



Hyperion Road, Stourbridge DY7 6SD

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## Hyperion Road, Stourbridge DY7 6SD

Situated in a desirable location, is this charming four bedroom detached family home situated on a generous size plot. Upon approach is a large size block paved driveway providing ample off road parking for several vehicles, leading to a garage with foregarden to side. In brief, the property comprises of a large and welcoming porch, entrance hall with Parquet flooring and storage cupboard, open plan sitting room/lounge with feature log burning stove, bay window to the front and double doors leading to the conservatory, separate dining room providing access to the pantry cupboard, light and airy kitchen with plenty of worktop space, utility cupboard and cloakroom completed the ground floor. Continuing upstairs, the master bedroom boasts an array of fitted wardrobes and an en suite shower room, three further double bedrooms and a modern fitted family bathroom. Outside, the impressive rear garden is perfect for families and entertainers alike, boasting multiple seating areas and plenty of room to enjoy outdoor living. Hyperion Road is perfectly positioned for families seeking both peace and convenience enjoying a semi-rural setting on the edge of Stourbridge, close to the villages of Wollaston and Kinver. Residents can enjoy scenic countryside walks, local amenities, and nearby attractions such as Stourbridge Rugby Club. For commuters, the A449 provides direct access to Wolverhampton and Worcester, while Stourbridge town offers a wide range of amenities. For parents, education is catered for, with a selection of highly regarded primary and secondary schools in the area, including those in Wollaston and Kinver.





#### **Front of the Property**

To the front of the property is a large block paved driveway, access to the integral garage, neatly maintained lawn to the side with shrubbed borders, low level brick wall to the front, double glazed door leading to the porch and gated side access.

#### **Porch**

8'6" x 11'5"

With a double glazed door and windows to the front, tiled flooring and a door leading to the entrance hall.

#### **Entrance Hall**

With a door from the porch, stairs leading to the first floor landing, doors leading to various rooms, understairs storage cupboard, Parquet flooring and a central heating radiator.

#### **Sitting Room/ Lounge**

25'11" x 10'11"

With a door from the entrance hall, double glazed bay window to the front, two double glazed windows to the side, Parquet flooring, feature log burning stove, wall lights, double doors leading to the conservatory, and a central heating radiator.

#### **Conservatory**

11'6" x 12'5"

With double doors from the lounge area, tiled flooring, central light and double glazed French doors leading to the rear garden.

#### **Dining Room**

8'10" x 11'11"

With a door from the entrance hall, double glazed door and window to the rear, door leading to pantry cupboard, oak flooring, door leading to kitchen and a central heating radiator.



### **Kitchen**

15'5" x 8'10"

With a door from the dining room, double glazed windows to the side and rear, two skylight windows, fitted kitchen with a range of wall and base units, work surface over with matching upstands, one and a half stainless steel sink and drainer, space for range cooker, space for American style fridge/freezer, integrated dishwasher, door to utility cupboard and garage, and a vertical central heating radiator.

### **Utility Cupboard**

With a door from the kitchen, plumbing for washing machine, space for tumble dryer, wall mounted boiler and a double glazed window to the side.

### **Cloakroom**

With a door from the kitchen, double glazed window to the side, WC, wash hand basin and part tiled walls.

### **Landing**

With stairs from the entrance hall, doors leading to various rooms, loft access, double glazed window to the front and a central heating radiator.

### **Bedroom One**

15'5" x 8'10"

With a door from the first floor landing, double glazed window to the front, door leading to en suite and a central heating radiator.

### **En Suite**

With a door from bedroom one, shower cubical, WC, wash hand basin set into vanity unit, part tiled walls, tiled flooring, extractor fan and a chrome heated towel rail.

### **Bedroom Two**

12'9" x 11'5"

With a door from the first floor landing, double glazed window to the rear, fitted wardrobes and a central heating radiator.



### **Bedroom Three**

12'5" x 10'9"

With a door from the first floor landing, double glazed bay window to the front and a central heating radiator.

### **Bedroom Four**

8'10" x 11'9"

With a door from the first floor landing, double glazed window to the rear and a central heating radiator.

### **Bathroom**

8'10" x 8'10"

With a door from the first floor landing, modern fitted bathroom with a free standing bath, separate shower cubical, WC, wash hand basin set into vanity unit, part tiled walls, tiled flooring, double glazed window to the rear, recessed spotlights, extractor fan and a chrome heated towel rail.

### **Garage**

15'8" x 8'10"

With a garage door to the front, power and lighting, and a door leading to the kitchen.

### **Garden**

With double glazed French doors from the conservatory and a double glazed door from the dining room and kitchen, paved patio seating area with chipping stone borders, steps leading up to large lawn, mature shrubs and trees surround, outdoor lighting, outside tap and power points, gated side access and a garden shed to the rear.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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