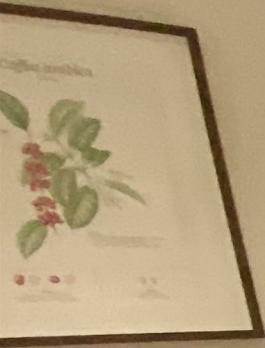




SAMUEL WOOD

71 Murrell Way, Shrewsbury, Shropshire, SY2 6FN  
Offers In The Region Of £510,000



# 71 Murrell Way

Shrewsbury, Shropshire, SY2 6FN



- Beautifully Presented Family Home
- Spacious Reception Rooms
- Four Double Bedrooms
- Large Private Garden
- Gas Central Heating
- Generous Corner Plot In Cul-De-Sac
- High Specification Open Plan Kitchen Diner
- Two En-Suites
- Detached Double Garage & Driveway
- EPC Rating B

Samuel Wood is delighted to offer for sale this luxurious four bedroom detached family home on Murrell Way in Shrewsbury. Occupying a generous corner plot cul-de-sac location the property boasts a well designed layout with generous contemporary living spaces all complemented by a large private rear garden, detached double garage and driveway. Close to excellent amenities including the retail park, pubs, restaurants, Meole Brace golf course, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

71 Murrell Way is a beautifully designed four-bedroom detached home situated on a prime corner plot within a modern cul-de-sac development in Shrewsbury. The ground floor features a welcoming reception hall that provides access to a cloakroom, nest thermostat system, a bright and spacious living room, an additional reception room and a stunning open-plan kitchen diner. The kitchen is equipped with high-spec finishes, complemented by premium Porcelenosa tile flooring that extends into the entrance hall, dining area, and practical utility room. Large double doors from the kitchen, utility room, and living room open directly onto the rear garden, enhancing the home's indoor-outdoor flow.

Upstairs, the property boasts four generously sized double bedrooms, two of which benefit from private en-suite bathrooms. The remaining two bedrooms share a spacious and well-appointed family bathroom, ensuring ample accommodation for a growing family or visiting guests. Plush carpets throughout the first floor add a luxurious feel, while the high-quality finishes selected off-plan contribute to the home's contemporary yet comfortable aesthetic. The well-proportioned bedrooms and thoughtful layout make this an ideal home for modern family living.

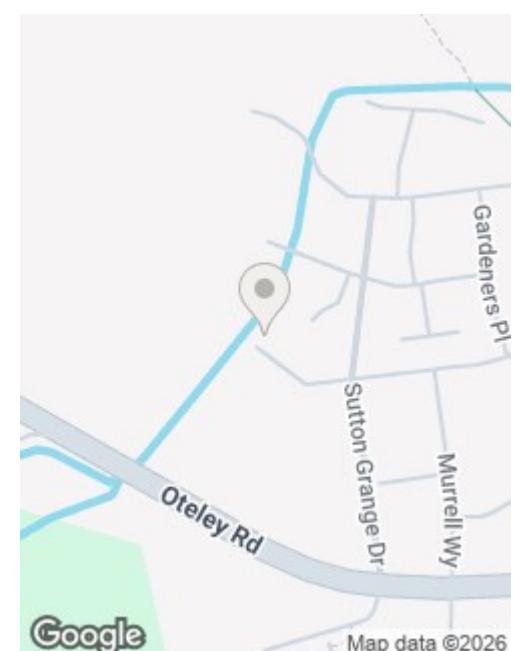
Externally, the property offers an impressive outdoor space featuring a large private rear garden with a pond, recently installed external lighting and sun deck perfect for relaxation or entertaining. The detached double garage and private driveway provide ample parking and storage options. Positioned within a quiet cul-de-sac, 71 Murrell Way combines the benefits of a peaceful location with the convenience of a thoughtfully designed, high-specification home in a desirable new development.







## Directions



Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 2Mbps, Superfast 80Mbps & Ultrafast 1000Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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