



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**13 Amber Rise, The Old Meadow, Shrewsbury, SY2 6AF £475,000 Region**

To view this property please call us on **01743 236 800** Ref: T6969/SF/KQ

# A superior, well appointed modern, four bedroom town residence.

This superior, modern, 4 bedroom town house is presented throughout to an exacting standard and provides well planned and well proportioned accommodation. On the ground floor, there is a spacious and attractive entrance hall with cloakroom, well equipped kitchen/dining room with French doors to the garden. On the first floor, there is a pleasant drawing room with window enjoying fabulous views and French doors allowing access onto a balcony . Master bedroom with en suite shower room, separate cloakroom. On the third floor, there are three further bedrooms (one with en suite shower room) and family bathroom. The property also benefits from an integral garage.

The property is conveniently situated on the fringe of the town centre, with a pleasant walk over the English Bridge to the many fashionable shops, bars, restaurants, railway station, Theatre Severn and the Quarry Park and Dingle Gardens.



## INSIDE THE PROPERTY

### ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### KITCHEN / DINING ROOM

11'8" x 16'0" (3.56m x 4.87m)

Fitted with an extensive range of wall and base units with integrated appliances.

French doors to garden.

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

#### DRAWING ROOM

11'8" x 16'0" (3.56m x 4.88m)

With French doors allowing access to :

#### BALCONY

4'11" x 16'0" (1.51m x 4.87m)

Superb views over the River Severn.

#### MASTER BEDROOM

9'2" x 15'9" (2.79m x 4.79m)

Double door built in wardrobes

Access to:

#### BALCONY

7'4" x 8'9" (2.24m x 2.67m)

#### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

## SEPARATE WC

STAIRCASE continues to SECOND FLOOR LANDING

#### BEDROOM 2

10'11" x 10'0" (3.34m x 3.06m)

Range of built in wardrobes

#### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

#### BEDROOM 3

10'6" x 8'4" (3.20m x 2.54m)

#### BEDROOM 4

11'8" x 7'1" (3.55m x 2.15m)

#### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

#### INTEGRAL GARAGE

Electric up and over door.

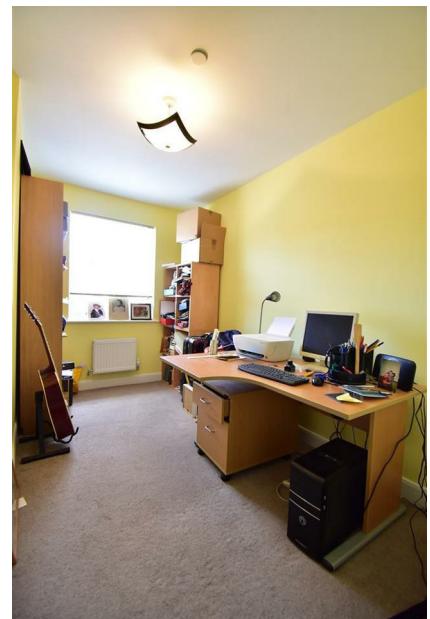
Utility area to the rear with work surface and washer/dryer

There is a brick paved forecourt providing parking space for two cars.

There is an easily maintained garden to the rear with patio dining area enclosed by mature laurel hedging and wrought iron gates enjoying views towards the English Bridge.

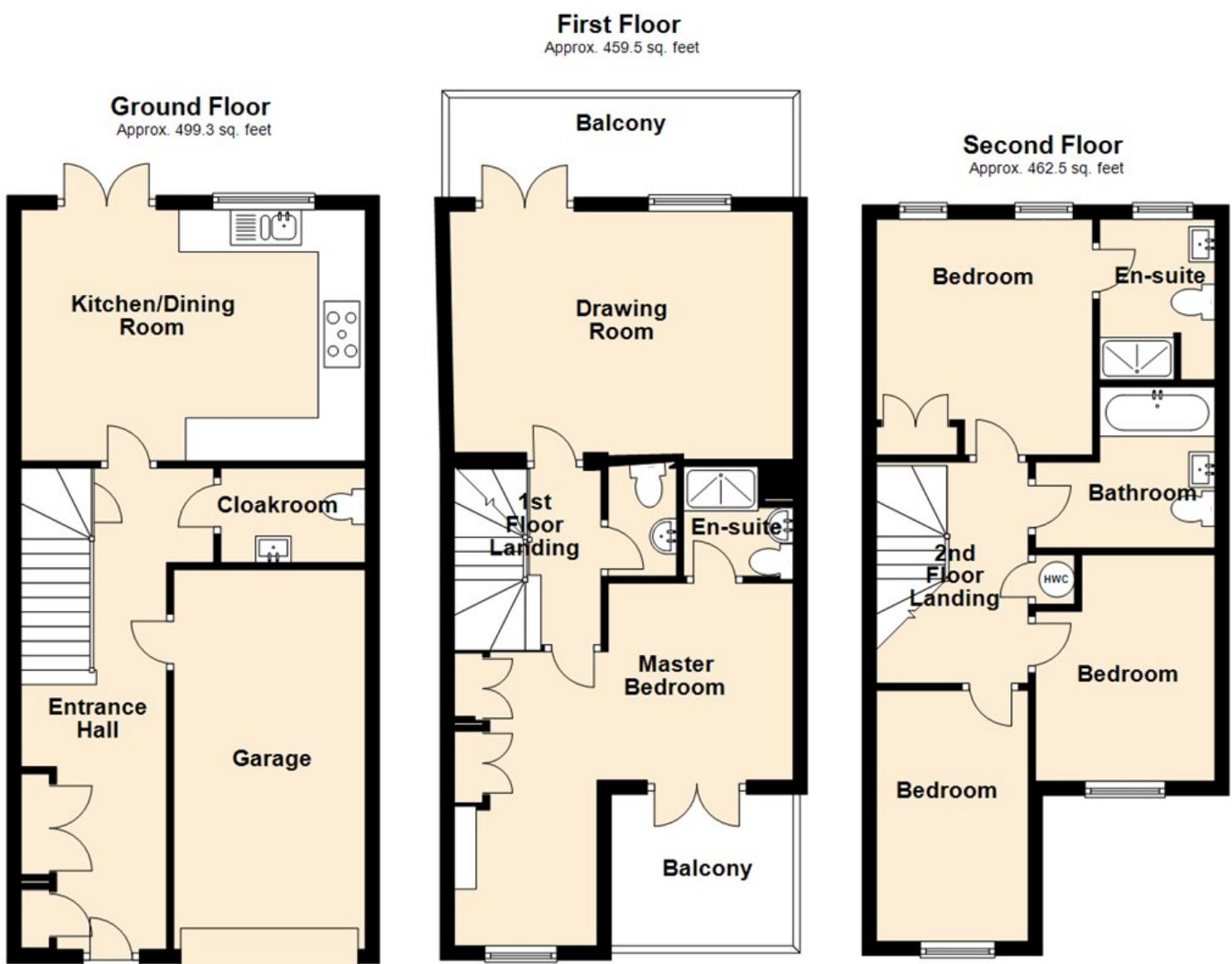








## FLOOR PLANS ...



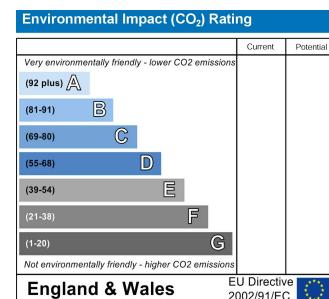
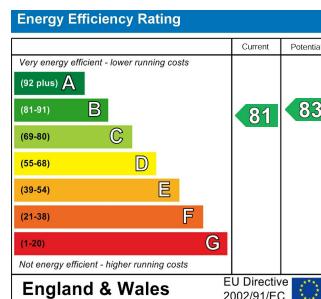
Total area: approx. 1421.3 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is approached out of Shrewsbury over English Bridge turning immediately left into the secure and gated Old Meadow development.

# 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

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.

## 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.

FIND OUR PROPERTIES ON:



The UK's number one property website

Head Office:

Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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