

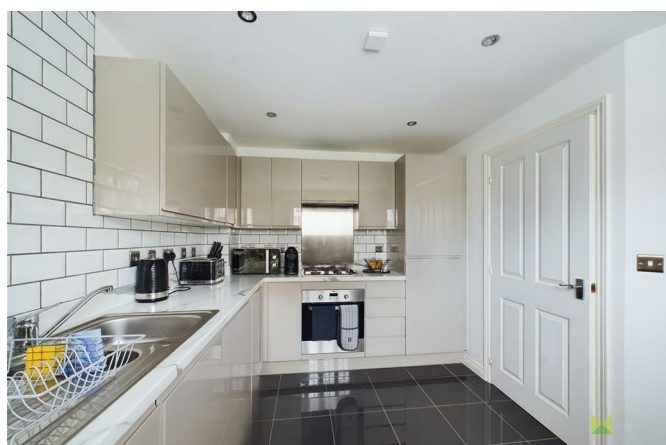
20 Murrell Way Sutton Grange Shrewsbury SY2 6FL



4 Bedroom House - Semi-Detached
Offers In The Region Of £369,950

The features

- TRULY IMPRESSIVE 4 BEDROOM FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM
- ATTRACTIVE FITTED KITCHEN WITH APPLIANCES
- ENCLOSED COURTYARD STYLE GARDEN
- VIEWING ESSENTIAL
- SPACIOUS AND VERSATILE LIVING OVER 3 FLOORS
- GOOD SIZED LOUNGE, FABULOUS GARDEN ROOM
- 4 DOUBLE BEDROOMS, BATHROOM, 2 SHOWER ROOMS
- GARAGE AND DRIVEWAY WITH PARKING
- EPC RATING B



*** STYLISH, EXTENDED 4 BEDROOM FAMILY HOME - VIEWING ESSENTIAL ***

A truly impressive 4 bedroom semi detached home which offers impressive accommodation over 3 floors, perfect for today's modern lifestyle. With great flexibility for a growing family, those who work from home or just love to entertain with its lovely Garden Room with bi folds opening onto the garden.

Occupying an enviable corner plot on this much sought after recently constructed development, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops and schools and the Town Centre is a pleasant stroll away through the Reabrook Conservation Area.

The accommodation briefly comprises Reception Hall with Cloakroom, generous Lounge, fabulous Garden Room, well fitted Kitchen Breakfast Room. On the First Floor is the Principal Bedroom with jack and jill en suite Bathroom, further Bedroom and on the Second Floor 2 excellent double Bedrooms each of which have their own en suite Shower Rooms.

The property has the benefit of gas central heating, double glazing, driveway with parking, Garage and private enclosed rear courtyard style walled garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position on this much sought after development, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, shops, takeaways and countryside walks. There is a bus service to the nearby Town Centre where you will find a host of national and independent stores, restaurants, eateries, churches and recreational facilities along with the Railway Station which has links to London.

RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall having window to the side, useful under stairs storage cupboard, radiator.

CLOAKROOM

having WC and wash hand basin, radiator.

LOUNGE

A generous sized room having window to the side fitted with plantation style shutter blind, media point, radiator. Opening to

GARDEN ROOM

A fabulous addition which provides great versatility of use and is perfect for those who love to entertain. Naturally well lit being fully glazed with solid roof with fitted velux lights. LVT flooring, radiator.

KITCHEN

Attractively fitted with range of soft cream high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset washing machine and fridge freezer each with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units. Recessed ceiling lights, tiled floor, space for breakfast table and window to the front with plantation style shutter blind.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to spacious First Floor Landing with sitting/study area to the front with window to the front and side. Radiator.

PRINCIPAL BEDROOM

An excellent sized room naturally well lit from two windows to the rear. Built in double wardrobe and storage cupboard, media point, radiator. Door to

JACK AND JILL BATHROOM

with suite comprising panelled bath with mixer taps

and shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator.

BEDROOM 2

with window to the front, radiator.

SECOND FLOOR LANDING

From the Landing staircase continues to the Second Floor with Airing Cupboard.

BEDROOM 3

Another excellent sized double room having window to the rear, radiator.

EN SUITE SHOWER ROOM

with suite comprising fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator.

BEDROOM 4

another generous sized double room having window to the front, radiator.

EN SUITE SHOWER ROOM

having large fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property occupies a lovely corner position on the edge of this popular development. To the Front is a small enclosed garden area, laid to lawn with well stocked shrub and herbaceous beds. To the side is a good sized lawn which is enclosed with wrought iron estate fencing. The Rear Garden is a particular feature for those who are a fan of low maintenance and has a good sized composite decked terrace providing good space for outdoor dining, raised gravelled seating area with decorative wood surround. The garden offers an excellent level of privacy being enclosed with high brick walling and fencing.

To the rear of the property is the Garage with up and over door, power and lighting and driveway to the front with parking for two cars.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend

this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions` who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

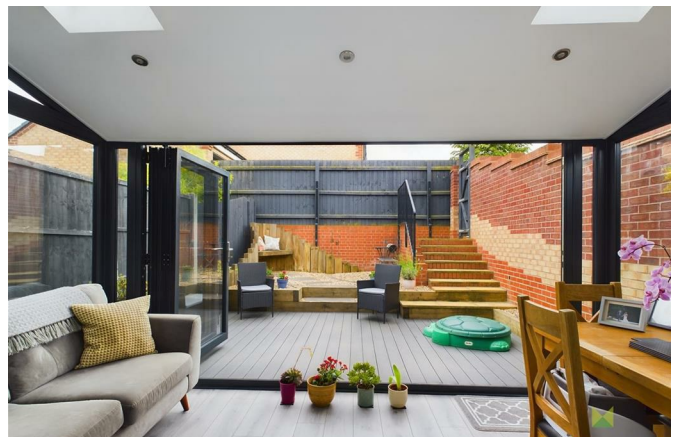
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

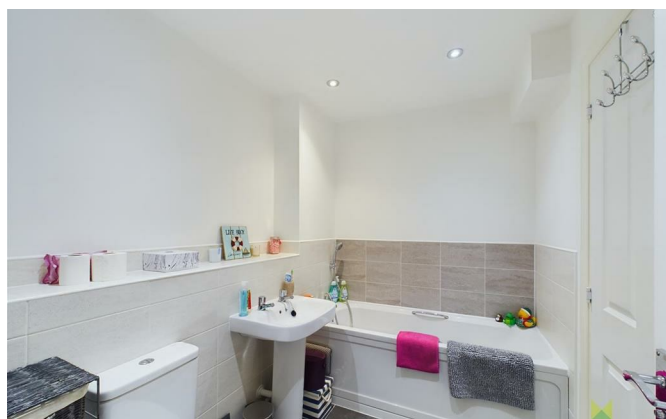
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



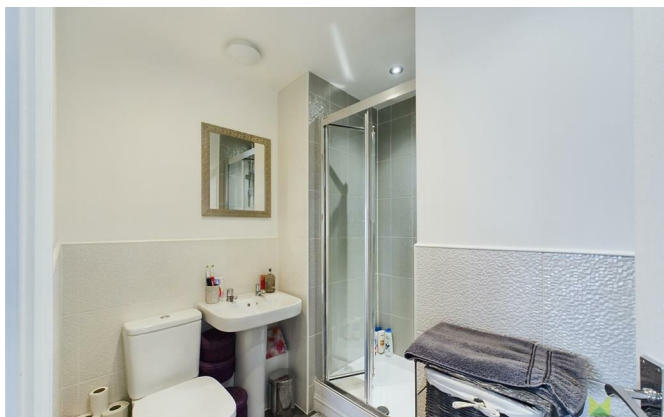


MONKS



20 Murrell Way, Sutton Grange, Shrewsbury, SY2 6FL.

4 Bedroom House - Semi-Detached
Offers In The Region Of £369,950





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Get in touch

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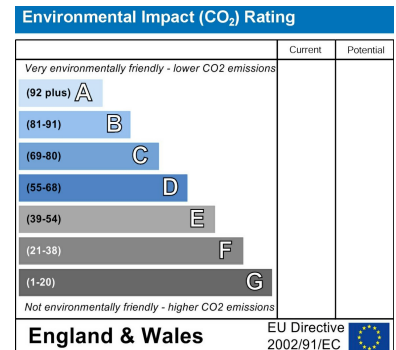
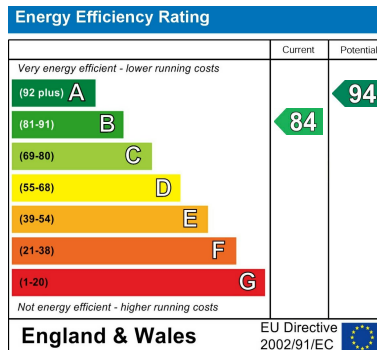
Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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