



SAMUEL WOOD

20 Murrell Way, Shrewsbury, Shropshire, SY2 6FL
Offers In The Region Of £350,000



20 Murrell Way

Shrewsbury, Shropshire, SY2 6FL



- Impressive Three Storey Accommodation
- Modern Kitchen with Integrated Appliances
- Second Floor - 2 Bedrooms both with En-Suites
- Garage & Driveway to the Rear
- Near to Amenities & Reabrook Nature Reserve

- Spacious Living Room & Light-filled Garden Room
- First Floor - 2 Bedrooms & Bathroom
- Private Low Maintenance Rear Garden
- Convenient Road Links to A5/M54
- EPC Rating C

Situated on a desirable corner plot on this modern development, this impressive four-bedroom property offers flexible accommodation across three floors. The stunning home features a fabulous garden room with bi-fold doors, seamlessly connecting indoor and outdoor living. Ideally located with easy access to the A5/M54 network, it benefits from excellent local amenities and is just a short distance from the picturesque Reabrook Nature Reserve. Perfect for families or professionals seeking a stylish and convenient home. Viewing is recommended by the selling agent.

This impressive four-bedroom property offers flexible living across three floors, perfectly designed for modern family life. The ground floor features a welcoming reception hall with a cloakroom/WC, leading to a spacious living room that flows seamlessly into the stunning garden room, filled with natural light through bi-fold doors. The stylish breakfast kitchen is fitted with high-gloss units and integrated appliances, creating a contemporary and functional space.

On the first floor, there are two well-proportioned bedrooms, including the main bedroom, which benefits from built-in double wardrobes and direct access to the Jack and Jill family bathroom. The second floor boasts two further spacious bedrooms, each with en-suite shower rooms, providing privacy and convenience - ideal for growing families or guests.

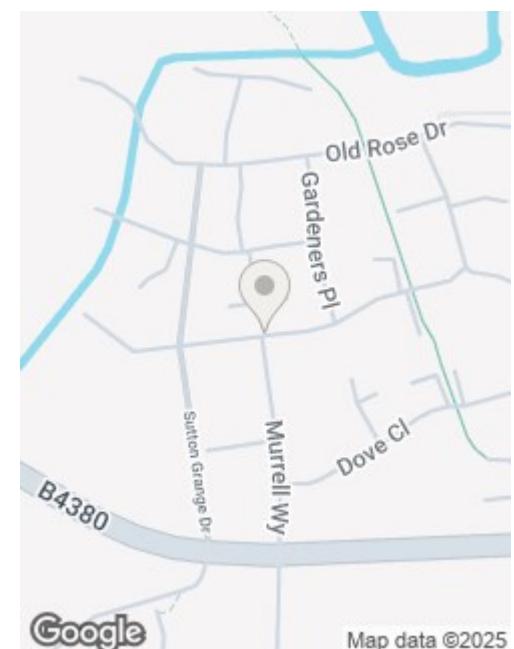
Occupying a lovely corner plot within a sought-after modern development, the property enjoys an attractive small front garden with a lawn and shrubs. A side lawned garden with wrought iron fencing enhances the kerb appeal, while the enclosed south-facing rear garden offers a low-maintenance retreat, featuring a decked terrace, gravelled seating area and high walling and fencing for privacy. To the rear you'll find the garage and driveway parking for two cars.







Directions



Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 8 Mbps, Superfast 80 Mbps & Ultrafast 10000Mbps

Flood Risk: No Risk.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor

Floor area 51.4 m² (553
sq.ft.)

First Floor

Floor area 38.6 m² (415
sq.ft.)

Second Floor

Floor area 38.6 m² (415
sq.ft.)

TOTAL: 128.5 m² (1,383 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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