



**Connells**

George Law Court Anchorfields  
Kidderminster



### Property Description

OVER 55'S INDEPENDENT LIVING COMPLEX Well-presented apartment situated perfectly for local amenities, transport links and Kidderminster town centre.

Comprising of a spacious entrance hall with plenty of storage, lounge, kitchen, two bedrooms and a bathroom.

Externally the property benefits from parking and a secure intercom entry system for the building.

### Entrance Hall

Having three storage cupboards, fitted carpet, electric heater and a ceiling light point.

### Lounge

14' 3" x 12' 8" (4.34m x 3.86m)

Spacious lounge boasting a large double glazed bay window to the front, electric fire with surround, fitted carpet, an additional wall mounted electric heater, ceiling light point and a television aerial point. Open archway into:-

### Kitchen

9' 1" x 6' 11" (2.77m x 2.11m)

Fitted kitchen offering a range of wall and base units and work surfaces. Stainless steel sink and drainer unit, electric cooker and hob and space for a freestanding fridge freezer. Tiled walls and ceiling light point.

## Bedroom One

12' 5" x 9' 4" (3.78m x 2.84m)

Spacious double bedroom having fitted mirror-fronted wardrobes, fitted carpet, wall-mounted electric heater and a ceiling light point. Double glazed window to the front.

## Bedroom Two

12' 4" x 6' 2" (3.76m x 1.88m)

Having fitted carpet, ceiling light point and a wall mounted electric heater. Double glazed window to the front.

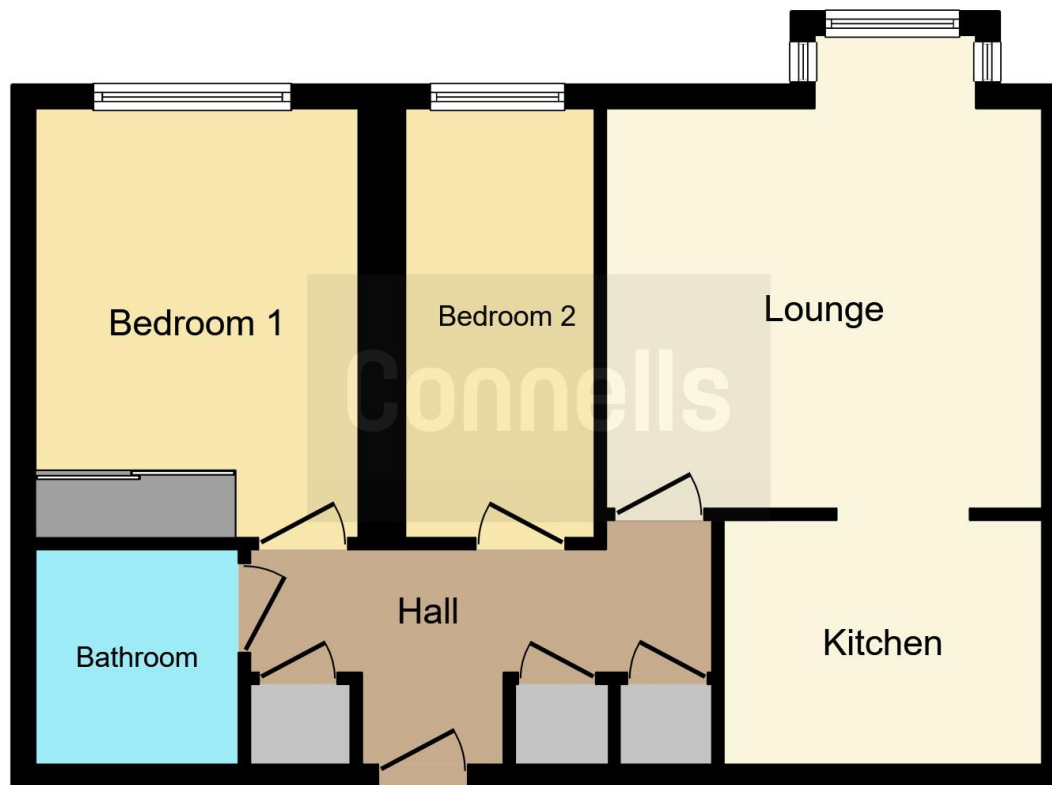
## Bathroom

White suite comprising a panelled bath, wash hand basin and WC. Partially tiled walls, ceiling light point, extractor fan and wall mounted heater.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01562 682 14**  
**E [kidderminster@connells.co.uk](mailto:kidderminster@connells.co.uk)**

28-29 Worcester Street  
KIDDERMINSTER DY10 1ED

**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KMR309932](https://connells.co.uk/Property/KMR309932)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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