

for sale

£350,000



## Gervase Drive Dudley DY1 4AT

This well maintained traditional bay-fronted semi-detached residence is situated in a highly desirable residential neighbourhood of Dudley, making it an ideal choice for families.

# Gervase Drive Dudley DY1 4AT

## Ground Floor

### Entrance Porch

### Entrance Hall

### Lounge

25' 6" x 13' ( 7.77m x 3.96m )

### Kitchen / Reception Room

23' 4" max x 21' 6" max ( 7.11m max x 6.55m max )

### Utility

7' 7" x 7' 3" ( 2.31m x 2.21m )

### Cloakroom

WC

### Conservatory

12' 6" x 8' 10" ( 3.81m x 2.69m )

### Garage

17' 1" x 11' 6" ( 5.21m x 3.51m )

## First Floor

### Landing

### Bedroom One

14' 2" x 10' 6" ( 4.32m x 3.20m )

### Bedroom Two

13' 1" x 11' 3" ( 3.99m x 3.43m )

### Bedroom Three

7' 7" x 6' 11" ( 2.31m x 2.11m )

### Bathroom











Total floor area 154.8 m<sup>2</sup> (1,666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD313807 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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