



**33a, Musk Lane West, Lower Gornal,
Dudley, DY3 2UJ**

Taylors

Fixed Price
£495,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

A One-of-a-Kind Contemporary Residence of Exceptional Quality. This ONE-OF-A-KIND, MODERN FOUR-BEDROOM DETACHED RESIDENCE is an outstanding example of contemporary design, arranged over THREE STOREYS and finished to an EXACTING, LUXURY SPECIFICATION throughout. Designed with both family living and entertaining in mind, the home seamlessly blends cutting-edge technology with refined, stylish interiors. A welcoming entrance hallway sets the tone, leading to an elegant lounge featuring a LOG BURNER, bespoke MEDIA WALL, and COLOUR-CHANGING RECESSED LED PROFILE LIGHTING, creating a warm yet dramatic ambience. The heart of the home is the STUNNING KITCHEN-DINER, impeccably appointed with AEG APPLIANCES, GRANITE WORKTOPS, a BOILING HOT WATER TAP, and UNDER-COUNTER, PLINTH AND HALO LIGHTING, perfect for both everyday living and entertaining on a grand scale. A stylish guest W/C completes the ground floor, which is fully tiled and benefits from UNDERFLOOR HEATING. The first floor offers three beautifully proportioned bedrooms, including one with an en-suite shower room, alongside a luxury family bathroom. The PRINCIPAL SUITE, occupying the entire second floor, is a true sanctuary, showcasing WALK-IN WARDROBES WITH BUILT-IN STORAGE AND MAINS LIGHTING, air conditioning, and an OUTSTANDING SPA-STYLE EN-SUITE with JACUZZI BATH, integrated TV, full-height tiling, rainfall fittings, and illuminated demisting mirrors. Bathrooms and en-suites throughout the home are finished with GROHE WALL-HUNG TOILETS, BRISTAN POWER SHOWERS, AUTOMATIC MOTION-SENSOR AMBIENT LIGHTING, and premium fittings, reflecting the uncompromising attention to detail found in every room. Externally, the property continues to impress. A LARGE, SECURE GATED DRIVEWAY with ELECTRIC SLIDING GATES leads to the garage, while the rear enjoys PLEASANT OPEN VIEWS and a DELIGHTFUL, PROFESSIONALLY LANDSCAPED GARDEN. Sitting within the grounds is a fully equipped GARDEN BAR / GARDEN ROOM, complete with granite worktops, sink with hot and cold water, colour-changing LED lighting, air conditioning, sound-system readiness, and full mains power—an exceptional entertaining space. Further highlights include SMART ZONED GAS CENTRAL HEATING, UNDERFLOOR HEATING TO THE GROUND FLOOR AND GARDEN ROOM, AIR CONDITIONING TO THE PRINCIPAL SUITE AND BAR, ELECTRONIC OPENING VELUX WINDOWS, brushed chrome sockets and switches throughout, high-speed WIFI AND INTERNET POINTS IN EVERY ROOM, extensive outdoor power and lighting, and a comprehensive PROFESSIONALLY INSTALLED SECURITY SUITE, including CCTV, video intercom, smart intruder alarm, and full fire-alarm protection. With GREEN VIEWS TO THE FRONT, outstanding rear views, and an unrivalled specification, this is a TRULY EXCEPTIONAL HOME offering luxury living at its finest. Accommodation briefly comprises :-

Reception Hallway
Lounge: 12'8" x 11' max with integral media wall and log burner
Ground floor WC: 6'6" x 3'1"
Stunning Breakfast Kitchen: 14'4" max. x 13'9" plus large understairs storage

FIRST FLOOR

Landing
Bedroom: 11'6" x 11'1" max with built-in wardrobes
Ensuite shower: 7'9" x 3'3"
Bedroom: 7'11" x 7'8" currently used as an office
Bedroom: 10'3" x 8'
Family bathroom 7' x 6'4" max

SECOND FLOOR

Principal landing with panoramic views.
Principal Bedroom: 18'7" x 12'3" max with a range of integrated and built in storage and side tables, air-conditioning unit, walk in wardrobes and porthole window & velux electric windows.
En suite bathroom: 10'3" x 6'6" with velux electric windows

OUTSIDE

Garage: 20' x 10'1" with electric roller door,
Landscaped, low maintenance rear garden,
Garden Bar: 14' x 10'1" with bar area, air con unit, main power & lighting, bi-fold doors onto garden patio,
Undercroft: Garden storage.
Driveway offering parking for four with electric gated access

EPC - B. Council Tax - E. Tenure – Freehold
Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.
Flood Risk - chance per annum.
SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Council Tax Band: E

Tenure: Freehold

Property Type: Detached House



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