



18 Clayfield Drive

Malvern, WR14 1RB

Guide Price £225,000



Located in a quiet cul-de-sac, this modern three bedroom mid terrace house is within easy reach of local primary schools. The accommodation comprises in brief; entrance hall, lounge/dining room, fitted kitchen, conservatory, three bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating, parking and a rear garden. Offered for sale with no onward chain, a viewing is strongly advised by Denny & Salmond.



ENTRANCE

Via porch into entrance hall, radiator, electric consumer unit, staircase rising

LOUNGE/DINING ROOM

23'6" x 7'3" ext to 12'0" (7.16 x 2.22 ext to 3.65)

(excl. recess). Double glazed window to front aspect, double glazed window and door to conservatory, living flame gas fire with hearth and surround, two radiators.

KITCHEN

10'4" x 7'5" (3.14 x 2.27)

Fitted with a range of wall and base units with roll top marble effect work surface over, tiled splashbacks. Stainless steel sink & drainer with mixer tap, Cannon slot in oven with 4 ring gas hob, Hoover washer/dryer, Electra fridge/freezer, Vaillant combination wall mounted boiler, radiator, double glazed window to rear aspect.

CONSERVATORY

7'10" x 7'3" (2.40 x 2.20)

Glazed to 3 sides and double glazed door leading to rear garden, power point.

LANDING

Storage cupboard with shelving, loft hatch.

BEDROOM ONE

12'2" x 9'0" (3.70 x 2.75)

Double glazed window to front aspect, radiator.

BEDROOM TWO

11'1" x 8'4" (3.38 x 2.55)

Double glazed window to rear aspect, radiator.

BEDROOM THREE

10'4" x 5'10" (3.16 x 1.77)

Double glazed window to front aspect, radiator.

BATHROOM

White suite comprising panelled bath and screen with electric Triton shower over, pedestal wash hand basin, low level WC, radiator, fitted mirror, double glazed obscure window to rear aspect.

OUTSIDE

Off street parking to the front of property. Rear garden laid to patio and gravel with boarders and enclosed by wooden panel fencing, shed and side path to provide access to the front of the property.

COUNCIL TAX BAND

We understand that this property is council tax band B.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

FREEHOLD

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

DIRECTIONS

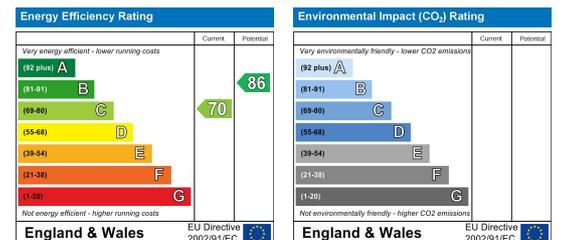
From our Malvern office proceed towards Malvern Link bearing left on to North Malvern Road and right into Cowleigh Road. Proceed past The Star public house and take the right hand turn down the hill into Cowleigh Bank. Turn right in to Clayfield Drive and the house will be located towards the end of the cul de sac as indicated by our agent's For Sale board.

Area Map



Floor Plans

Energy Efficiency Graph



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