

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A QUIET, YET CONVENIENT LOCATION OFFERING WELL PRESENTED ROOMS BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED GARDEN AND OFF ROAD PARKING. ENERGY RATING "D"**

## Clayfield Drive - Guide Price £225,000

31 Clayfield Drive, Malvern, WR14 1RB





# 31 Clayfield Drive

## Location & Description

Situated in a popular and much sought after residential district close to local amenities. The Victorian hillside town of Great Malvern is close by and there are a number of high street names, restaurants, coffee shops and community facilities. Further and more extensive shops are available on the retail park in Townsend Way or in the city of Worcester.

Transport facilities are excellent with Malvern offering a mainline railways station offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales into an easy commute.

Educational facilities are well catered for both at primary and secondary levels in the public and private sectors.

## Property Description

31 Clayfield Drive is a modern, mid terrace property in a quiet cul-de-sac location. The property is approached over a block paved driveway allowing parking for a vehicle and with a paved path to side leading to the obscure double glazed UPVC front door set under a storm porch with pitched tiled roof and wooden supports. This opens to the accommodation which has been enhanced considerably by the current owner offering light, airy and well presented rooms all benefitting from double glazing and gas central heating.

The accommodation in more detail comprises:

### Entrance Area

Ceiling light point, radiator, engineered wood effect flooring flowing through to

### Kitchen 3.72m (12ft) x 3.59m (11ft 7in)

Offering a range of modern drawer and cupboard base units with roll edged worktop over and matching wall units. Set beneath the double glazed window to front is a 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. Matching tiled splashbacks, ceiling light point. Modern Glowworm wall mounted boiler in a matching cupboard. Stairs to first floor with useful understairs storage. Door to

### Sitting Room 5.01m (16ft 2in) x 3.56m (11ft 6in)

Positioned to the rear of the property and enjoying a double glazed window to rear and a recently installed double glazed door overlooking and giving access to the garden. This is a generous room with radiator, ceiling light point and wall mounted electric fire.





## First Floor

### Landing

Ceiling light point, access to loft space. Airing cupboard housing a radiator with useful shelving over. Doors to

### Bedroom 1 3.46m (11ft 2in) x 3.59m (11ft 7in)

A good size double bedroom positioned to the front of the property with double glazed window, ceiling light point and radiator. Useful overstairs wardrobe with hanging rail.

### Bedroom 2 2.87m (9ft 3in) x 3.59m (11ft 7in)

A further generous bedroom with double glazed window, ceiling point and radiator.

### Bathroom

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

### Outside

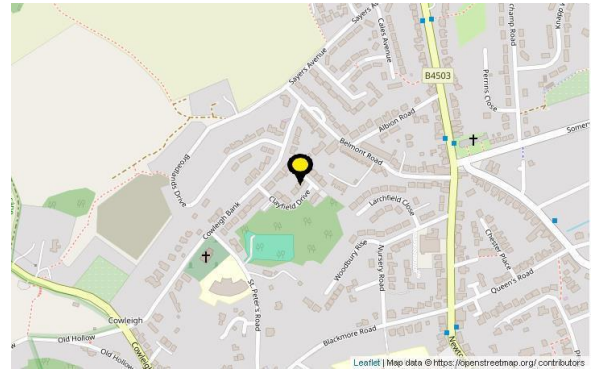
To the rear a paved patio area extends away from the property and the current owner has landscaped the rear garden with paved steps leading up past two lawned tiers to a large wooden SHED. The garden is enclosed by a hedged and fence perimeter and there is gated pedestrian access to an alleyway that gives access to the front of the property.

Positioned close to the property there is a residents parking area which is available on a first come, first served basis.



## Directions

From the agents office in 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.



## Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (60).



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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.