

**FOR SALE**



**Clayhall Road, Droitwich Spa**

**1 Bedroom, 1 Bathroom, Quarter House**

**Asking Price Of £150,000**





- No Onward Chain
- Ideal First Purchase or Investment
- Well Established Residential Area
- Freehold tenure
- Driveway Parking
- Close to Amenities
- Enclosed Garden

**\*\*CHAIN FREE\*\* FREEHOLD PROPERTY\*\* IDEAL FIRST PURCHASE OR INVESTMENT\*\*** Martin&Co are pleased to offer this very well presented Freehold one bedroom cluster house situated within a quiet cul-de-sac in a well established residential area on the edge of Droitwich Spa.

This well appointed property is offered with no onward chain and briefly comprises: entrance porch with storage cupboard, double aspect living area with understairs storage and archway to modern fitted kitchen offering a range of wall and base units, oven with hob and space for further appliances. The first floor holds a spacious double bedroom, with fitted wardrobe and airing cupboard storage. The bathroom holds a modern re-fitted suite with shower over bath, pedestal wash hand basin and WC.

The property further benefits from electric heating, double glazing, a pleasant fore garden, enclosed garden to side and driveway parking.

An ideal purchase for the first time or investor buyer, this attractive property is ready for its new owner or occupier and viewing is highly recommended.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**LOCATION** The property is located in a quiet cul de sac, within the well established Primsland neighborhood of Droitwich Spa. Droitwich Spa is a historic market town in Worcestershire and residents benefit from excellent local facilities, including shops, schools, and leisure options, with quick links to Worcester (approx. 7 miles), Birmingham, and the national motorway network via the nearby M5.

**LIVING ROOM** 12' 08 Max" x 13' 00" (3.86m x 3.96m)

**BEDROOM** 13' 00" x 8' 00" (3.96m x 2.44m)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.