. Double doors from lounge gives access to:

Modern kitchen / diner:

18'1 x 10'3 (5.51m x 3.12m)

The kitchen area:

Having eye level and base units with built-in cupboards and drawers, integrated oven, stainless steel cooker extractor fan (space for appliances), fitted worktops with inset stainless steel 1 1/2 sink drainer unit, four ring gas hob, upvc double glazed window to rear, vinyl wood effect floor covering, walk-in understairs store cupboard.

The dining area:

Having upvc double glazed doors giving access to the rear gardens, radiator, vinyl wood effect floor covering. Door from kitchen / diner gives access to:

Utility room:

7'1 x 5'6 (2.16m x 1.68m)
Having eye level storage cupboard, gas fired central heating boiler (space for appliances), fitted worktop, tiled effect vinyl floor covering, double glazed door giving access to the side of property. From utility room door gives access to:

Cloakroom:

Having low flush wc, pedestal wash hand basin, vinyl wood effect floor covering, radiator, upvc double glazed window to rear.

Door from hallway and from utility room gives access to:

Sitting room:

15'5 x 8'6 (4.70m x 2.59m)
Having upvc double glazed window to front, radiator.

From hallway stairs rise to:

First floor landing:

Having loft access, storage cupboard. From first floor landing doors give access to all bedrooms and bathroom.

Bedroom one:

14'4 max reducing 11'1 x 13;2 max reducing 10'2 (4.37m max reducing 3.38m x 0.33m max reducing 3.10m)
Having upvc double glazed window to front, radiator, overstairs storage cupboard. Door from master bedroom gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush wc, pedestal wash hand basin, vinyl wood effect floor covering, radiator, upvc double glazed window to side, extractor fan.

Bedroom two:

12'3 x 9'3 (3.73m x 2.82m)
Having upvc double glazed window to front, radiator.

Bedroom three:

8'9'7 x 9'3 (27.31m x 2.82m)
Having upvc double glazed window to rear, radiator.

Bedroom four:

9'7 x 7'3 (2.92m x 2.21m)
Having upvc double glazed window to rear, radiator.

Bathroom:

Having a three piece white suite comprising: Panelled bath with mixer shower over, pedestal wash hand basin, low flush wc, vinyl wood effect floor covering, upvc double glazed window to rear, part tiled to walls, wall-mounted extractor fan, radiator.

Outside:

To the front of the property there is a double width tarmac driveway with paved pathway giving access to the front entrance door. There is a small lawned garden with inset shrubs and outside lighting point. Gated side access then leads to a rear garden having paved patio area, lawned garden, well stocked borders containing a variety of shrubs, plants and bushes, paved patio base with space for shed if required. The rear garden is enclosed by fencing.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

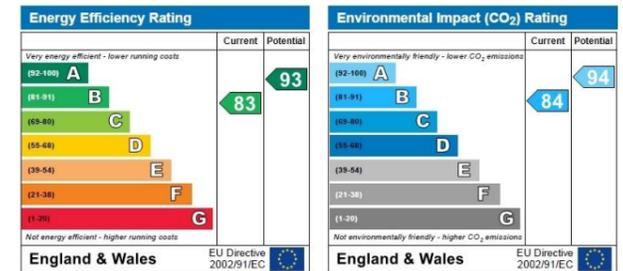
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

Disclaimer:

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

