



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Murrell Way, Shrewsbury, SY2 6FL

**Offers in the Region
of £375,000**

To view this property please call us on **01743 236 800** Ref: T8133/SL/KQ

A spacious and modern, detached, four bedroom family home.

This four bedroom detached family home is well presented and beautifully decorated throughout, offering spacious and versatile accommodation, ideal for contemporary family living. The property is entered via a large and welcoming entrance hall creating an immediate sense of space. The lounge is a bright and comfortable reception room and enjoys pleasant views which overlook the landscaped garden. There is a spacious family style kitchen/dining room, which provides an excellent social hob for both every day living and entertaining. There is a principal bedroom which benefits from a recently refitted en suite shower room, there are three further good sized bedrooms served by a modern family bathroom. The property benefits from gas fired central heating and double glazing.

The property is situated on this desirable and conveniently placed established residential development, close to schools, local shops, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link.



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

11'10" x 18'9" (3.61m x 5.72m)

A pleasant room with glazed French doors and side screens to the garden

Built in store cupboard

KITCHEN / DINING ROOM

14'0" x 12'1" (4.26m x 3.68m)

Neatly appointed and fitted with an excellent range of matching modern units

From the entrance hall a STAIRCASE with hand rail and balustrade rises to FIRST FLOOR LANDING

MASTER BEDROOM

11'2" x 10'10" (3.40m x 3.30m)

Built in wardrobes with mirror fronted sliding doors

RECENTLY REFITTED EN SUITE SHOWER ROOM

Large walk in shower with Drench shower and hand held shower

Wash hand basin, wc

BEDROOM 2

11'7" x 9'3" (3.53m x 2.82m)

BEDROOM 3

8'3" x 9'2" (2.52m x 2.80m)

BEDROOM 4

7'2" x 7'7" (2.18m x 2.32m)

FAMILY BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is set back and divided from the road by an open-plan forecourt laid to lawn, with a driveway providing ample parking and a further paved area providing an additional hard standing and an attractively paved pathway serves the reception area.

To the rear is a particularly neatly kept and good sized garden with an extensive paved patio area with raised planting beds, an attractive Pergola creating a perfect outdoor space for relaxing and entertaining.

GARAGE

Providing storage and partly converted to a well appointed home office with access from the garden.







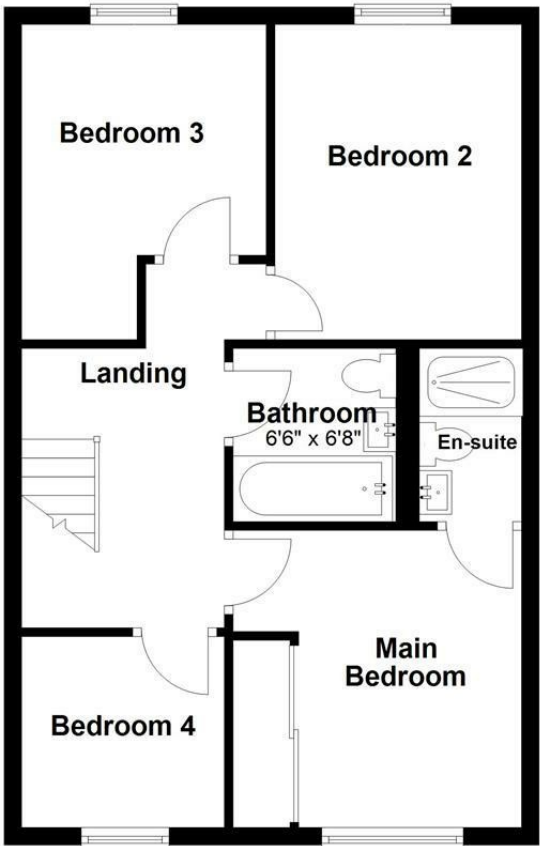


FLOOR PLANS ...

Ground Floor



First Floor

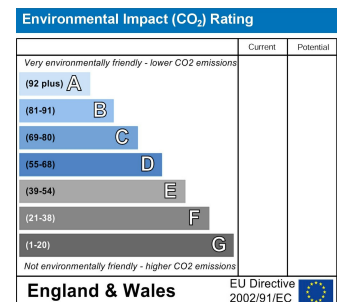
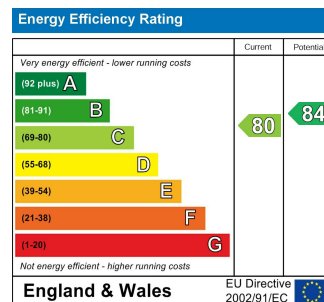


Total area: approx. 1241.4 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Oteley Road. Continue for some distance to the second set of traffic lights, turning left into Murrell Way, where the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

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