



**Shearing Close, Upper Gornal**  
Dudley, DY1 3RQ

**£375,000**



This absolutely stunning and modern detached family home occupies a delightful and peaceful position, offering an exceptional standard of living throughout. Spacious and stylish in design, the property is beautifully presented and finished to a high specification, making it the perfect choice for families seeking both comfort and contemporary elegance.

The ground floor welcomes you with a bright and spacious reception hall, complete with a useful WC. The homely living room provides a warm and inviting atmosphere, featuring a striking media wall with a stunning log-effect electric fire and French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. At the heart of the home lies the impressive 20ft dining kitchen, fully fitted with modern integrated appliances, sleek units, quality worktops, and a breakfast bar, offering ample space for dining and entertaining. A practical utility area is conveniently located off the kitchen.

Upstairs, the first floor continues to impress with four generously sized bedrooms. The main bedroom benefits from a stylish en-suite shower room, while off the landing is a contemporary family bathroom, finished to a superb standard.

Externally, the property enjoys ample off-road parking to the front, along with a 20ft detached garage providing further convenience and storage. The rear garden is private and enclosed, featuring a patio area ideal for outdoor dining, a neatly maintained lawn, and useful gated side access. This exceptional home truly must be seen to be appreciated. Offering space, style, and modern living in a quiet and desirable location, it represents an outstanding opportunity for the discerning family buyer.

**Council Tax Band E. Energy Rating B. Tenure FREEHOLD.**

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

**Reception Hall** Having composite front door, understairs cupboard and storage cupboard, central heating radiator and ceramic floor tiling.

**Downstairs WC** Having low flush WC, wash hand basin, chrome heated towel rail, ceramic wall and floor tiling.

**Living Room** 20' 6" x 12' 6" (6.24m x 3.81m) Having log effect electric fire in media wall, two central heating radiators, double glazed window and double glazed french doors to the rear garden.

**Dining Kitchen** 20' 0" x 11' 6" (6.09m x 3.50m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer and dishwasher, range of fitted wall cupboards, ceramic wall and floor tiling. Flush ceiling spot lights, central heating radiator and three double glazed windows.

**Utility** 7' 0" x 5' 7" (2.13m x 1.70m) Having decorative laminate work tops, fitted wall cupboard housing combination boiler, plumbing for washing machine, central heating radiator, ceramic floor tiling and double glazed door to the rear garden.

**First Floor Landing** Having loft hatch for access, airing cupboard and central heating radiator.

**Bedroom One** 11' 9" x 10' 5" (3.58m x 3.17m) Having central heating radiator and double glazed window.

**En-suite** 7' 0" x 4' 11" (2.13m x 1.50m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, chrome heated towel rail and double glazed window.





**Bedroom Two** 11' 3" x 10' 3" (3.43m x 3.12m) Having media wall and fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Three** 11' 1" x 9' 3" (3.38m x 2.82m) Having central heating radiator and double glazed window.

**Bedroom Four** 11' 6" x 9' 3" (3.50m x 2.82m) Having central heating radiator, laminate flooring and double glazed window.

**Bathroom** 7' 9" x 6' 1" (2.36m x 1.85m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

**Garage** 20' 0" x 10' 8" (6.09m x 3.25m) Having 'Up & Over' door, light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, neat lawn area and gated side access.

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**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND:** E  
**EPC RATING:** B

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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DATE: .....

