

30 Murrell Way, Sutton Grange, Shrewsbury, SY2 6FL

3 bedroom semi-detached house — £315,000 Freehold

30 Murrell Way, Sutton Grange, Shrewsbury, SY2 6FL

Coopergreenpooks.co.uk

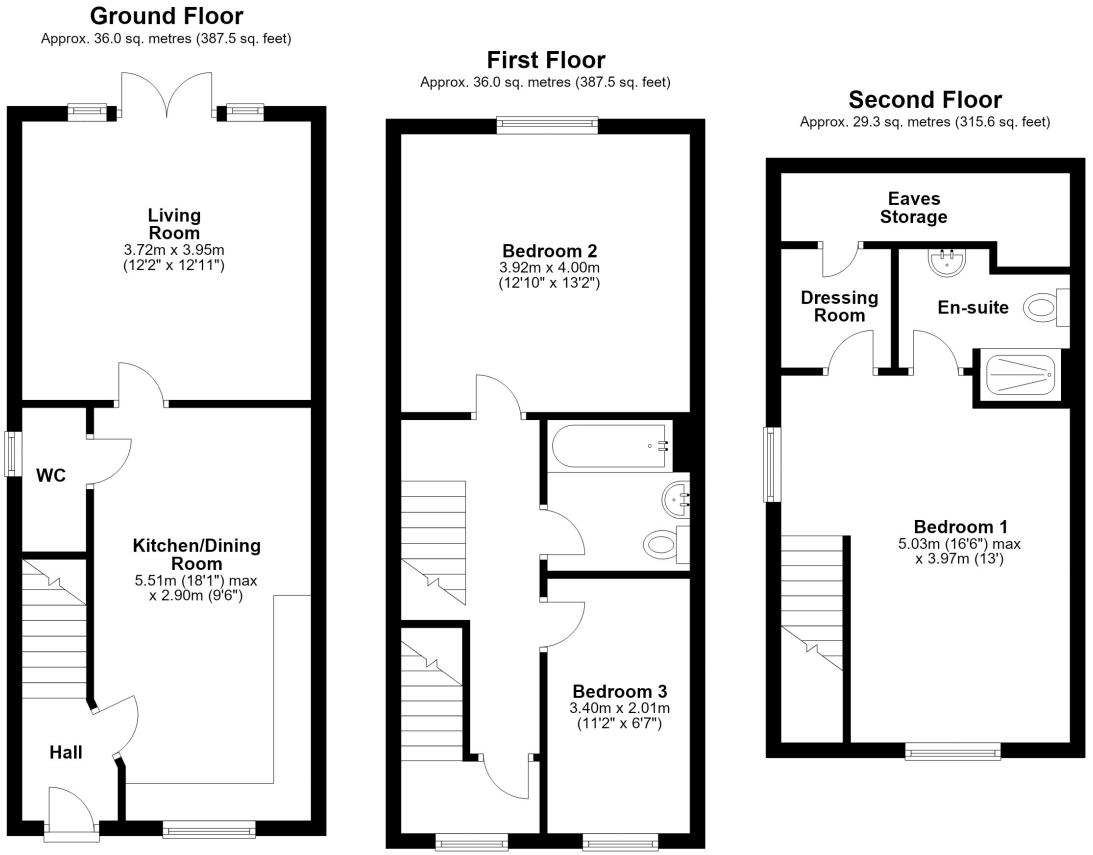
£315,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a lovely position with a south facing rear elevation and an open outlook to the front, this beautifully presented semi-detached house has been improved to provide thoughtfully-designed accommodation throughout, while benefitting from a landscaped garden and versatile garden room, as well as driveway parking for at least two cars.

KEY FEATURES

- Covered entrance opening to a hallway with staircase to a light and spacious landing
- Open plan kitchen/dining room, complete with a range of fitted units and integrated appliances, and with a downstairs toilet
- Good-sized living room with windows and glazed double doors onto the rear garden
- On the first floor are two bedrooms and a family bathroom with shower. Bedroom two is a particularly large double, and bedroom three is a generous single
- The main bedroom is accessed via a private inner hallway with a staircase to the second floor. This bedroom has been very well-designed, having velux roof lights to the rear, window with views to the front, en-suite shower room, and separate dressing room
- uPVC double glazed windows and gas fired central heating
- Landscaped south facing garden with a large paved sun terrace, area of easy maintenance artificial lawn, gated access to side, and a purpose-built garden room with power and lighting which could be used as a home office, studio, or gym
- Private driveway providing parking for at least two cars
- A quiet and convenient location on a popular development, just a short distance from some excellent local amenities, road links via the bypass, and less than two miles from the town centre



Total area: approx. 101.3 sq. metres (1090.5 sq. feet)






KITCHEN DISCO

























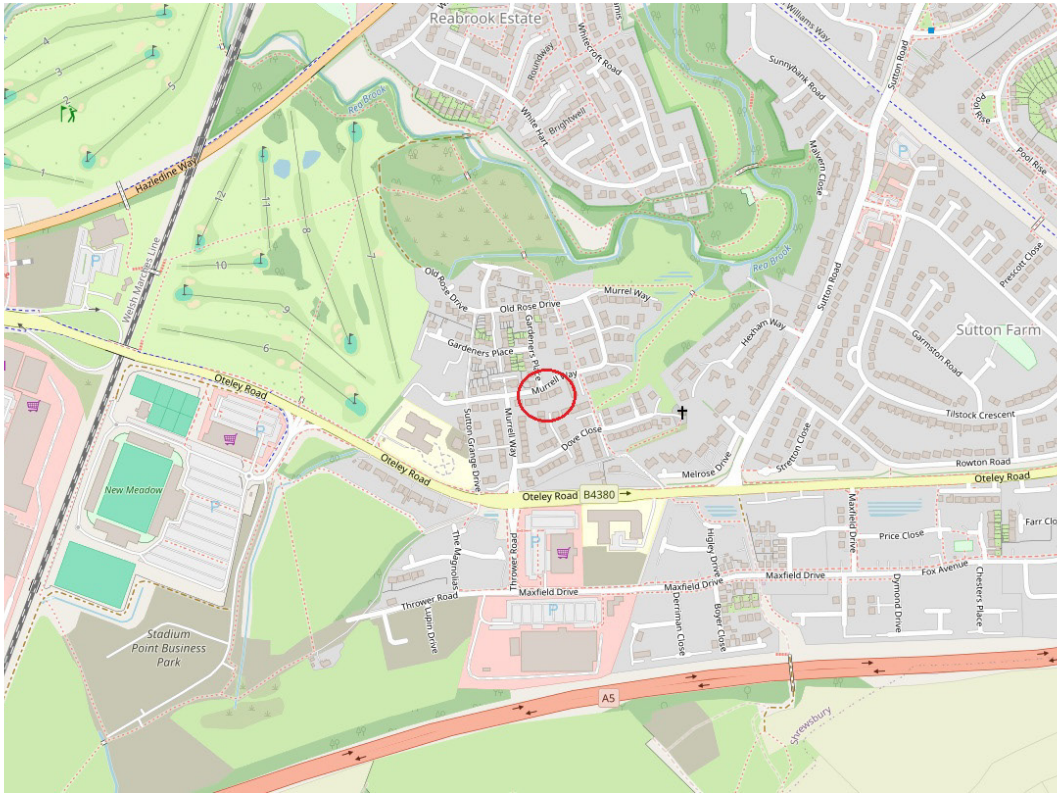


30 Murrell Way, Sutton Grange, Shrewsbury, SY2 6FL

£315,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk





BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**TBC**
EPC Band	**TBC**
Services	**All mains services are connected**

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



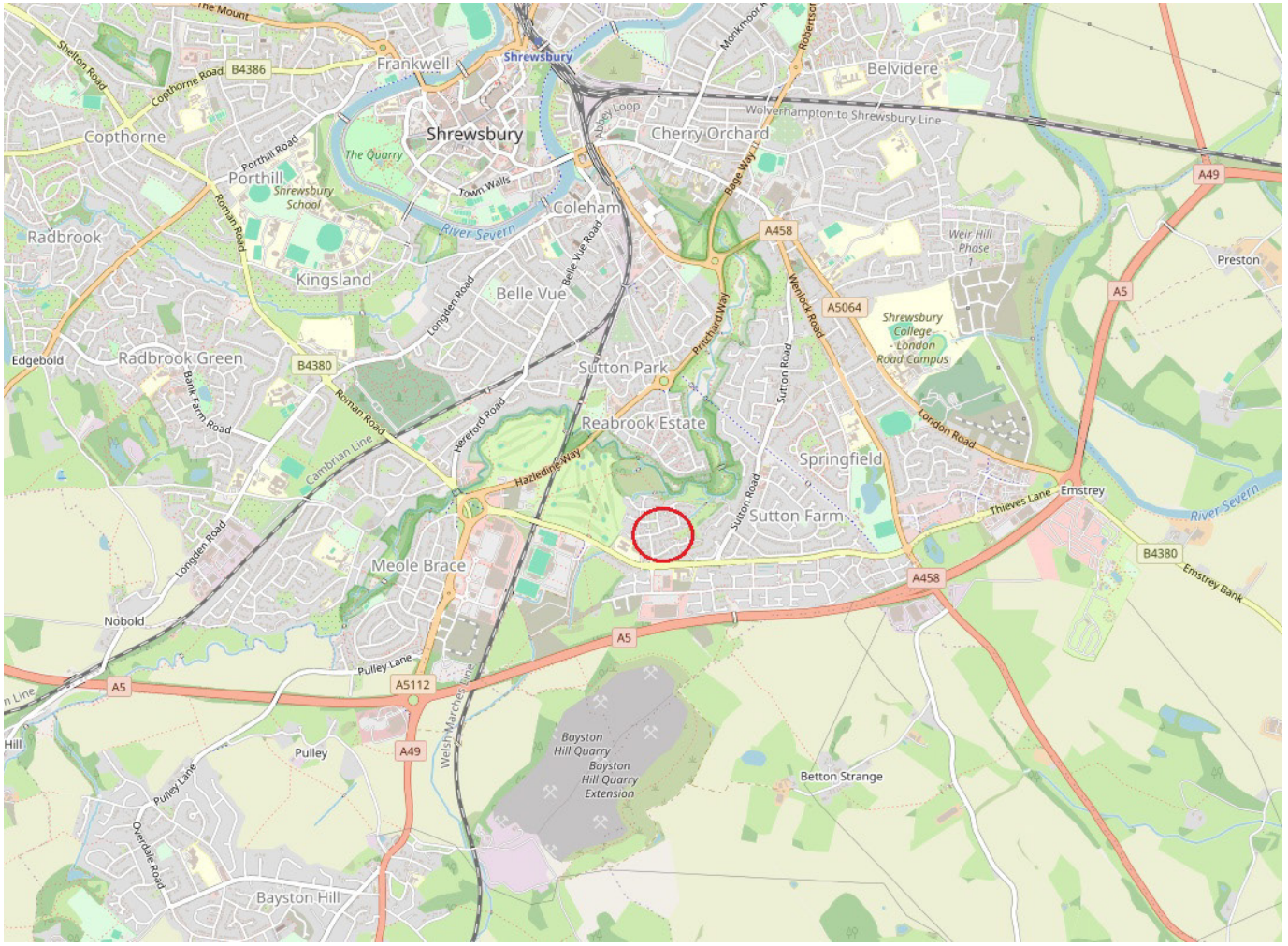
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

30 Murrell Way, Sutton Grange, Shrewsbury, SY2 6FL

Coopergreenpooks.co.uk

£315,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.