

85 Murrell Way, Sutton Grange, Shrewsbury, Shropshire,
SY2 6FN

www.hbshrop.co.uk



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Offers In The Region Of £290,000

Viewing: strictly by appointment
through the agent

A modern, spacious and well proportioned three bedroom semi detached townhouse, with appealing accommodation over three floors. The property occupies a pleasing position on this modern residential development and is within easy reach of good local amenities, the Shrewsbury town centre and local bypass linking up to the M54 motorway. Early viewing comes highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, attractive lounge, modern kitchen/diner with range of built-in appliances, understairs cloakroom, first floor landing having two bedrooms and family bathroom, second floor master bedroom with modern ensuite shower room and walk-in wardrobe/dressing room, front and landscaped rear enclosed gardens, generous driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having tiled effect flooring.

Door from entrance hallway gives access to:

Modern kitchen/diner

18'2 x 9'4

Comprises: Eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, integrated washing machine, four ring gas hob, double oven, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, UPVC double glaze window to front, cupboard housing gas fired central heating boiler, recessed spotlights to ceiling, space for table and chairs, radiator.

Door from kitchen/diner gives access to:

Understairs cloakroom

Having low flush WC, pedestal wash hand basin, UPVC double glazed window to side, laminate flooring, radiator.

Door from kitchen/diner gives access to:

Attractive lounge

12'9 x 12'3

Having UPVC double glazed French doors giving access to landscaped rear gardens with UPVC double glazed windows to side, TV aerial point, wood effect flooring, radiator, wall mounted digital heating control panel.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, radiator.

Doors from first floor landing gives access to: Two bedrooms and bathroom.

Bedroom two

12'0 x 12'5

Having UPVC double glazed window to rear, radiator.

Bedroom three

10'11 x 6'3

Having UPVC double glazed window to front, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled effect flooring, part tiled to walls, heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor master bedroom

16'2 max x 12'11

Having UPVC double glazed window to front and side of property, wall mounted digital heating control panel, two radiators, loft access.

From master bedroom door gives access to:

Dressing room and walk-in wardrobe

6'2 x 4'9

Having double glazed roof window to rear, eaves storage.

Door from master bedroom gives access to:

Ensuite shower room

Having double width tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator, double glazed roof window, vinyl floor covering.

Outside

To the front of the property there is a low maintenance stone section with inset shrubs with paved pathway giving access to front door. To the side of the property there is a generous size tarmac driveway. Gated pedestrian side access then leads to the property's:

Landscaped rear gardens

Which comprise: Lawn garden areas, raised decked area, raised beds, inset plants, shrubs and bushes. 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 C

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 pre-contract enquiries.

Mortgage services

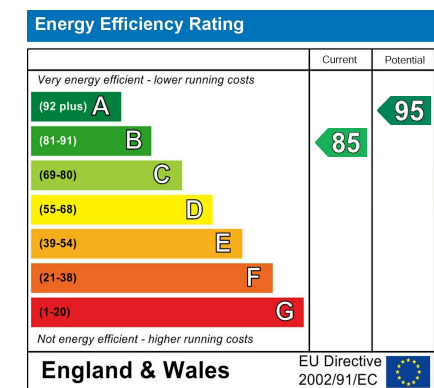
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

