



**Gervase Drive, Dudley DY1 4AU**



**welcome to**

## **Gervase Drive, Dudley**

This beautifully presented traditional three bedroom detached family home is not one to be missed! Located in a sought-after area within Dudley, being close to local transport links, amenities, schools and a short walk to Priory Park.

### **Entrance Porch**

Leading to front door.

### **Entrance Hall**

Having under stairs cupboard, separate pantry and central heating radiator.

### **Lounge**

15' 4" into bay x 12' 5" ( 4.67m into bay x 3.78m )  
Having bay window to rear, door to rear and three central heating radiators.

### **Dining Room**

14' 5" into bay x 12' 10" ( 4.39m into bay x 3.91m )  
Double glazed window to front and central heating radiator.

### **Kitchen**

11' 4" x 9' 10" ( 3.45m x 3.00m )  
Double glazed window to side, wall and base units, sink with mixer tap, built in oven and hob, door to rear and central heating radiator.

### **Downstairs W.C.**

5' 8" x 2' 10" ( 1.73m x 0.86m )  
Having obscure window to side, WC and boiler.

### **Landing**

Having loft access and central heating radiator.

### **Bedroom One**

14' 2" into bay x 12' 11" ( 4.32m into bay x 3.94m )  
Double glazed bay window to front, double glazed window to side and central heating radiator.

### **Bedroom Two**

12' 5" x 11' 10" ( 3.78m x 3.61m )  
Double glazed window to rear and central heating radiator.

### **Bedroom Three**

9' 11" x 8' 6" ( 3.02m x 2.59m )  
Double glazed window to rear and central heating radiator.

### **Bathroom**

10' 2" x 6' 8" ( 3.10m x 2.03m )  
Having obscure window to side, free standing bath, standing shower, wash hand basin, WC and central heating radiator.

### **Loft Space**

Having ladder, skylight and boarded.

### **Rear Garden**

Having side access, lawn area, gravel area, raised flowerbeds and shed.

### **Garage**

Being split into two sections separated by a double wooden door.  
Front area measures: 15ft 10" by 8ft  
Back area measures: 16ft 4" by 8ft 5"  
Having power and light and electric shutter door.

### **Agents Notes**

Council Tax Band: E





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welcome to

## Gervase Drive, Dudley

- BEAUTIFULLY PRESENTED
- DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

offers over

**£350,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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