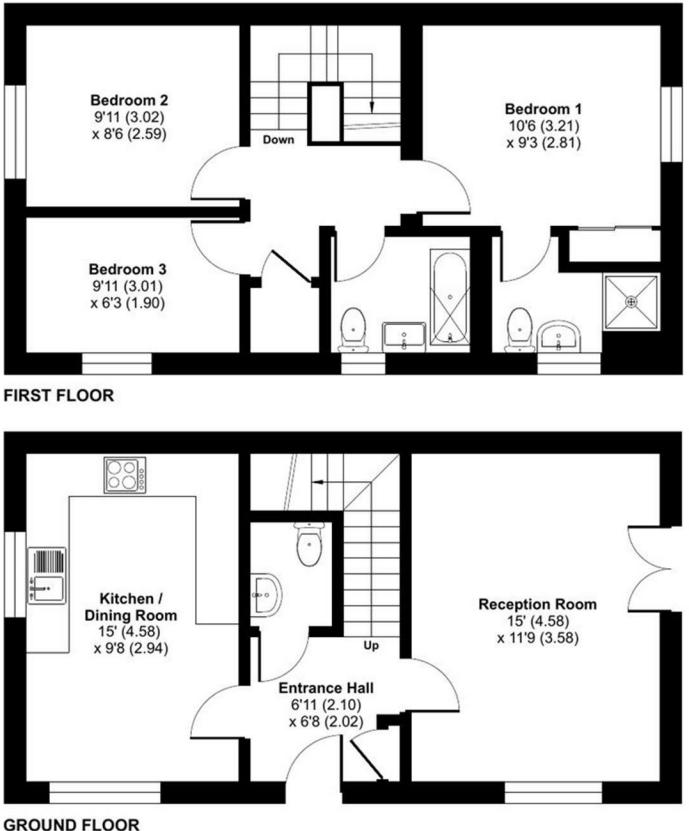
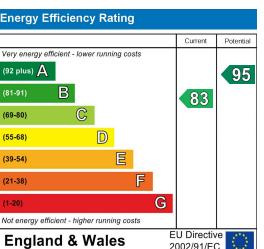


FOR SALE

81 Murrell Way, Shrewsbury, SY2 6FN



#### Energy Performance Rating



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



FOR SALE

Offers in the region of £275,000

81 Murrell Way, Shrewsbury, SY2 6FN

An attractive and well-designed, double fronted semi detached home, which has south facing gardens and is situated in a good location within a popular development.



01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



Regulated by RICS  
OnTheMarket.com



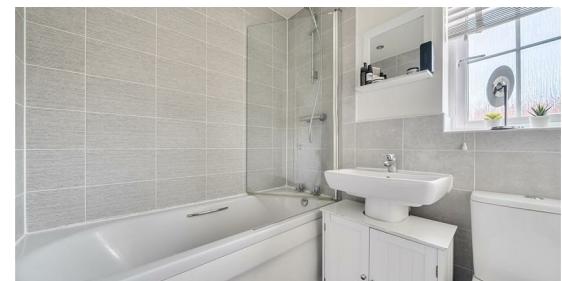
APPROVED CODE  
TRADINGSTANDARDS.UK



Close to town amenities.

1 Reception  
Room/s

3 Bedroom/s

2 Bath/Shower  
Room/s

- **3 bedroom, double fronted semi detached house**
- **Living room with double doors opening to the garden**
- **Kitchen/dining room with built-in appliances**
- **Principal bedroom with en-suite shower room**
- **Private landscaped gardens**
- **Driveway with parking for two vehicles**

#### DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge and carry on up through Abbey Foregate to the Column roundabout, take the third exit onto Wenlock Road and after a short distance, turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T junction turn right onto Oteley Road. At the traffic lights, turn right onto Murrell Way and proceed straight ahead following the roundabout to the right and then left. After a distance, the property will be found on the left hand side.

#### SITUATION

The property is conveniently situated on the outskirts of town and is well placed for a number of local amenities including Aldi and Lidl supermarket and the Meole Brace Retail Park, which includes Sainsbury's supermarket. Schools including Meole Brace and The Priory are readily accessible and in addition there are a number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, an excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley Road quickly connects to the A5 and through to the M54 motorway.

#### DESCRIPTION

A very well presented three bedroom, double fronted semi detached house, occupying a lovely corner plot position. The property boasts a well designed layout with generous contemporary living space and is conveniently situated within a popular modern development.

The accommodation briefly comprises a storm porch leading into the entrance hall, downstairs cloakroom, living room with French doors leading out the rear garden, kitchen/dining room with built in appliances, first floor landing, principal bedroom with ensuite shower room, two further bedrooms, family bathroom, UPVC double glazing, private landscaped gardens, driveway with parking for two vehicles.

#### GENERAL REMARKS

#### ANTI-MONEY LAUNDERING (AML) CHECKS

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

#### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.