



18 Clayhall Road, Droitwich, Worcestershire, WR9 7RU

£169,950

Allan Morris
estate agents

18 Clayhall Road, Droitwich, Worcestershire, WR9 7RU

'Vacant & No Upward Chain'

This freehold cluster house is situated in an established residential area, convenient for commuting to Birmingham and Worcester, the national motorway network and the facilities of the town.

The house offers accommodation of approximately 410sqft, comprising: an L-shaped living room; fitted kitchen; landing; double bedroom with built-in wardrobe; and a bathroom with a shower.

In addition, the property benefits from a wide gravel drive providing off-road parking for two cars, PVC double glazing, gas-fired central heating and a private side garden with a lovely westerly aspect that has been landscaped for ease of maintenance.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- Freehold tenure
- Private low maintenance garden
- 2 car drive
- PVC double glazing
- Gas-fired central heating
- Ideal combination boiler, installed 2019
- Accommodation of approx 410sqft
- Council Tax band A
- Energy Performance Certificate band C



INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted
- Built-in wardrobe in bedroom
- Other items may be available by negotiation

DESCRIPTION

GROUND FLOOR

- **OPEN PORCH** with a built-in store/meter cupboard
- **L-SHAPED LIVING ROOM** 3.97m x 2.67m < 4.76m (13'0" x 8'9" < 15'7")
- **FITTED KITCHEN** 1.97m x 1.66m < 1.79m (6'6" x 5'5" < 5'10")

FIRST FLOOR

- **LANDING** 0.88m x 0.86m (2'10" x 2'9")
- **DOUBLE BEDROOM** 3.97m x 2.46m < 3.21m (13'0" x 8'1" < 10'6")
- **BATHROOM** 1.67m < 2.19m x 1.63m (5'6" < 7'2" x 5'4")

OUTSIDE

- **PARKING** The house is approached over a wide gravel drive providing off-road parking for two cars
- **GARDENS** The house occupies a good sized corner plot, standing back behind a tiered and gravelled front garden. To the side there is a private garden, with a lovely westerly aspect that has been landscaped for ease of maintenance.

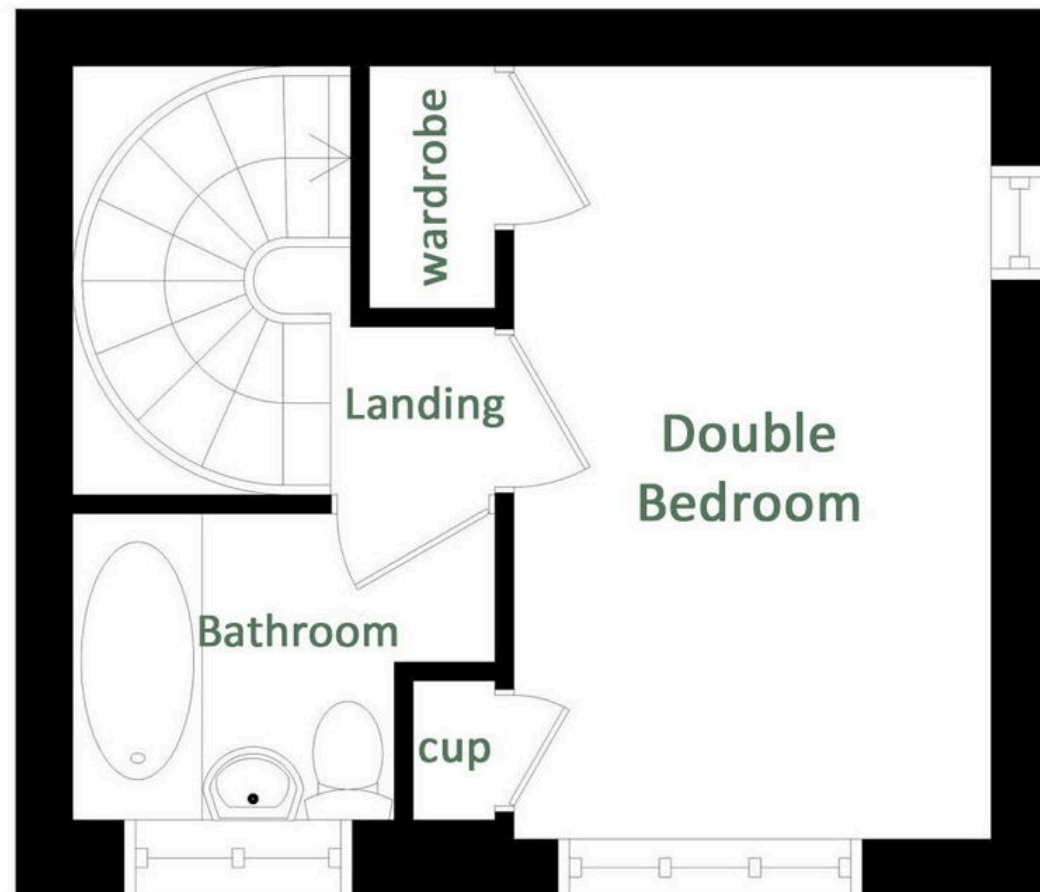
DIRECTIONS

- From Droitwich town centre: take Saltway towards Hanbury and turn first right into The Holloway. At the end of the road turn left into Tagwell Road, then second right into Primslad Way. Take the fourth turning on the right into Brantwood Road, then first right into Clayhall Road, where the property will be found on the right, as indicated by the





Ground Floor



First Floor

Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.

www.allan-morris.co.uk

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

Allan Morris Worcestershire Ltd is Registered in England and Wales under Company No 07151279, Registered Office Sidbury House, 32 Sidbury, Worcester, Worcs, WR1 2HZ
Allan Morris Lettings LLP is Registered in England and Wales under Company No OC336150, Registered Office Sidbury House, 32 Sidbury, Worcester, Worcs, WR1 2HZ

