



Hyperion Road, Stourton, DY7 6SJ

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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 tarmacadam driveway leading to a garage with foregarden to side. The ground floor has a lounge with double glazed french doors to the rear garden, cloakroom, dining room, modern fitted kitchen with integrated appliances and a garden room, making the residence perfect for entertaining guests or simply relaxing with your family. With the first floor boasting an en suite bedroom, three further double bedrooms and a family bathroom. Completing the property is a private low maintenance rear garden with a home office, ideal for working from home or verstityle entertaining space. The property is conveniently situated adjacent to Wollaston and Kinver Villages with all their amenities, country trail walks, as well as close proximity to Stourbridge Rugby Club.





Front Of The Property

With a tarmacadam driveway leading to garage, lawn to side and shrub borders.

Entrance Hall

With a double glazed door to front, doors to rooms, under stairs storage cupboard, stairs to the first floor landing and a central heating radiator.

Lounge

19'2" x 12'0"

With a door from the entrance hall, double glazed bow window to front, double glazed french doors to rear garden, gas fire with decorative surround, wall lights and a central heating radiator.

Cloakroom

With a door from the entrance hall, WC, wash hand basin, double glazed window to front, tiled walls and tiled floor.

Dining Room

9'8" x 11'4"

With a door from the entrance hall, double glazed window to front and a central heating radiator.

Kitchen

8'7" x 11'4"

Opening from the entrance hall, fitted with modern wall and base units, quartz work surfaces with tiled splashback, one and a half sink and drainer, integrated oven, microwave, fridge and dishwasher, electric hob, extractor fan above, tiled floor, opening to the garden room, double glazed window to rear and a central heating radiator.



Garden Room

10'4" x 11'9"

Opening from the kitchen, wall lights, double glazed window to rear, double glazed french doors to rear, tiled floor, electric wall mounted heater and a central heating radiator.

Landing

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

Bedroom One

10'11" x 11'5"

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

En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin, tiled walls, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

Bedroom Two

12'7" x 11'5"

With a door from the landing, double glazed window to front, built in wardrobes and a central heating radiator.

Bedroom Three

6'2" x 12'2"

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



Bedroom Four

8'1" x 7'4"

With a door from the landing, double glazed window to front, built in wardrobes and a central heating radiator.

Bathroom

With a door from the landing, bath with shower over, fitted glass shower screen, WC, wash hand basin, tiled floor and walls, double glazed window to rear, recessed spotlights, airing cupboard housing hot water tank and a chrome heated towel rail.

Garden

With access from the lounge and garden room to a patio area, outdoor lighting, outdoor tap, gated side access, lawn beyond with mature shrub borders and a door home office.

Home Office

10'4" x 9'6"

With a door to front, door to garage, two double glazed windows to rear, recessed spotlights, laminate floor and an electric wall mounted heater.

Garage

21'7" x 9'0"

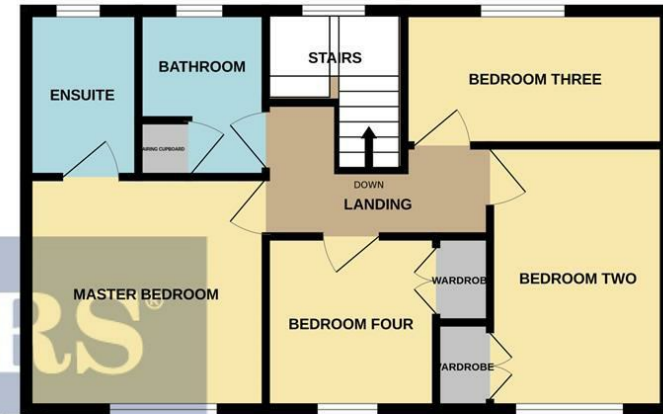
With a garage door to front, power, light and a door to home office. The rear of the garage has a utility area with fitted wall and base units, work surfaces, space for fridge and plumbing for a washing machine.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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