



**Zaza Johnson & Bath**  
Estate Agents

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**147 Murrell Way, Oteley Road,  
Shrewsbury, Shropshire, SY2 6FN**

**Offers in the Region Of £239,995**

A well maintained 2 bedroom end terrace house located within a highly sought after development. The accommodation includes Entrance Hall, Cloakroom/WC, Spacious Living Room Opening Onto Rear Garden, Kitchen, 2 Double Bedrooms, Bathroom, GCH, DG, 2 Parking Spaces To The Front, Enclosed Rear Garden.



## **147 Murrell Way, Oteley Road, Shrewsbury, Shropshire, SY2 6FN**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Pitched roof entrance storm porch, double glazed composite entrance door.

### **Entrance Hall**

Tiled flooring, radiator, staircase leads to First Floor Landing.

### **Cloakroom/WC**

Tiled flooring, corner wash basin, WC, radiator, extractor, double glazed side window.

### **Living Room** 13' 0" x 12' 1" (3.96m x 3.68m)

Double glazed French doors with side windows lead onto gardens, under stairs storage cupboard.

### **Kitchen** 9' 10" x 6' 0" (2.99m x 1.83m)

Fitted with cream fronted base and eye level units, wood effect laminated work tops, inset sink unit, integrated 4 ring gas hob with steel splash back and filter hood, space for further appliances, cupboard housing gas fired combination central heating boiler, tiled flooring, double glazed window to the front.

### **First Floor Landing**

Radiator, access to loft.

### **Bedroom 1** 10' 9" x 8' 3" (3.27m x 2.51m)

Radiator, 2 double glazed windows to the front, built in double and single wardrobes.

### **Bedroom 2** 13' 1" x 6' 11" (3.98m x 2.11m)

Double glazed window overlooking rear garden, radiator.

### **Bathroom**

Fitted with contemporary white suite including bath with tiled walls around and wall mounted shower unit, wash basin, WC, tiled flooring, radiator, extractor.

### **Front Garden**

Enjoying the benefit of a double width driveway. The front garden provides a paved pathway and well stocked shrub bed.

### **Rear Garden**

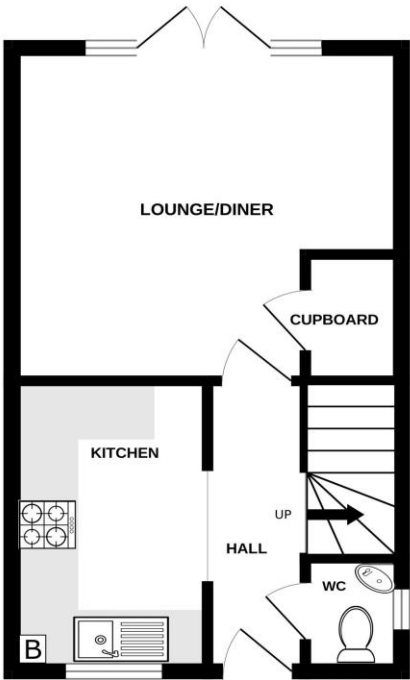
Approached onto a paved patio with lawn beyond and enclosed by timber fencing with concrete posts and gated access to the side. Timber Shed.

### **Council Tax Band B**

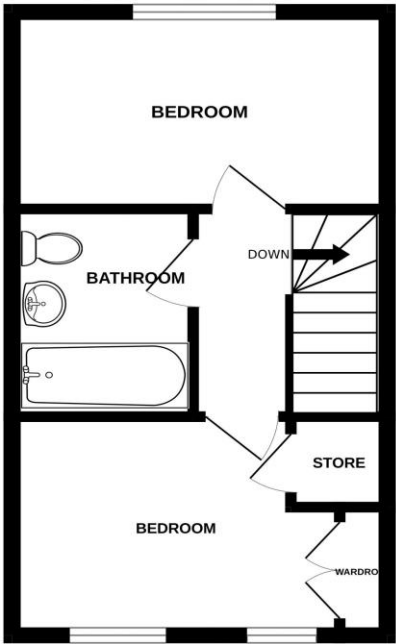
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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### Energy performance certificate (EPC)

147, Murrell Way SHREWSBURY SY2 6PN	Energy rating <b>B</b>	Valid until:	11 April 2028
		Certificate number:	9628-2068-7384-5478-3960

Property type

End-terrace house

Total floor area

68 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

#### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**