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Gervase Drive
Dudley

14 Gervase Drive, Dudley DY1 4AT

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This substantial and imposing, 5 Bedroom traditional style Detached Family Home has been improved/updated and stands well, slightly elevated from the road having wide frontage with walling and lights together with an in & out Driveway providing excellent off road parking.

Set opposite open Green space, close to the Priory Ruins and backing onto Dudley Zoo Grounds, Gervase Drive is a highly sought after location, close to Dudley Town Centre and its wide range of amenities and College and there are excellent road links with access to Junction 2 of the M5 Motorway.

With gas central heating, double glazing and comprising: Reception Hall, L shaped Lounge, separate Dining Room, Breakfast Kitchen, Rear Lobby, Guest Cloakroom, Landing, 5 Bedrooms (4 Double size and 1 single size – with Walk-in Wardrobe & refitted En-suite to Bedroom 1) and refitted House Bathroom. The property further benefits from a Double Garage and Double Carport, together with a generous low maintenance Rear Garden with delightful backdrop.

OVERALL, A LARGE FAMILY HOME AT THIS SOUGHT AFTER ADDRESS. VIEWING IS ESSENTIAL TO FULLY APPRECIATE AND IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Recessed Entrance with part double glazed door to the Reception Hall having stairs off to 1st Floor with spindle balustrade, oak floor and doors leading off.

There's a generous size L shaped Lounge having UPVC double glazed bay window to front, oak floor, brick fireplace having high mantel and slate hearth (**Note: the log burner is not included in the sale but may be available to purchase separately at a figure to be negotiated**), UPVC double glazed rear bay window and two rear UPVC double glazed windows with centre UPVC double glazed doors to Garden.

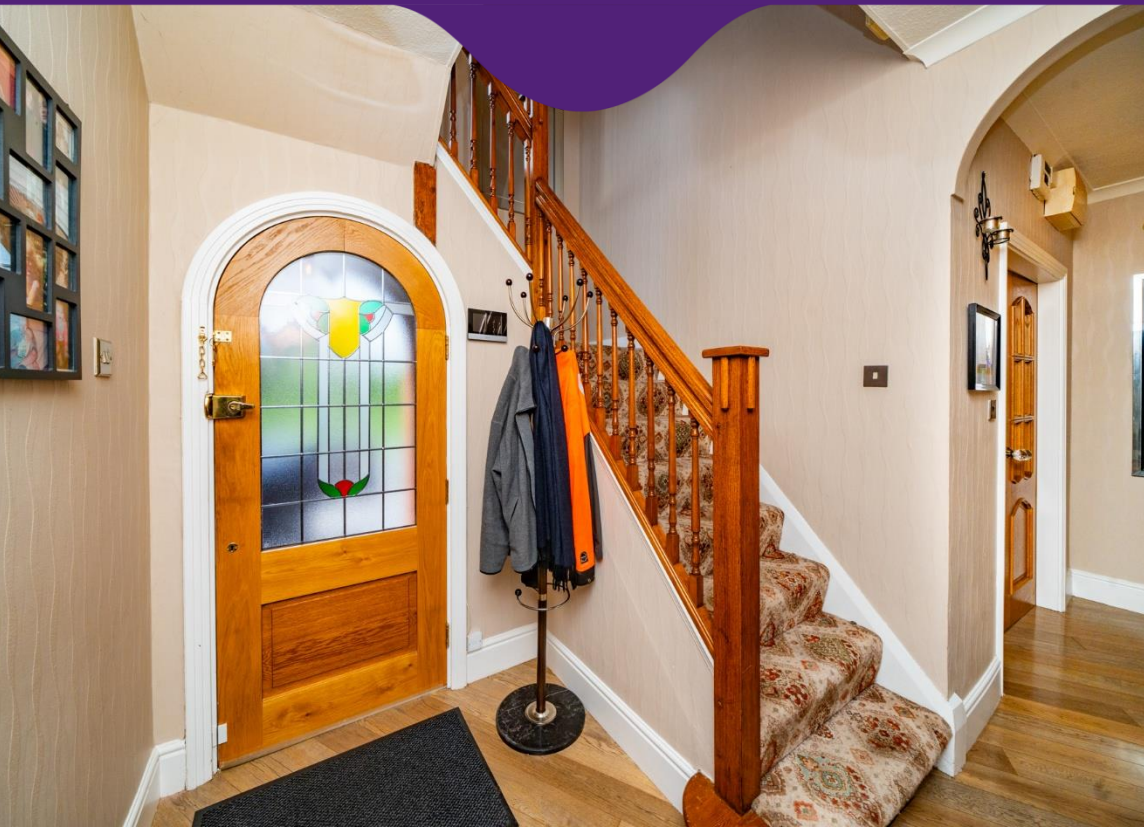
There is a separate Dining Room, to the front having 2 UPVC double glazed windows, oak floor and part glazed doors to the Hall.

The Breakfast Kitchen has range of oak style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, recess with gas fired Rayburn (providing cooking facilities, central heating and hot water), gas hob with cooker hood over, integrated dishwasher, butchers block style Island breakfast bar, integrated fridge, integrated freezer, integrated washer, integrated whirlpool oven and combination microwave oven, slate tiled floor, 2 UPVC double glazed rear windows with pelmet lighting over, recessed ceiling lights and serving hatch to Dining Room.

A door gives access to the rear Lobby having obscure UPVC double glazed door to Garden and with door to Garage and Guest cloakroom. The Guest Cloakroom has a modern white suite with WC having concealed cistern, semi recessed basin with vanity cupboard below, slate tiled floor, part tiling and obscure UPVC double glazed rear fixed window.

On the 1st floor, there is a Landing having spindle balustrade to stairs, 2 obscure coloured leaded feature front and side fixed windows, loft access with ladder and doors to 5 Bedrooms and Bathroom.

Bedroom 1 is a generous through room having front and rear UPVC double glazed window, recess with linen cupboard and there is a door to the Walk-in Wardrobe (having hanging rails, shelving and radiator) and a further door gives access to the refitted En-suite having a white suite including recess with shower cubicle having screen door and Triton shower, WC with concealed cistern, semi recessed basin with vanity cupboards below, tiled walls, tiled floor, chrome ladder radiator and recessed ceiling lights.





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Bedroom 2 is another generous size through room having 3 double wardrobes with 3 double top cupboards, dressing table shelf with double top cupboard over, 2 bedside shelves and UPVC double glazed front and rear window.

Bedroom 3 is another double size room with UPVC double glazed bay window 2 double wardrobes with double top cupboards, and dressing table shelf with double top cupboard.

Bedroom 4 is a double size with UPVC double glazed window and Bedroom 5 is a single size with UPVC double glazed window.

There is a refitted House Bathroom having a white suite, including bath, WC with concealed cistern, semi recessed basin with vanity cupboards below, large shower cubicle being recessed and having screen door and waterfall shower, tiled walls, tiled floor, UPVC double glazed front window, recessed ceiling lights and linen cupboard.

There is a Double Garage having electric up and over door with steps and door leading from the rear Lobby and there is a strip light.

On the other side of the property, there is a Double Carport, open to the rear Garden and with electric up and over door to the front.

The Rear Garden is a generous size having a wide paved patio with retaining wall and steps leading to the main garden area, laid for ease of maintenance, with chipping areas having shrub planting, pathways, centre area with artificial lawn, rear gazebo and paved area below, summer house, bespoke barbecue hut including bench seating internally and centre barbecue, gravel area to rear and paved area behind the summer house.

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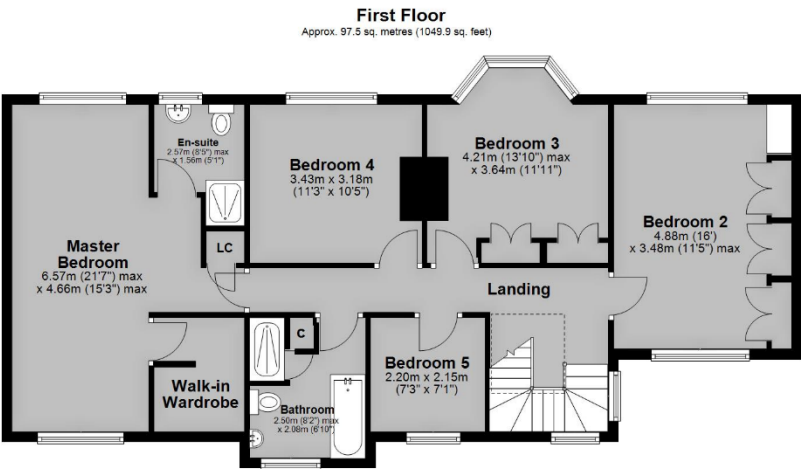
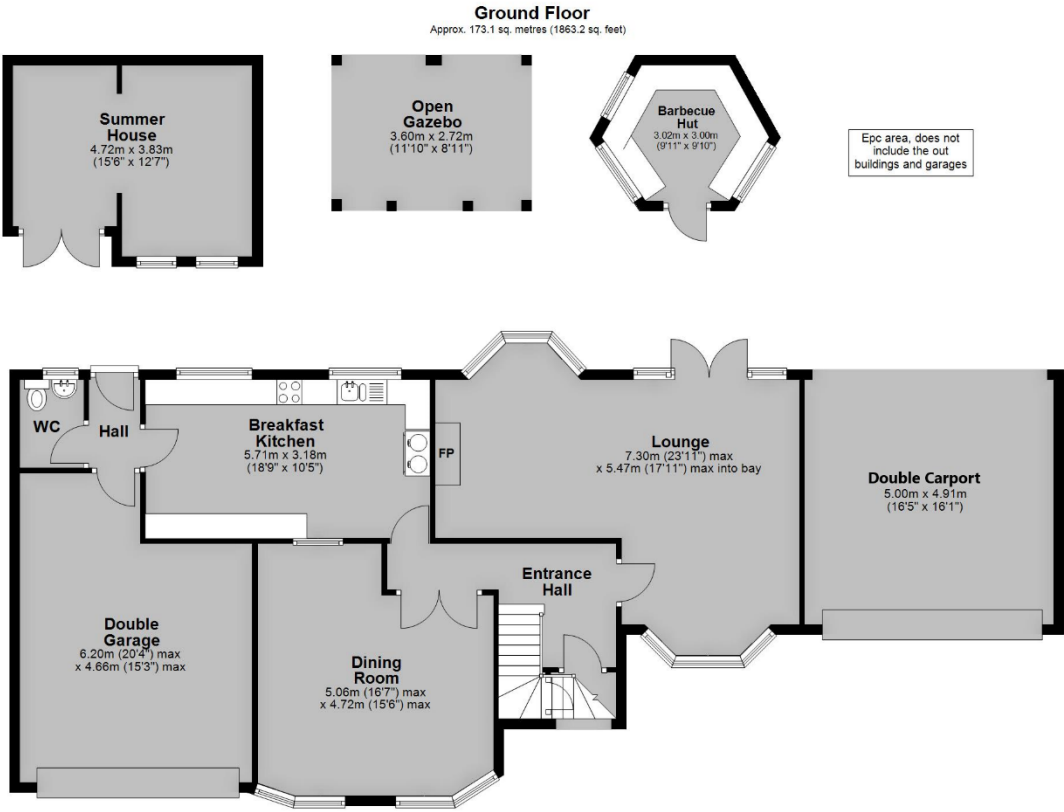
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FLOOR PLANS

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected.
Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: F



Total area: approx. 270.6 sq. metres (2913.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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