

FOR SALE

135 Murrell Way, Shrewsbury, SY2 6FN



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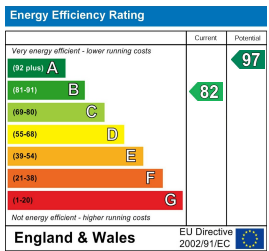
Offers in the region of £230,000

135 Murrell Way, Shrewsbury, SY2 6FN

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable modern terraced house, offering attractive accommodation, set with parking and easily maintained gardens on this most sought after development.



01743 236444


**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Sought after development
- Desirable and convenient locality
- Well presented rooms
- Attractively proportioned accommodation
- Designated parking for two vehicles
- Easily maintained gardens

**DIRECTIONS**  
From Shrewsbury town centre, proceed over the English Bridge and carry on up through Abbey Foregate to the Column roundabout, take the third exit onto Wenlock Road and after a short distance, turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T junction turn right onto Oteley Road. At the traffic lights, turn right onto Murrell Way and proceed straight ahead following the round round to the right and then left. After a distance, the property will be found on the left hand side.

**SITUATION**  
The property is conveniently situated on the outskirts of town and is well placed for a number of local amenities including and Aldi and Lidl supermarket and the Meole Brace Retail Park, which includes Sainsbury's supermarket. Schools including Meole Brace and The Priory are readily accessible and in addition there are a number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, an excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley Road quickly connects to the A5 and through to the M54 motorway.

**DESCRIPTION**  
135 Murrell Way is a most desirable, modern terraced house, with well presented rooms of good proportion. The ground floor provides a well fitted kitchen to the front and living room to the rear with double doors out to the garden. To the first floor, there are two bedrooms and the bathroom which provides a white suite. Outside, there are two designated parking spaces and the gardens which sit mostly to the rear, and comprise of a gravelled seating area with adjoining lawns.

**ACCOMMODATION**  
Storm porch with panelled part glazed entrance door leading into:-

**ENTRANCE HALL**  
Staircase to first floor, door to:-

**GUEST WC**  
Tiled floor, modern white suite with low level WC, pedestal wash hand basin, part tiled walls.

**KITCHEN**  
Providing an attractive modern range of eye and base level units comprising cupboards and drawers, with work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, space and plumbing dishwasher, integral Zanussi electric oven and grill, with four ring AEG induction hob unit over and extractor hood. Space for fridge freezer. Ceiling downlighters, tiled floor.

**LIVING ROOM**  
With built in understairs storage cupboard, twin glazed french doors leading out to the rear garden.

**FIRST FLOOR LANDING**  
Access to loft space and doors off and to:-

**BEDROOM ONE**  
With built in storage cupboard.

**BEDROOM TWO**  
Overlooking rear gardens.

**BATHROOM**  
Tiled floor and a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, part tiled walls, splash screen, ceiling downlighters and extractor fan.

**OUTSIDE**  
The property is approached over a tarmac driveway, which provides parking for 2 vehicles. EV car charging point.

**THE GARDENS**  
The gardens predominantly sit to the rear and adjacent to the living room is a gravelled sun terrace seating area with adjoining lawns and flagged pathway. Areas for potted plants, timber and felt storage shed. External cold water tap. There is a pedestrian gate to the rear for the removal of bins and gardens waste etc.

**GENERAL REMARKS**

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'B' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.