

151 Murrell Way Shrewsbury SY2 6FN



2 Bedroom House - Terraced
Offers In The Region Of £219,995

The features

- WELL PRESENTED TERRACED HOME
- SOUTH FACING ENCLOSED GARDEN
- CONTEMPORARY KITCHEN WITH APPLIANCES
- GOOD SIZED WELL LIT LOUNGE DINER
- VIEWING HIGHLY RECOMMENDED
- FOUR YEARS NHBC WARRANTY REMAINING
- PERFECT FOR FIRST TIME BUYERS
- GOOD SIZED BEDROOMS
- PARKING FOR 2 CARS
- EPC RATING B



*** TWO BEDROOM TERRACE HOUSE WITH SOUTH FACING GARDEN ***

*** PERFECT FOR FIRST TIME BUYERS ***

This beautifully presented two bedroom terrace home has been finished to a contemporary standard and is perfect for first time buyers.

Occupying an enviable cul-de-sac position in this 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, Generous Lounge/Dining Room, Enclosed South Facing rear Garden, well fitted Kitchen. On the First Floor is the two bedrooms and bathroom.

The property has the benefit of gas central heating, double glazing and allocated parking.

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.

The property occupies an enviable position approached over block paved drive with parking for two cars.

RECEPTION HALL

Composite door opening to well lit tiled Reception Hall with radiator

KITCHEN

Comprehensively fitted with range of contemporary units, comprising single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers all with matching fascia panels. Inset 4 ring gas hob with extractor hood over and oven and grill beneath and range of eye level wall units, recessed ceiling lights, space for fridge freezer and washing machine, window to the front.

DOWNSTAIRS WC

With suite comprising WC and corner wash hand basin, tiled splash, radiator and window.

LIVING ROOM/DINING ROOM

A good sized room naturally well lit by French Doors with wooden effect flooring, useful storage cupboard, media point and radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead to

BEDROOM ONE

A generous bedroom with window to the rear. Radiator.

BEDROOM TWO

A generous bedroom with two windows to the front. Built in double wardrobe and separate storage cupboard, radiator.

BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds.

REAR ENCLOSED SOUTH FACING GARDEN

is half laid to lawn with paved sun terrace and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

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 B. 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 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

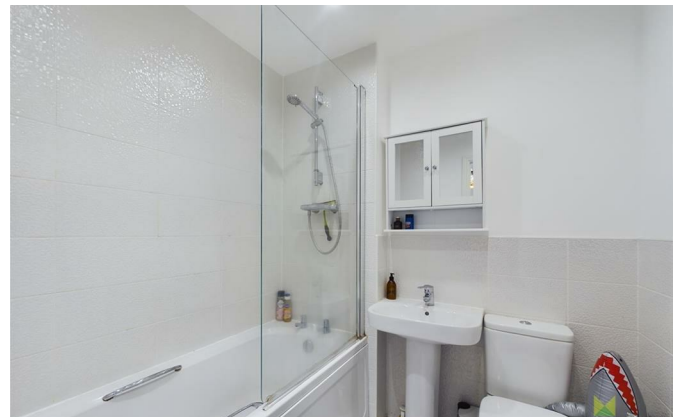
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

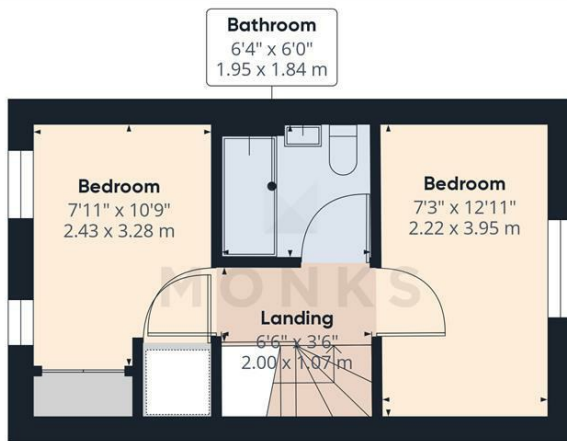
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Floor 0



Floor 1

Approximate total area[®]
534.32 ft²
49.64 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	83	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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