



## **11 Amber Rise, The Old Meadow, Abbey Foregate, Shrewsbury, SY2 6AF**

### **Offers in the Region Of £475,000**

A stylish 4 bedroom town house providing well designed accommodation over 3 floors including: Entrance Hall, Cloakroom/WC, Excellent Fitted Kitchen/Dining Room Leading Into A Delightful Garden, First Floor Living Room With Balcony & Glorious Views, Main Bedroom With En-suite Shower Room & Balcony, Separate WC Also On The 1st Floor. 2nd Bedroom With En-suite Shower Room, 2 Further Bedrooms and Main Bathroom On 2nd Floor. Integral Garage. Excellent Central Position - Viewing Highly Recommended.



**11 Amber Rise, The Old Meadow, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AF Ref: 4556**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Double glazed composite entrance door.

**Spacious Entrance Hall**

Amtico flooring, radiator, under stairs storage cupboard, double doors to large built in cloaks cupboard with further cupboard along side. Staircase leads to First Floor Landing.

**Cloakroom/WC**

Fitted with white 2 piece suite including wash basin, WC, radiator, extractor.

**Kitchen/Dining Room** 16' 0" x 12' 0" (4.87m x 3.65m)

Beautifully fitted with contemporary units, solid granite work tops incorporating drainer, 1 1/2 bowl sink unit, integrated oven/grill, combi microwave, 5 ring gas hob with steel splash and filter hood above, dishwasher, plumbing for fridge. Cupboard housing gas fired central heating boiler, sash style double glazed window overlooking rear garden with open views beyond, double glazed French doors lead onto private enclosed courtyard garden.

**First Floor Landing**

Radiator, staircase leads to Second Floor Landing.

**Cloakroom/WC**

Wash basin with tiled splash, WC, tiled flooring, radiator, extractor.

**Living Room** 16' 2" x 12' 0" (4.92m x 3.65m)

A lovely room with double glazed sash style window and French doors leading onto balcony with railings and fine open views over Abbey Gardens, The River Severn with The English Bridge beyond.

**Bedroom 1** 16' 2" x 11' 5" max 9' 7" min (4.92m x 3.48m/2.92m)

2 radiators, fitted wardrobes, double glazed sash window to the front, double glazed French doors lead onto attractive balcony.

**En-suite Shower Room**

Beautifully fitted with tiled shower cubicle, wash basin with cupboards beneath, WC, tiled flooring, heated towel rail.

**Second Floor Landing**

Built in shelved airing cupboard, access to roof space.

**Bedroom 2** 12' 0" x 10' 3" (3.65m x 3.12m)

2 double glazed sash style windows with magnificent views over Abbey Gardens and River, built in double wardrobe, radiator.

**En-suite Shower Room**

A good size room with tiled flooring, fitted with tiled shower cubicle, wash basin, WC, heated towel rail, double glazed sash style window to the rear.

**Bedroom 3** 13' 0" x 8' 9" (3.96m x 2.66m)

Radiator, double glazed sash style window to the front.

**Bedroom 4** 11' 5" x 6' 7" (3.48m x 2.01m)

Radiator, double glazed sash style window to the front.

**Outside - Front**

The property is approached over a block paved driveway providing parking for 2 cars and access to Garage.

**Rear Garden**

An attractive rear garden enjoys a flag stone patio with raised shrub beds, enclosed by timber fencing around and garden lighting, gated access to the rear. A lovely space for entertaining,

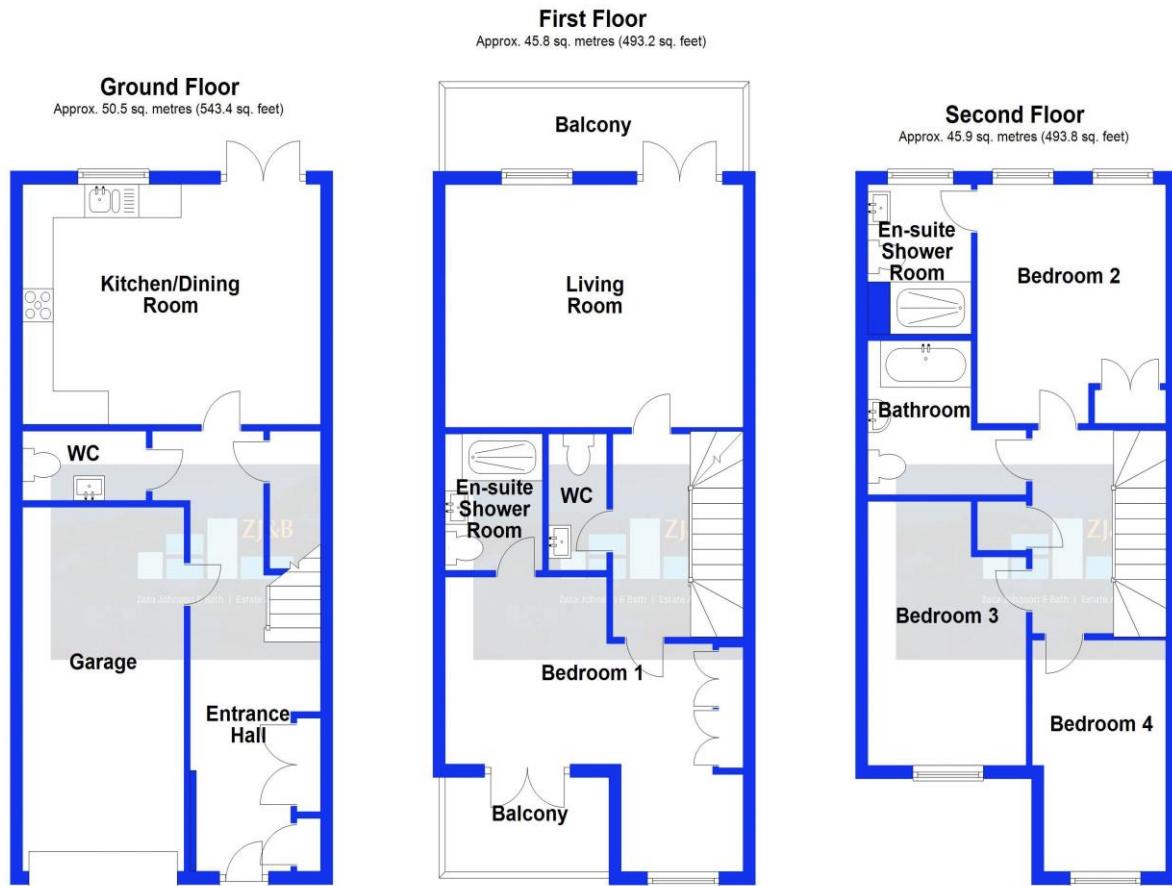
Council Tax Band D

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Site Management Fee**

Site Maintenance Charge £200 pa. tbc

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



Total area: approx. 142.2 sq. metres (1530.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp  
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## FLOOR PLANS FOR GUIDANCE ONLY

05/07/2023, 14:08

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

**!** This certificate has expired.

11 Amber Rise SHREWSBURY SY2 6AF	Energy rating <b>B</b>	This certificate expired on: 27 January 2023 Certificate number: 8877-7939-0310-0268-8926
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**Property type**  
Mid-terrace house

**Total floor area**  
128 square metres

**Rules on letting this property**

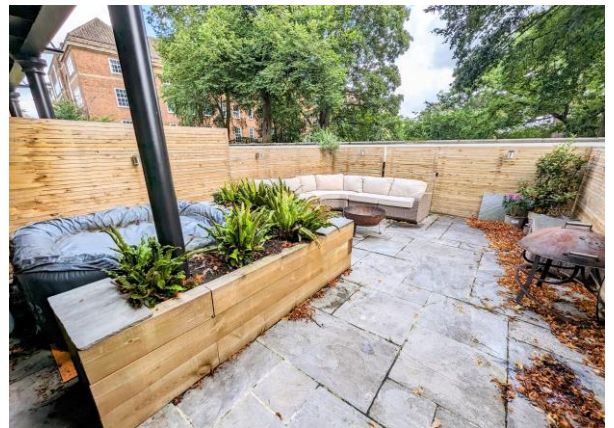
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**