



## 81 Murrell Way, Off Oteley Road, Shrewsbury, Shropshire, SY2 6FN

**£265,000**

This 3 bedroom house enjoys a prime end position within this modern sought after development. Accommodation provides a central Hall, WC, Living Room and Kitchen/Dining Room. Upstairs, the main Bedroom enjoys an En-suite Shower Room.

There are 2 further good sized Bedrooms and main Bathroom.  
Double width Drive to the front, attractive enclosed rear garden. GCH, DG.



## **81 Murrell Way, Off Oteley Road, Shrewsbury, Shropshire, SY2 6FN**

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 storm porch, double glazed composite entrance door.

### **Entrance Hall**

Wood effect laminate flooring, radiator, useful store cupboard.

### **Cloakroom/WC**

Fitted with wash basin and WC, radiator wood effect laminate flooring, extractor.

### **Living Room**

A lovely light room with double and single radiators, double glazed window and French doors leading onto attractive, enclosed rear garden.

### **Kitchen/Dining Room**

Kitchen Area fitted with cream fronted units with wood effect laminate work tops, inset 1 1/2 bowl sink, stainless steel 4 ring gas hob with steel splash back and filter hood, integrated double oven, dishwasher, fridge and freezer. Ample space for dining table, wood style laminate flooring, dual aspect double glazed windows, cupboard housing gas central heating boiler.

### **First Floor Landing**

Built in airing cupboard, access to roof space.

### **Bedroom 1**

Radiator, wardrobe recess with hanging rail and shelving, double glazed window overlooking rear garden.

### **En Suite Shower Room**

Fitted contemporary white 3 piece suite including tiled shower cubicle, with electric shower unit, wash basin and WC, half tiled to further wall, tiled flooring, extractor, double glazed window, radiator.

### **Bedroom 2**

Radiator, double glazed window.

### **Bedroom 3**

Radiator, double glazed window.

### **Main Bathroom**

Fitted with white 3 piece suite including bath with wall mounted shower fitting and fully tiled around the bath, wash basin and WC, half tiled to further wall, tiled flooring, radiator, shaver socket, double glazed window.

### **Outside - Front**

Located in a favourable corner plot. Double width driveway to the front provides ample parking. Lawns and pathway to the side enclosed by railings.

### **Rear Garden**

Attractive enclosed onto an Indian stone paved patio with artificial lawn beyond. Enclosed by high level brick walls and close boarded timber fencing and there is gated access to the side

### **Services**

We understand that mains water, drainage, electricity and gas are connected to the property.

### **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**



Approx Gross Internal Area  
77 sq m / 830 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft

First Floor  
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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Find an energy certificate (/)

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## Energy performance certificate (EPC)

81 Murrell Way SHREWSBURY SY2 6FN	Energy rating <b>B</b>	Valid until: 20 November 2029
		Certificate number: 9162-3879-7395-9821-7551

Property type: End-terrace house

Total floor area: 79 square metres

### Rules on letting this property

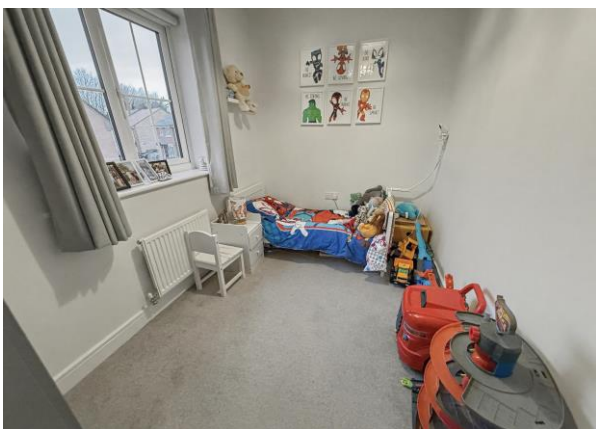
Properties can be let if they have an energy rating from A to E.

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