



**23 Clayton Drive**

Bromsgrove, B60 3SF

**Andrew Grant**

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**3 Bedrooms 1 Bathroom 1 Reception Room**

Fully refurbished three bedroom home with stylish kitchen diner, outdoor kitchen, landscaped low maintenance garden and generous driveway parking.

- Fully refurbished three bedroom home arranged over two floors.
- Bespoke kitchen dining room with shaker cabinetry, quartz style worktops, integrated appliances and French doors.
- Comfortable living room with bay window and electric stove plus useful utility and cloakroom.
- Landscaped rear garden with artificial lawn, resin terrace, outdoor kitchen with pizza oven and built in seating.
- Generous driveway and remote operated roller shutter garage in a convenient Bromsgrove setting.

Situated on Clayton Drive, this refurbished three bedroom home offers stylish accommodation. The ground floor includes an impressive kitchen and dining area with fitted cabinets, quality worktops and French doors to the garden, a separate living room with a bay window and electric stove, together with a utility and cloakroom. Upstairs there are three well presented bedrooms and a contemporary bathroom. Outside, the landscaped rear garden provides an artificial lawn, resin terrace and outdoor kitchen, while the remote operated garage and expansive driveway ensure ample parking.

927 sq ft (86.2 sq m)





## The kitchen and dining room

Forming the social hub of the house, the kitchen and dining room pairs everyday living with contemporary style. Bespoke shaker cabinetry, quartz style worktops and integrated appliances surround a central peninsula with induction hob, breakfast bar and wine cooler. A generous dining area sits alongside French doors opening to the garden.



Find your seat...

Household	Household	Household
House Smith	House Jones	House Brown
House White	House Black	House Green
House Grey	House Blue	House Red
House Purple	House Yellow	House Orange
House Pink	House Silver	House Gold
House Bronze	House Copper	House Iron
House Steel	House Aluminum	House Plastic
House Glass	House Paper	House Fabric
House Wood	House Stone	House Brick
House Concrete	House Cement	House Mortar
House Sand	House Gravel	House Soil
House Fertilizer	House Pesticide	House Herbicide
House Antifungal	House Insecticide	House Rodenticide
House Disinfectant	House Bleach	House Ammonia
House Vinegar	House Baking Soda	House Borax
House Hydrogen Peroxide	House Rubbing Alcohol	House Iodine
House Lysol	House Clorox	House Windex
House Mr & Mrs Ward		

12th August 2023





## The living room

A comfortable room for unwinding, the living enjoys a front aspect and plenty of space for seating. Its focal point is a contemporary electric stove set in a sleek surround, while a wide bay window brings character and views of the front approach. From here, the hall connects the space to the kitchen dining room and the upper floor.



## The utility and cloakroom

Designed for convenience, the utility and cloakroom keeps household tasks out of sight. In the utility area, which forms part of the kitchen, matching cabinetry from the kitchen houses a sink with drainer, together with a stacked washing machine and dryer. The cloakroom is off the hallway offers a contemporary white WC and vanity basin with storage. This practical space sits off the hall close to the kitchen and garden.





## The primary bedroom

Providing a restful retreat, the primary bedroom lies to the front of the first floor. A run of built-in wardrobes with mirrored sliding doors ensures plenty of storage and a panelled feature wall adds decorative interest. A window looks over the front, and the room comfortably accommodates a large bed with easy access to the family bathroom via the landing.





## The second bedroom

Currently arranged as a nursery, the second bedroom offers generous proportions for a double or twin room. A wall of fitted wardrobes provides floor to ceiling storage without compromising the usable space. A window overlooks the rear garden and there is ample floor space for freestanding furniture or play.



## The third bedroom

Flexibility is afforded by the third bedroom which would suit a home office, dressing room or nursery. Gloss fronted fitted cabinetry incorporates shelving, drawers and a built in desk or dressing table. A window overlooks the frontage and the room is conveniently positioned off the landing, making it a useful additional space.



## The garden

Designed for low maintenance outdoor living, the garden is a continuation of the contemporary interior. An artificial lawn is bordered by raised planters and a rendered retaining wall with timber rail. A resin bound terrace provides space for dining and entertaining beside the outdoor kitchen which includes a pizza oven, barbecue and built in seating. French doors from the kitchen open onto this space with access to the driveway.





## The driveway and parking

Approached via a generous private driveway, the property benefits from ample parking for several vehicles. A remote operated electric roller shutter door gives access to the remaining section of the garage, which provides secure storage and houses the boiler.

## Location

Clayton Drive enjoys a convenient position on the outskirts of Bromsgrove, a thriving Worcestershire market town with a wide range of amenities. The surrounding residential area offers access to shops, supermarkets, parks and recreational facilities, with a choice of schooling within the wider community. Bromsgrove town centre provides a mix of independent and national retailers, cafes and restaurants, while commuters appreciate good road and rail links towards Birmingham, Worcester and the motorway network. The area is also within easy reach of open countryside and leisure pursuits. Public transport includes bus services and a railway station connecting to regional centres.

## Services

The property benefits from mains gas, electricity, water and drainage.

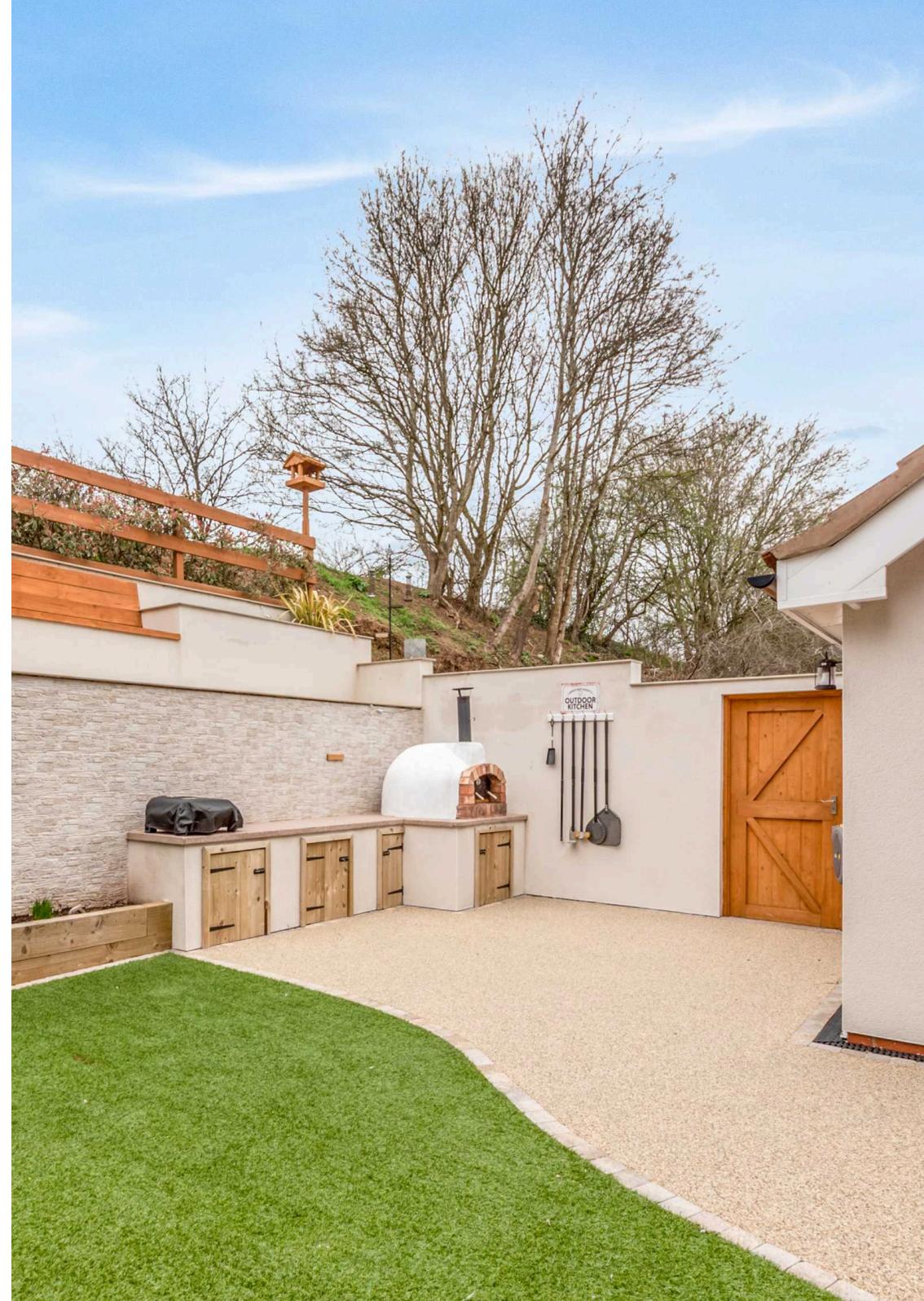
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

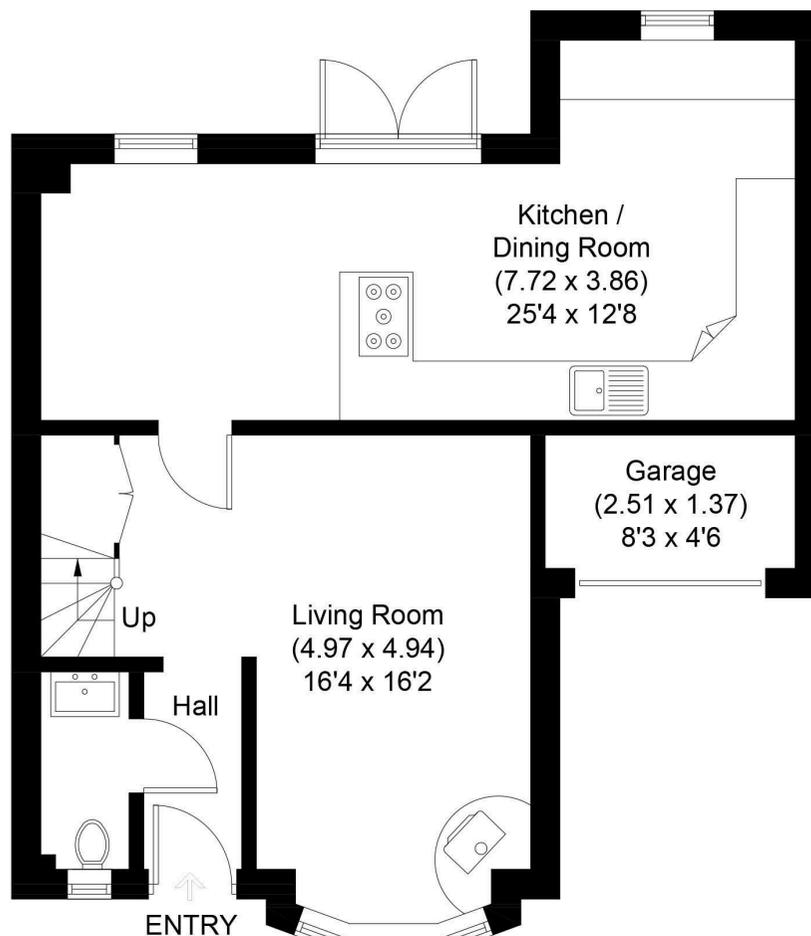
## Council Tax

The Council Tax for this property is Band C.

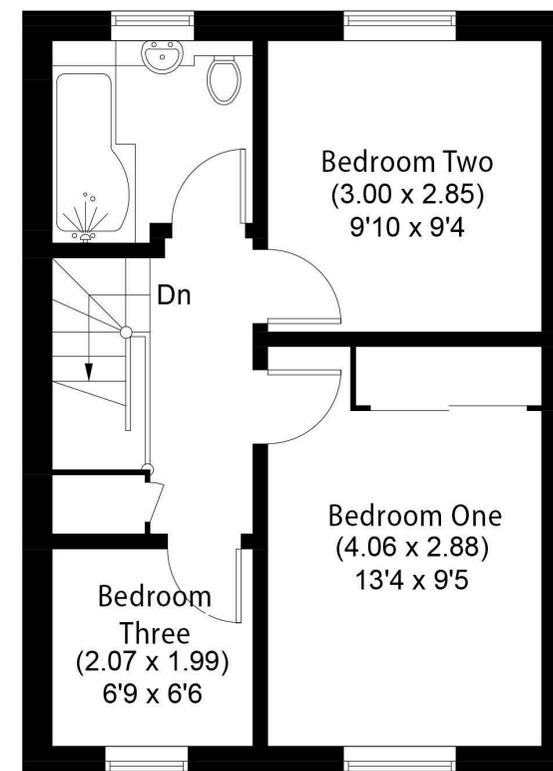


# Clayton Drive

Approximate Gross Internal Area  
Ground Floor = 47.1 sq m / 507 sq ft  
First Floor = 35.7 sq m / 384 sq ft  
Garage = 3.4 sq m / 36 sq ft  
Total = 86.2 sq m / 927 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.



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