



**31 Clayfield Drive,, Malvern, WR14 1RB**

**£219,950**

A very well presented mid-terrace property, situated in a popular and quiet residential location towards the north of Malvern. Comprising; entrance hallway, kitchen, sitting/dining room, two double bedrooms and a bathroom, with off road parking to the fore and a landscaped rear garden. The property is double glazed and centrally heated and is an ideal buy for a first time buyer of investment purchase. We highly recommend an early viewing.





# 31, Clayfield Drive,, Malvern, Worcestershire, WR14 1RB

## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

## ENTRANCE

Radiator, engineered wood effect flooring flowing through to

## KITCHEN 11'10" x 11'6" (3.63m x 3.52m)

Front facing double glazed window. Range of modern drawer and cupboard base units with roll edged worktop over and matching wall units, one and a half bowl stainless steel sink unit with mixer tap and drainer. Integrated four ring stainless steel gas hob with stainless steel splashback and matching cooker hood over with single oven under and there is space and undercounter plumbing for washing machine and space for a full height fridge freezer, tiled splashbacks, Glow worm wall mounted boiler in a matching cupboard. Stairs to first floor with useful understairs storage. Door to;

## SITTING ROOM 16'5" x 11'8" (5.01m x 3.56m)

Rear facing reception room and enjoying a double glazed window to rear and a recently installed double glazed door giving access to the garden. tv point, radiator, wall mounted electric fire.

## FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing a radiator with useful shelving over. Doors to;

## BEDROOM ONE 11'1" x 11'7" (3.38m x 3.55m)

A good size double bedroom, front facing double glazed window, radiator. Useful over stairs wardrobe with hanging rail.

## BEDROOM TWO 8'2" x 11'5" (2.51m x 3.50m)

A further double bedroom with a rear facing double glazed window and radiator.

## BATHROOM 9'5" x 5'5" (2.88m x 1.67m )

Refitted with a white suite of low level WC, pedestal wash hand basin and panelled bath with mixer tap and dual head rainfall and hand held shower over. Aquaboard splashbacks. Wall mounted chrome heated towel rail, extractor fan.



## OUTSIDE

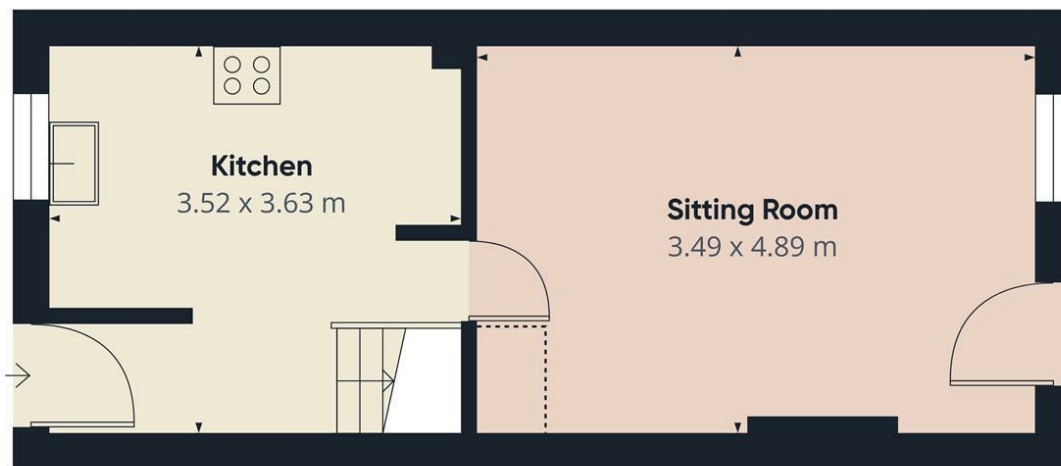
To the fore is a block paved driveway for one car and a small gravelled garden area. To the rear a paved patio seating area extends away from the property, with the garden being landscaped with paved steps leading up past two lawned tiers to a large wooden shed. The garden is enclosed by a perimeter fence and there is gated pedestrian access to an alleyway that gives access to the front of the property and the side parking area.

## DIRECTIONS

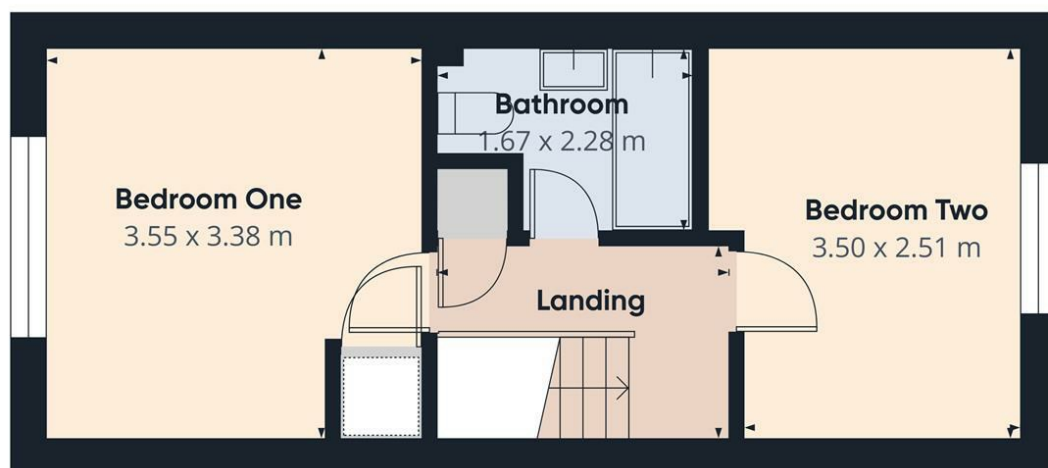
From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link and Worcester. After approximately half a mile take the fork to the left towards West Malvern and into North Malvern Road. After a short distance take the first fork into Cowleigh Road towards Storridge and Bromyard. Follow this route for about half a mile taking the second turning into Cowleigh Bank. Proceed down this road for a short distance where the turning for Clayfield Drive can be found on the right. Turn here and follow the road for a short distance after which the house can be found on the right hand side as indicated by the agents For Sale board.







### Ground Floor



### Floor 1

Allan Morris

Approximate total area<sup>(1)</sup>57.1 m<sup>2</sup>

### Reduced headroom

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

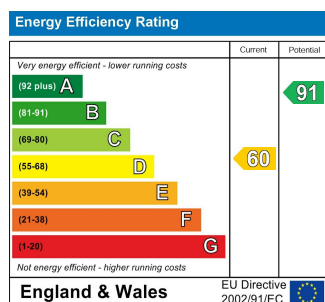
Calculations are based on RICS IPMS 3C standard

GIRAFFE360

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

EPC

## Material Information Report




**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets, curtains and white goods, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: D60 Potential: B91

SCHOOLS INFORMATION: Local Education Authority: Worcestershire  
LA: 01905 82270

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