



14 Clayfield Drive, Malvern, WR14 1RB

Guide Price £200,000

Situated in a popular residential area, this semi-detached house is ideal for both first-time buyers and those looking to downsize.

The accommodation in brief comprises; entrance hall, kitchen, living room and conservatory whilst to the first floor there are two double bedrooms and bathroom. The property also benefits from parking for one vehicle and pleasant low maintenance rear gardens.

Offered for sale with no onward chain, viewing is via the Agent. EPC Rating C



Entrance Hall

A UPVC double glazed entrance door leads into the Entrance Hall with wood effect flooring, radiator, staircase to First Floor Landing, multi paned door to Living Room and open access to the Kitchen.

Kitchen 11'10" x 8'0" max (3.62m x 2.44m max)

The Kitchen is fitted with a range of white fronted base and eye level units with slate effect work surface with upstands and stainless steel sink unit with mixer tap. Plumbing for washing machine, slot in electric double oven with extractor hood above and glazed splashback. Space for fridge freezer, flooring as before, wall mounted Worcester gas central heating boiler and double glazed window to front.

Living Room 16'7" x 11'9" (5.08m x 3.59m)

Double glazed window and door leading to the Conservatory beyond. Radiator, TV point.

Conservatory 6'2" x 11'3" (1.90m x 3.44m)

Of brick and UPVC double glazed construction under a pitched polycarbonate roof with double glazed sliding doors leading to the rear garden beyond.

First Floor Landing

From the Entrance Hall, the staircase rises to the First Floor Landing with doors to all rooms, hatch to loft space and door to airing cupboard housing hot water cylinder and shelving.

Bedroom One 10'6" x 11'9" (3.22 x 3.60)

Double glazed window to front, radiator and over stair storage cupboard with hanging rail.

Bedroom Two 10'0" x 11'9" (3.07 x 3.59)

Double glazed window to rear, radiator.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mixer tap and handheld shower attachment along with Triton Electric shower over. Aqua panelling to walls, pedestal wash hand basin, low-level WC, radiator, mirror fronted cabinet, wood effect flooring and double glazed window to side.

Outside

To the front of the property is block paved parking for one vehicle, with ornamental gravel bed, bounded by mature shrubs. A pedestrian pathway leads both to the entrance door and to the gated side access beyond.

The rear garden has been paved for ease of maintenance with patio seating area adjoining the conservatory and steps leading to a further raised seating level, planted with a trio of attractive Acers. Gated access leads to a further area beyond with timber shed. The plot is enclosed by timber fencing on all sides.

Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

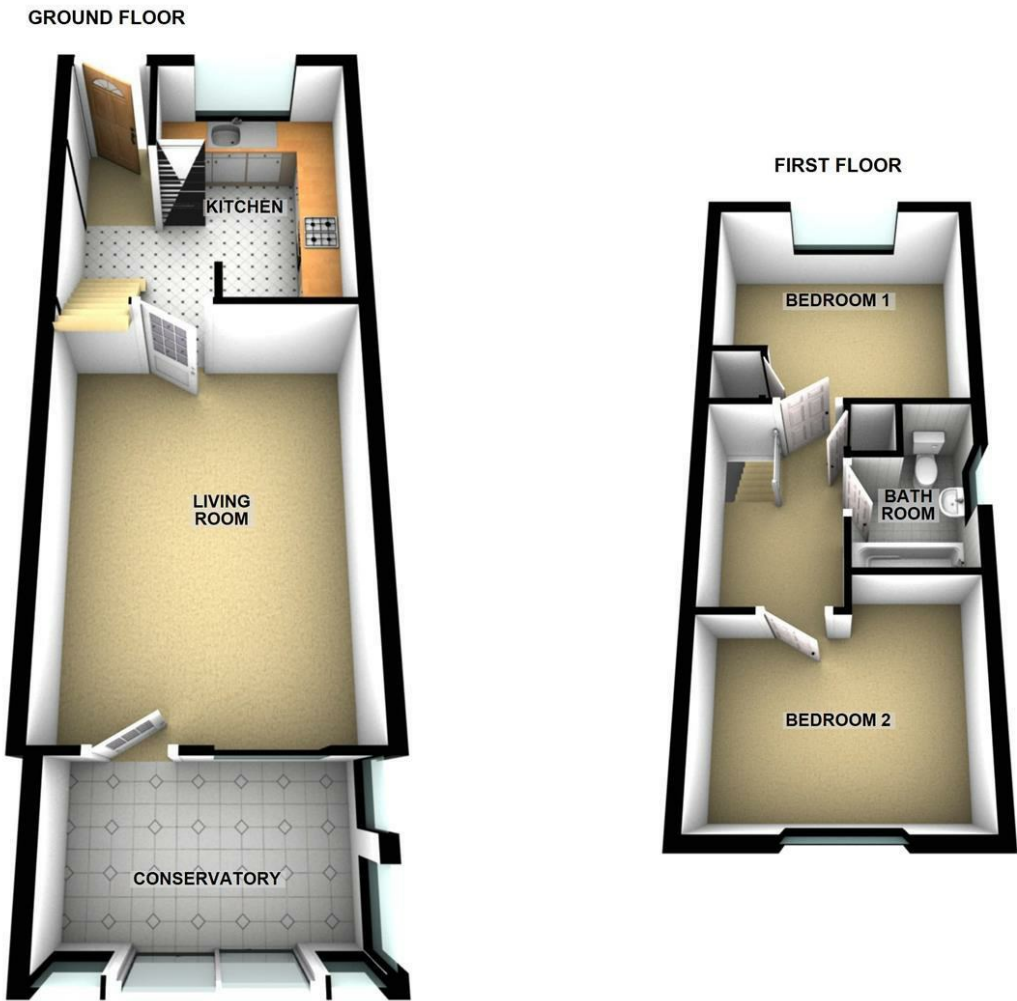
Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

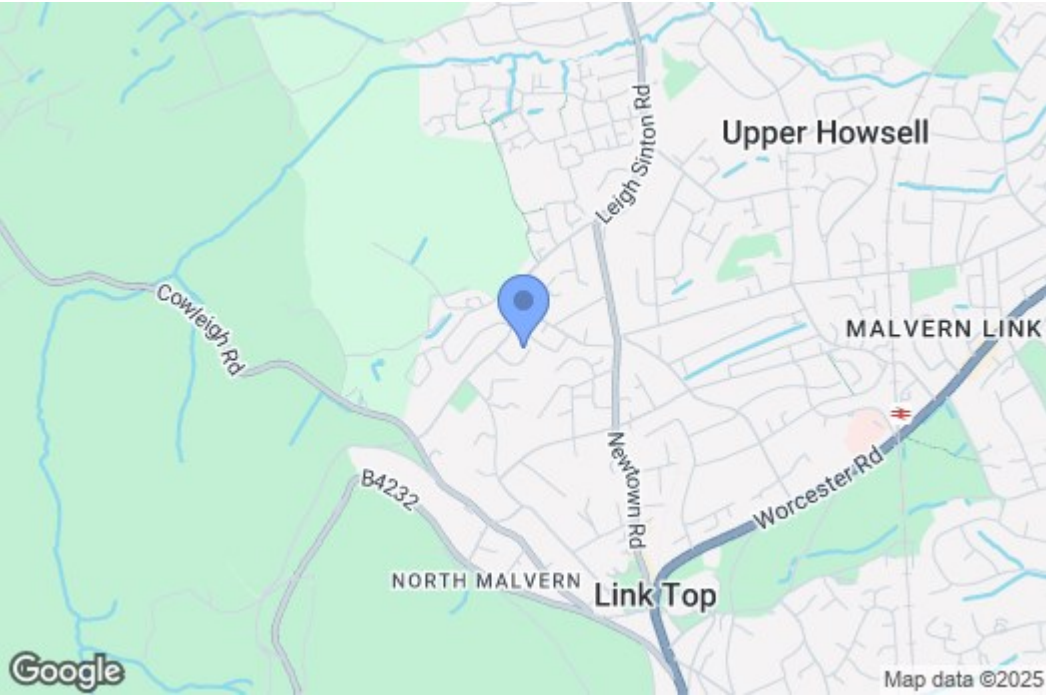
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Floor Plan

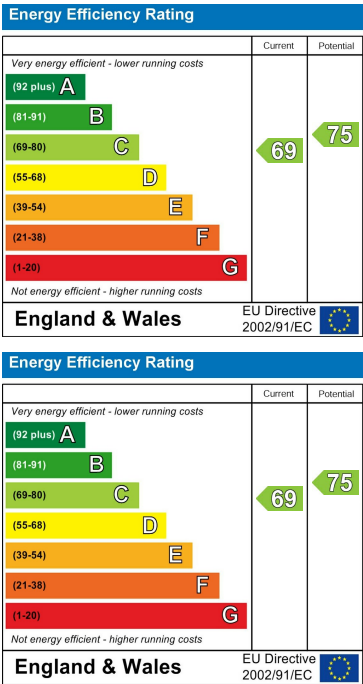


14 CLAYFIELD DRIVE, MALVERN

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.