Connells

connells.co.uk

for sale

guide price **£135,000**



Anchorfields Kidderminster DY10 1PZ

In need of modernisation but bursting with potential, this is an ideal opportunity for buyers looking to create their dream home or investors looking for their next challenge.

Anchorfields Kidderminster DY10 1PZ

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Set back from the roadside behind a foot path, steps leading up to property, on street parking available.

Lounge

First of two reception rooms, having door and window to front elevation, wood effect floor, ceiling light point, panelled radiator, door onto inner hallway and onto Dining room.

Inner Hallway

Connecting the front and rear reception, stairs rising to first floor.

Dining Room

Leading into kitchen, having access to cellar, window to rear, wood effect floor, panelled radiator, ceiling light point.

Kitchen

Offering access onto the rear garden, having a range of wall and base units and space or white goods.



First Floor

Bedroom One

Located on first floor, double bedroom, window to front, fitted carpet, panelled radiator, storage cupboard, ceiling light point

Bedroom Two

Second bedroom on the first floor, window to rear, fitted carpet, panelled radiator, ceiling light point.

Bathroom

A spacious bathroom having bath with shower over and glass shower screen, low flush W/C, wash hand basin, frosted window to rear.

Attic Room/ Bedroom 3

Offering flexibility depending on requirements, having window to front, fitted carpet, panelled radiator, ceiling light point.

Rear Garden

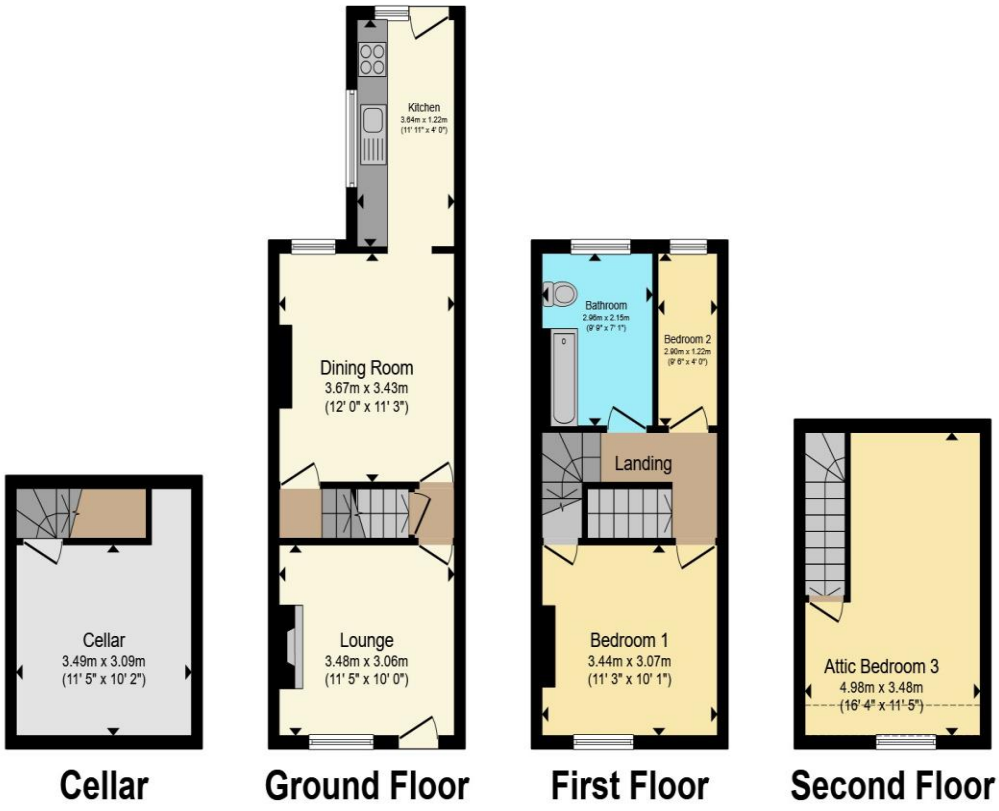
Accessed via kitchen, having steps up to patio area which offers an ideal space for table and chairs.











Total floor area 91.7 m² (987 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells





To view this property please contact Connells on

T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
KIDDERMINSTER DY10 1ED

Property Ref: KMR313494 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: A

view this property online
connells.co.uk/Property/KMR313494

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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk