



19 Battlefield Court, Shrewsbury, SY1 4AR Offers in excess of £135,000

**** NO ONWARD CHAIN ****

Welcome to Battlefield Court, Shrewsbury - a charming location for this delightful two-bedroom, two-bathroom house. Situated in a peaceful area, this upper floor modern apartment offers a comfortable and convenient lifestyle.

Built in 2006, this property boasts 861 sq ft of living space, providing ample room for relaxation and entertainment. The two bedrooms are well-appointed, with one featuring an en-suite bathroom for added privacy and convenience.

The communal gardens offer a tranquil retreat, perfect for enjoying a morning coffee or unwinding after a long day. With allocated parking, you'll never have to worry about finding a space when you return home.

Don't miss the opportunity to make this lovely house your new home. With no onward chain, the process of making it yours is smooth and hassle-free. Contact us today to arrange a viewing and experience the charm of Battlefield Court for yourself.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**


Leasehold information


We have been advised that the length remaining on the lease is 104 years.

Ground rent £100 PA

Service charge TBC

All information should be checked through the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



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