

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

www.hbshrop.co.uk



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 Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

50% Shared Ownership £170,000

Viewing: strictly by appointment through the agent

Offered for sale on a 50% shared ownership basis with Helyo housing association, this is a spacious, well proportioned and modern five bedroom detached house. The property occupies a pleasing position on this recently constructed residential development and is within close proximity to excellent local amenities and offers easy access to the local by-pass. Early viewing is recommended by the agent.

The accommodation briefly comprises: Reception hallway, lounge, spacious kitchen/diner/family room, laundry room, cloakroom, first floor landing, master bedroom with en-suite shower room, four further bedrooms, family bathroom, front and rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating and viewing is recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Reception hallway

Hvaing tiled floor, radiator and under stairs storage cupboard. Door from reception hallway gives access to:

Lounge

15'1 x 10'8

Having UPVC double glazed window to front and radiator.

Door from reception hallway gives access to:

Spacious kitchen/diner/family room

21'3 x 9'9

Comprises: Eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, space for appliances, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator and tiled floor. Door from kitchen/diner/family room gives access to:

Laundry room

6'4 x 5'4

Having eye level and base units, wall mounted gas fired central heating boiler, space for appliances, tiled floor, radiator and double glazed door giving access to rear gardens. Door from laundry room gives access to:

Cloakroom

Hvaing low flush wc, pedestal wash hand basin, tiled floor and UPVC double glazed window to side, radiator.

From reception hallway stairs rise to:

First floor landing

Hvaing loft access. Doors from first floor landing then give access to five bedrooms and family bathroom.

Bedroom one

13'4 x 10'8

Hvaing UPVC double glazed window to front and radiator.

From bedroom one door gives access to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush wc, tiled effect flooring, radiator, UPVC double glazed window to front and wall mounted extractor fan.

Bedroom two

11'4 x 10'8 excluding recess

Having UPVC double glazed window to front and radiator.

Bedroom three

10'2 x 9'3

Having UPVC double glazed window to rear and radiator.

Bedroom four

11'9 max x 10'0 max

Having UPVC double glazed window to rear and radiator.

Bedroom five

7'1 x 6'11

Hvaing UPVC double glazed window to rear and radiator.

Bathroom

Hvaing a three piece white suite comprising: Panel bath, pedestal wash hand basin, low flush wc, vinyl floor covering, UPVC double glazed window to side, radiator and extractor fan to ceiling.

Outside

To the front of the property there is a double width tarmac driveway providing ample off street parking, access is then given to single garage having up and over door, front gardens laid to lawn. Side access then leads to:

Rear gardens

Which comprise: Large paved patio, raised decked area, lawned garden and 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 E

Tenure

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

The vendors inform us there is approx 93 years remaining of a 99 year lease.

Rent payable to the housing association which includes: estate charge, service charge, ground rent, rent payable to housing association and insurance is approx £515.00 PCM.

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