

# HUNTERS®

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**Hyperion Road**  
Stourton, Stourbridge, DY7 6SB

Offers In The Region Of £435,000



Council Tax: D



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## Front Of The Property

With a tarmacadam driveway leading to a double garage, storm porch, shrub borders and gate to side access.

## Entrance Hall

With a double glazed door to front, doors to rooms, tiled floor and a central heating radiator.

## Cloakroom

With a door from the entrance hall, WC, wash hand basin set into vanity unit, built in storage cupboard, tiled floor, plumbing for washing machine, window to front and a central heating radiator.

## Lounge

14'3" x 12'10" (4.36 x 3.92)

With a door from the entrance hall, open to dining room, double glazed door to conservatory, laminate floor and two central heating radiators.

## Dining Room

9'7" x 8'5" (2.93 x 2.58)

Opening from the lounge and kitchen, double glazed windows to side and rear, laminate floor and a central heating radiator.

## Kitchen

12'11" x 8'5" (3.96 x 2.57)

With a door from the entrance hall, opening to the dining room, fitted with modern wall and base units, quartz work surfaces, inset stainless steel one and a half sink and drainer, integrated oven, microwave and plate warmer, electric hob, extractor fan above, integrated dishwasher, washing machine, fridge and freezer, tiled floor, double glazed window to side, double glazed door to side, recessed spotlights and a vertical style central heating radiator.

## Conservatory

10'9" x 9'9" (3.28 x 2.98)

With a double glazed door from the lounge, glass roof, tiled floor, recessed spotlights, air conditioning unit and double glazed french doors to the rear garden.

## Rear Hall

With doors to various rooms.

## Bedroom One

9'10" x 14'2" (3 x 4.34)

With a door from the rear hall, double glazed window to rear, built in mirror, fitted wardrobes and a central heating radiator.

## Bedroom Two

10'4" x 10'3" (3.17 x 3.13)

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

## Wet Room

With a door from the rear hall, shower, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlights, extractor fan, double glazed window to front and a chrome heated towel rail.

## Double Garage

17'5" x 17'1" (5.31 x 5.21)

With a single electric garage door to front, double glazed window to front, two windows to rear and a double glazed door to rear garden.

## Garden

With a double glazed door from the kitchen to a patio with glass cover, lawns to side and rear, mature shrub borders, double glazed door to double garage and gate leading to driveway.



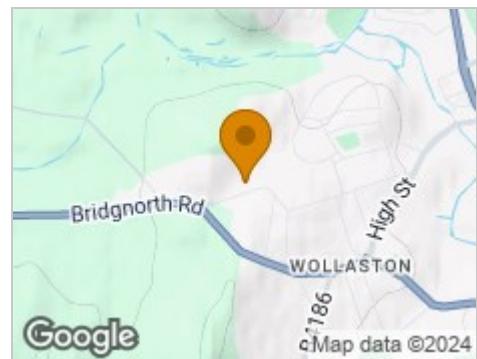
## Road Map



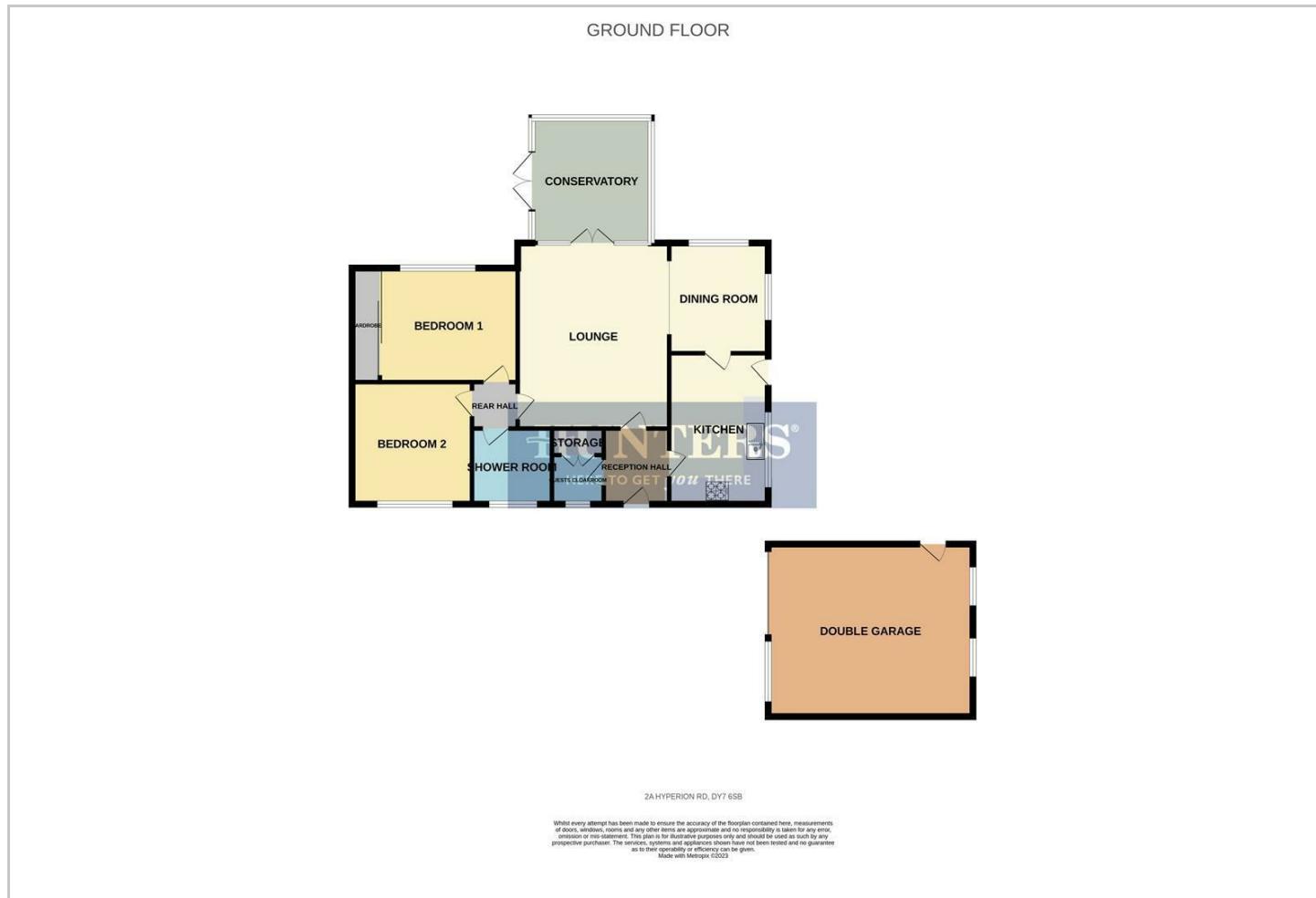
## Hybrid Map



## Terrain Map



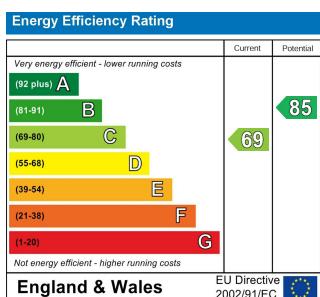
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.