



**£195,000** Clayton Drive, Aston Fields, B60 3SF

**right** estate  
agents



A very well presented, two bedroom, mid-terraced house located in Aston Fields, convenient for local bars, shops and restaurants, and Bromsgrove train station.

The property includes a hallway, lounge, kitchen, under-stairs storage cupboard, landing, two bedrooms, bathroom, upstairs storage cupboard where tank used to be, rear garden and two allocated parking spaces.

As well as expected fixtures and fittings, the vendors are also offering to include in the sale (as seen in photos) the Hotpoint fridge/freezer, washing machine, solid oak bed frame, new mattress, chest of drawers, bedside table, wardrobe, curtains, blinds and light fittings.

Extensive improvements in the last 2 years approx. include new carpets, fire, blinds, light fittings, worktops, sink, tap, floor tiles, consumer unit, hob, boiler, guttering and downpipes, fencing and gate, fully refurbished bathroom and general updating and redecoration throughout.

Tenure: Freehold (this was purchased in April 2017, not verified)

EPC Rating: C

Council Tax Band: B

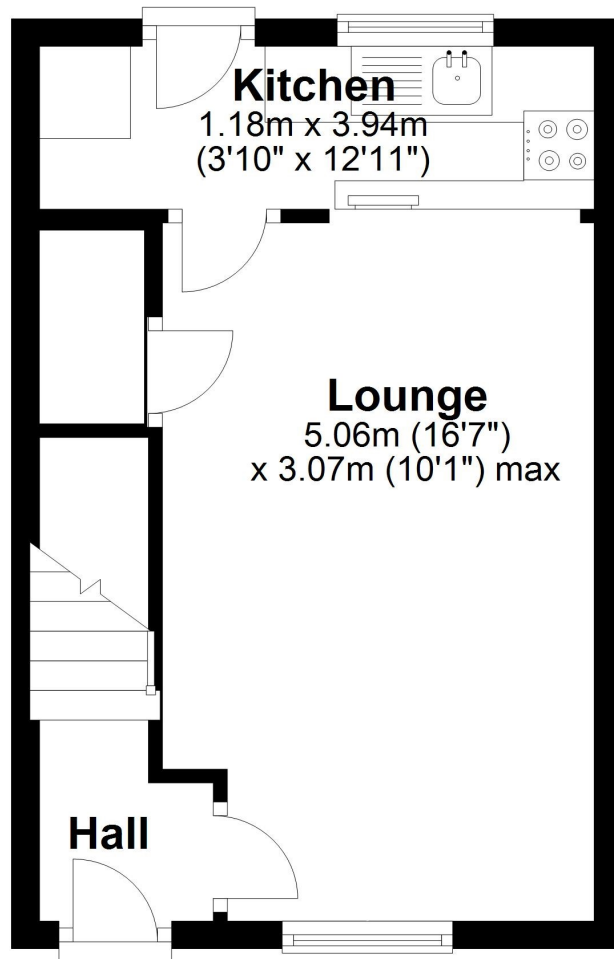
Approx. Floor Area: 49sq m (527sq ft)

Rear Garden Orientation (approx.): North East



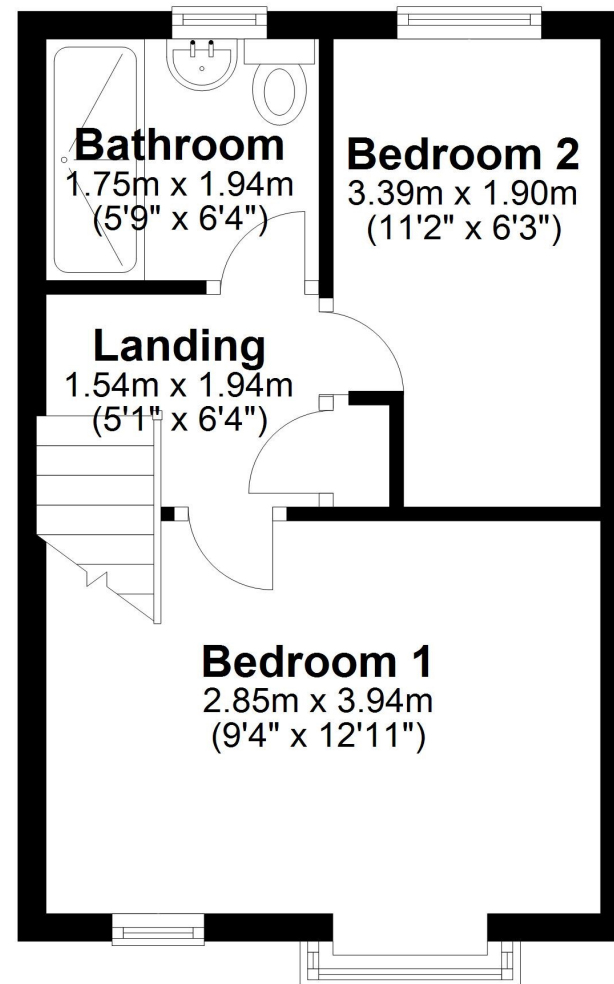
## Ground Floor

Approx. 25.0 sq. metres (268.9 sq. feet)



## First Floor

Approx. 25.1 sq. metres (270.6 sq. feet)



**Total area: approx. 50.1 sq. metres (539.5 sq. feet)**

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

These details are not an offer or contract. You should not rely on statements by Right Estate Agents in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. The tenure needs to be verified via your solicitors. Areas, measurements and distances are approximate and measured to maximum distances for irregular shaped rooms. Any reference to alterations or extensions, or use of, or any part of the property does not mean that the necessary planning, building regulations or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

For more information, to arrange a viewing, or if you need a valuation on your own property, call us on 01527 306420, or email: [info@reabromsgrove.co.uk](mailto:info@reabromsgrove.co.uk)



**Need a mortgage?**

We recommend Guest Independent Mortgage Advice. They can search the market, get a decision in principle, and achieve mortgage offers very quickly. They also have a five star rating for excellent customer service so give them a call on 01527 306425, or visit their website for more info: [www.guestindependent.com](http://www.guestindependent.com)

**Property to sell?**

If you need to sell a property in order to buy, you ideally need to be on the market (and preferably sold) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly if you need to sell, just ask for a free valuation and we can pop out to your property and discuss your needs.

**Need a solicitor?**

A good solicitor can save you literally weeks of time, reducing the stress levels of all involved. We can instruct a firm that is competitive on cost and very reliable. Just ask for a quote.

**Need a surveyor?**

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you.

**Need a removal company and storage?**

Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

**Where to find us:**

Our address is: 1 St Godwalds Road, Aston Fields, Bromsgrove B60 3BN (Near Bromsgrove train station)

