



22 Anchorfields, Kidderminster, DY10 1PZ

Guide Price £169,950

**HILLS**  
Estate Agents

## 22 Anchorfields, Kidderminster

- An Attractive Victorian Terrace Home
- Offering No Onward Chain
- Close Proximity to Kidderminster Train Station & Amenities
- 2 Double Bedrooms & Versatile 3rd Study/Nursery/Dressing Room
- Breakfast Kitchen
- Rear Lawned Garden
- Excellent Starter Home / Rental Property
- Internal Viewing Essential

Tucked away on a quiet private cul-de-sac, the property is ideal for first time buyers or investors. Although a quiet location it's a short distance to local amenities as well as Kidderminster station (including The Severn Valley Railway) and Kidderminster town.

Within a 5-minute drive you can be in Bewdley, a local river town, also the famous West Midlands Safari Park. Worcester, Stourbridge, Bromsgrove, Wolverhampton and Birmingham are all easily accessible including access to the M42 and M5.

### DIRECTIONS

From Kidderminster Station proceed onto Comberton Hill, left towards the town centre and immediately before the Tesco Express, turn right onto George Street. Take the first left onto Anchorfields, the property will be found on the left as indicated by the agents For Sale board.

**what3words** //snacks.loved.puppy



This attractive Victorian terrace home is accessed to the front by a small, bricked stairwell leading to the main entrance.

The breakfast kitchen is situated to the front of the property and is fully fitted with matching base and eye level units with fitted roll top work surfaces and inset stainless steel sink. There is an integrated electric oven with four ring gas hob above and space for fridge freezer and space and plumbing for a washing machine.

The living room is well proportioned and comfortable with access to the rear garden with a double glazed window and a turning staircase to the first floor accommodation.

The first floor landing allows access to a generous double bedroom, fitted shower room and the occasional bedroom/dressing room or first floor office. The double bedroom has a fitted cupboard and double glazed window to the front aspect with attractive outlook.

The shower room is well presented and fully fitted being tiled throughout with glazed shower cubicle and pedestal wash hand basin with low level W.C.

There is a particularly useful occasional bedroom, ideal as a dressing room or home office. With double glazed window to the rear aspect and a fitted dressing table. A staircase leads to the second floor light and spacious double bedroom.

The spacious double bedroom on the second floor has a Velux window to the front aspect with attractive long distance views and access into the eaves/loft storage space.



## OUTSIDE

The rear garden is fully enclosed by a combination of fencing and brick wall and is designed for low maintenance. It features a mix of lawn and patio areas, with a variety of mature trees providing an added level of privacy.

## SERVICES

Mains gas, electricity, water and drainage are understood to be connected at the time of our inspection. We have not carried out any tests on the services and cannot confirm that these are in working order or free from any defects.

## MILEAGE

Kidderminster Station  $\frac{1}{4}$  mile | Bewdley 4.4 miles | Stourport on Severn 4 miles | Worcester 14 miles | Birmingham 19 miles

**COUNCIL TAX:** Band E

**TENURE:** Freehold with vacant possession upon completion.

**Energy Performance Rating: E**

## AML (Anti-Money Laundering)

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identify of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic drivers licence etc)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

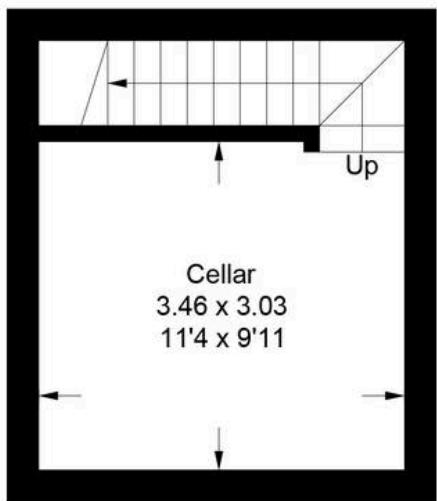
# 22 Anchorfields, Kidderminster

Approximate Gross Internal Area = 68.0 sq m / 732 sq ft

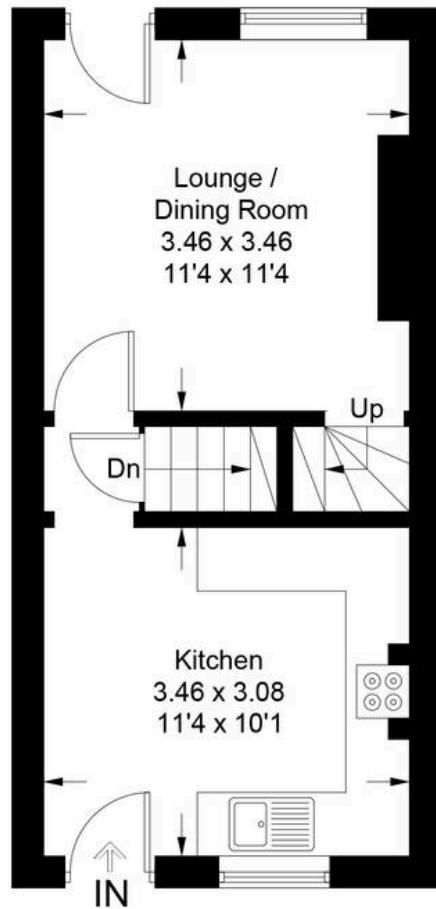
Cellar = 14.0 sq m / 151 sq ft

Total = 82.0 sq m / 883 sq ft

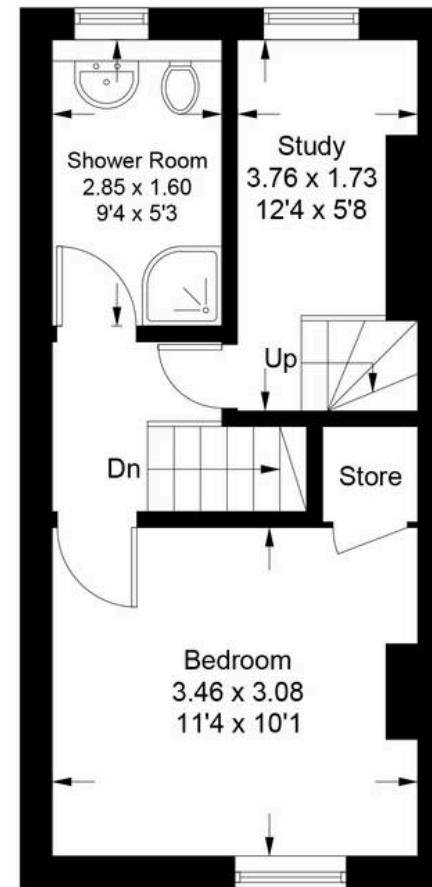
(Excluding Loft)



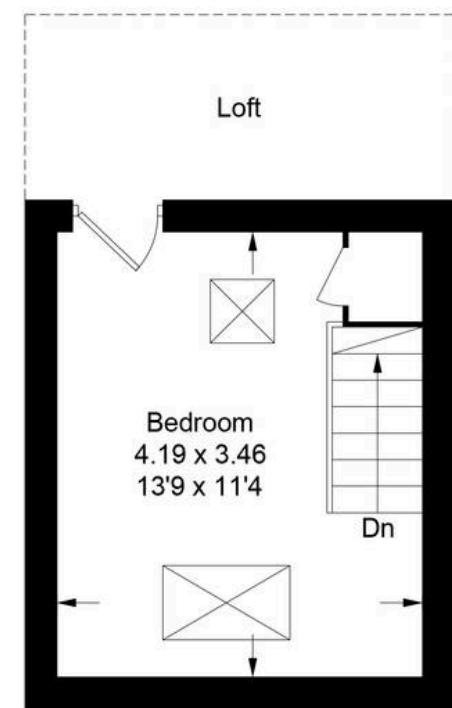
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for guidance only and must not be relied upon as a statement of fact.

