



# 15 AMBER RISE

THE OLD MEADOW | SHREWSBURY | SY2 6AF

Halls 1845







# 15 AMBER RISE

THE OLD MEADOW | SHREWSBURY | SY2 6AF

Close to Town amenities

An incredibly attractive and impressive modern family home that offers superb living accommodation, situated in an incredibly popular location on the outskirts of Shrewsbury Town Centre.

Beautifully presented throughout  
Recently fitted Kitchen/dining room  
Quality fixtures and fittings  
First floor with balcony looking towards the English Bridge  
South facing patio perfect for al fresco entertaining



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre, head down Wyle Cop and over the English Bridge taking the first left turn before the traffic lights. Proceed to the barrier and into the development.

## SITUATION

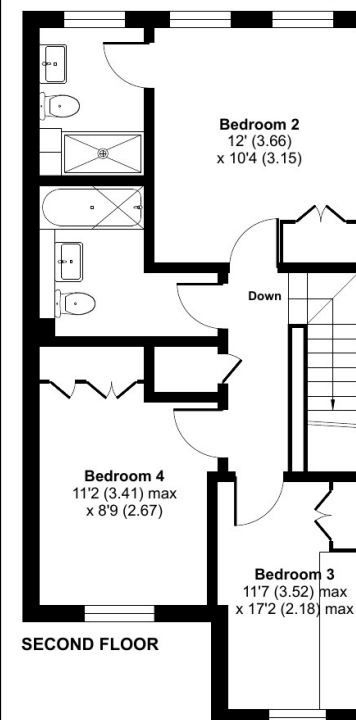
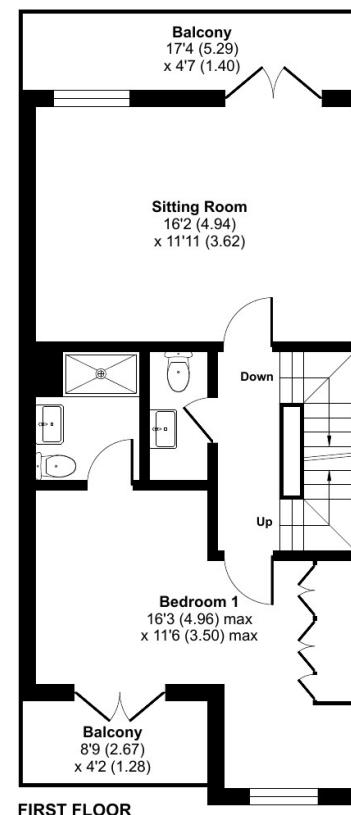
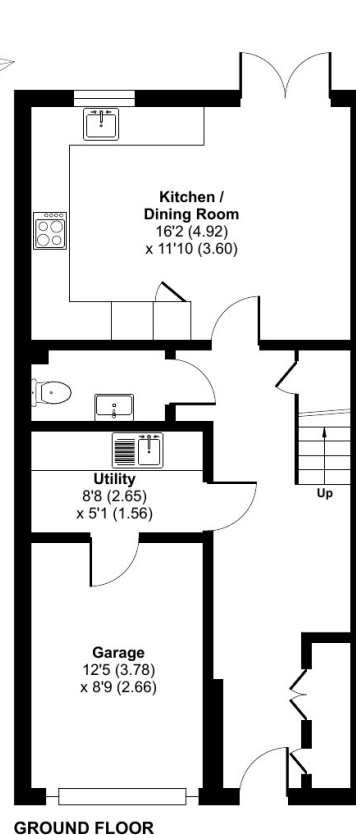
Ideally placed for Shrewsbury and all amenities including Schools, Shops, Supermarkets, Doctors, access to the A5/M54 motorway and has lovely walks to the Town Centre over the English Bridge and along the Quarry, and the banks of the River Severn. There is an array of wonderful boutique shops and restaurants on Wyle Cop, about 0.4 miles and into the Square which holds a number of events throughout the year and has a bespoke cinema.

Shrewsbury benefits from the Quarry Park, which is the main recreational park in the town, encompassing 29 acres of parkland with riverside walks, a playground and cafes, with the Boat House Inn as a popular eatery.

## PROPERTY

15 Amber Rise is a beautifully presented and attractively maintained townhouse that has been finished to a high standard and offers generous accommodation set over three floors.

The ground floor provides a reception hall that has wood floors, a useful guest WC, cloak cupboards, understairs storage and a door that leads into the garage through the converted utility room and storage space.



Approximate Area = 1449 sq ft / 134.6 sq m  
Garage = 108 sq ft / 10 sq m  
Total = 1557 sq ft / 144.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1336811



Positioned to the rear of the property is a much improved and re-fitted kitchen/dining room with French doors leading out to the south facing rear patio gardens. The kitchen has a selection of gloss finished wall and floor units, granite tops, built in fridge freezer, Neff double oven, Neff induction hob with extractor above and a Fisher and Paykel dishwasher. To the first floor, is a well proportioned sitting room with French door leading to the balcony offering a lovely aspect towards the English Bridge.

There is also the principal bedroom suite that has French doors to a balcony overlooking the front of the property, a dressing area that has built in wardrobes and an en-suite shower room. Completing the accommodation on the first floor is a WC.

On the second floor there are two further bedrooms (one with en-suite facilities) a bathroom and the fourth bedroom that is currently used as an office and has built in office furniture.





## OUTSIDE

Outside, to the fore there is a block paved driveway with space for circa two vehicles and an EV charging point. The gardens comprise landscaped areas to the rear, ideal for seating with room for potted plants. The property also has the benefit of two balconies and communal gardens which lead down to the River Severn.



## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand that the property has the benefit of mains water, electric, gas and drainage. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – D

### AGENTS NOTE

There is a service charge for the upkeep of the communal grounds which is approx £400 per annum.



#### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







