



85 Murrell Way, Off Oteley Road, Shrewsbury, Shropshire, SY2 6FN

£290,000

A beautifully presented, well proportioned 3-bedroom semi detached townhouse, with excellent local amenities and easy access to link roads and Shrewsbury town centre. The well presented, attractive accommodation includes Entrance Hall, Kitchen/Dining Room, Cloakroom/WC, Living Room, 2 First Floor Bedrooms and Bathroom, Master Bedroom and En-suite on the Second Floor. Attractive landscaped rear Garden, Driveway, DG and GCH. Viewing is recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Canopied Entrance Storm Porch, double glazed entrance door.

Entrance Hall 5' 4" x 4' 9" (1.62m x 1.45m)
Attractive tiled effect flooring, staircase leading to First Floor Landing, radiator.

Kitchen/Dining Room 18' 2" x 9' 4" (5.53m x 2.84m)

A good size Kitchen/Dining room fitted with Shaker style units to 2 wall areas, cupboard housing gas central heating boiler, laminate work tops with inset 1 1/2 bowl sink unit. Integrated appliances include electric double oven, 4 ring gas hob, fridge/freezer, dishwasher and washing machine. Wood effect flooring, uPVC double glazed window to the front, radiator and ample space for dining table.

Living Room 12' 3" x 12' 10" (3.73m x 3.91m)
Double glazed French doors open onto attractive landscaped rear garden, feature panelling to one wall, wood effect flooring, radiator, digital heating control panel.

Cloakroom/WC 6' 7" x 3' 2" (2.01m x 0.96m)
Fitted with wash basin and WC, radiator, laminate flooring, double glazed window to the side.

First Floor Landing 13' 8" x 6' 4" (4.16m x 1.93m)
Double glazed window to the side, radiator, staircase leading to Second Floor.

Bedroom 2 12' 5" x 12' 11" (3.78m x 3.93m)
Radiator, double glazed window overlooking landscaped rear garden.

Bedroom 3 10' 11" x 6' 3" (3.32m x 1.90m)
Radiator, double glazed window to the front.

Bathroom 6' 3" x 6' 9" (1.90m x 2.06m)
Fitted with white 3 piece suite including bath with shower unit over and fully tiled walls around, wash basin and WC, part tiled to further wall, tile effect flooring, heated towel rail.

Second Floor

Bedroom 1 14' 3" x 12' 10" (4.34m x 3.91m)
Dual aspect double glazed windows to the front and side, 2 radiators, access to loft space, digital heating control panel.

En-Suite Shower Room 6' 1" x 7' 9" (1.85m x 2.36m)

Fitted with large tiled shower cubicle, wash basin and WC, radiator, half tiled to further walls, double glazed roof light, vinyl flooring.

Dressing Room 6' 1" x 4' 9" (1.85m x 1.45m)
Double glazed roof light, useful eaves storage.

Rear Garden

Approached onto a paved patio which leads onto decking with attractive raised shrub and flower beds and small area of lawn. The garden is enclosed by timber fencing.

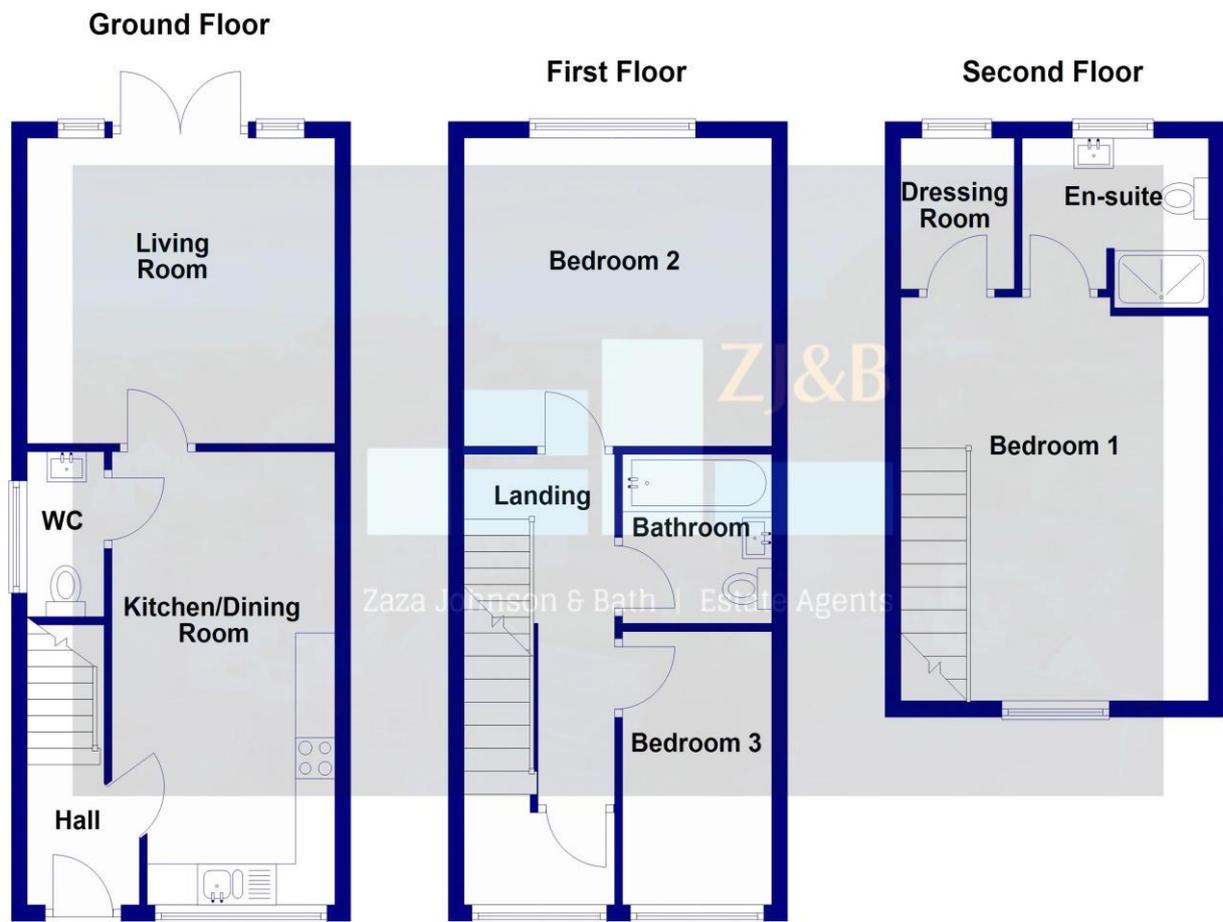
External - Front

Double length tarmac driveway to the side, paved pathway leads to the entrance door. Gravel garden to the front with ornamental tree and low box hedging to the fore.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



85 Murrell Way, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

85, Murrell Way SHREWSBURY SY2 6FN	Energy rating	Valid until:	20 November 2029
	B	Certificate number:	9865-3879-7394-9821-6585

Property type: Semi-detached house

Total floor area: 105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage