















Important Notice - please read carefully
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The Property Misdescriptions Act

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135 Murrell Way, Sutton Grange, Shrewsbury, Shropshire,

www.hbshrop.co.uk









Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**

e: sales@hbshrop.co.uk



A deceptively spacious and well presented two double bedroom mid terrace house. The property occupies a pleasant position on this favoured residential development and is within close proximity to a number of major amenities along with easy access to the local bypass linking up the M54 motorway network. Early viewing comes highly recommenced by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen, first floor landing, two bedrooms, bathroom, front and rear enclosed gardens, two allocated car parking spaces, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having radiator.

Door to

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, part tiled to walls, tiled floor, UPVC double glazed window to front, radiator.

Part glazed door from entrance hallway gives access to:

Lounge/diner

13'0 x 12'1

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, radiator, under stairs storage cupboard.

From entrance hallway access is given to:

Modern kitchen

9'10 x 6'1

Having contemporary eye level and base units with built-n cupboards and drawers, integrated oven, four ring induction hob with cooker canopy over, space for washing machine, space for dishwasher, space for up right fridge freezer, tiled floor, UPVC double glazed window to front, recessed spotlights and extractor fan to ceiling, cupboard housing gas fired central heating boiler, fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

From entrance hallway stairs rise to:

Frist floor landing

Having radiator.

Doors give access to: Two double bedrooms and bathroom.

Bedroom one

13'2 max reducing down to 9'6 x 8'3
Having two UPVC double glazed windows to front, radiator

Bedroom two

13'0 x 7'2

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled floor, radiator, extractor fan, recessed spotlights to ceiling.

Outside

To the front of the property paved pathway gives access to front door having outside cold tap and wall mounted electric vehicle charger, two allocated car parking spaces.

Gated rear pedestrian access then lead to the property's:

South westerly facing rear gardens

Comprising: Stone section, lawn garden, paved pathway, timber garden shed, outside cold tap, lighting point. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during precontract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

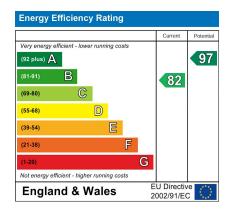
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only

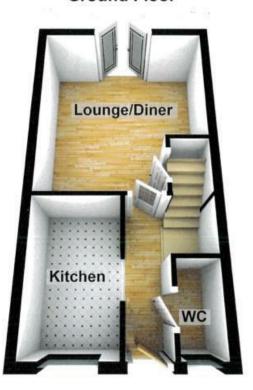
and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

