



135 Murrell Way, Sutton Grange, Shrewsbury, Shropshire,
SY2 6EN

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £225,000

Viewing: strictly by appointment
through the agent

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 recommended 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-in 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:

First 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 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).

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

