



Welcome to this stunning detached house located on Hyperion Road in the sought-after area of Stourton, Stourbridge. This property boasts 3 reception rooms, 4 bedrooms, and 2 bathrooms, making it the perfect family home for those looking for space and comfort. Having been tremendously modernised by the current owners and having tastefully extended to the rear and side this detached family home truly holds the 'WOW' factor. Call us today to arrange your viewing.

Approach

Driveway to front providing ample off road parking

Porch

Opening to the entrance hall.

Entrance Hall

Doors radiating off to all first floor accommodation, stairs rising to first floor.

Lounge

Double glazed bay window to front, central heated radiator.

Kitchen/Diner/Family Room

The kitchen offers a variety of wall and base units, Quartz worksurfaces, Double electric oven with microwave, induction hob with extractor above, inset stainless steel sink and drainer, integrated dishwasher, large island with breakfast bar, underfloor heating throughout, space for American style fridge/freezer, three Velux style skylights, spot lights, Bifold doors open to garden, doors off to lounge & utility.

Utility

Wall and base units, plumbing for washer and dryer, sink with mixer tap. doors off to study and access to the rear garden.

Study

Double glazed window to front, spot lights, underfloor heating.

WC

Wash hand basin, w,c, central heated radiator.

Landing

Spacious landing with doors radiating off, loft access, large storage cupboard, central heated radiator.

Bedroom 1

Fitted wardrobes, two double glazed windows to front, central heated radiator, access to en-suite.



En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, tiled flooring, spot lights, double glazed window to front.

Bedroom 2

Double glazed window to rear, central heated radiator.

Bedroom 3

Double glazed window to rear, central heated radiator.

Bedroom 4

Double glazed window to rear, central heated radiator.

Bathroom

Bath with electric shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to side, spot lights.

Garden

A private and peaceful rear garden that offers generous patio area ideal for those summer evenings spent with friends and family, neat and tidy alwn area with a border of mature shrubs and further pergola area to the rear, secure gate to the side allowing access to the front.

Garage

Electric roller shutter door to front, EV charging point, power and lighting throughout, door access to the rear.

The Location

Situated at this ' best of ' addresses, Hyperion Road has long been popular for those aspiring to enjoy individually styled houses in a truly convenient location on the semi rural western outskirts of Stourbridge with first class schools available in Wollaston and Kinver and a number of private schools also within reach. The area offers an excellent base for those commuting to commercial centres with Wolverhampton to the North and Worcester to the South realised via the A449. Stourbridge and the Black Country is just a hop skip and a jump away. Beautiful countryside extends westwards and to the south ever popular with those nature lovers, cyclists, runners, dog walkers who can take advantage of the myriad bridleways, footpaths and canal towpaths that crisscross the region.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

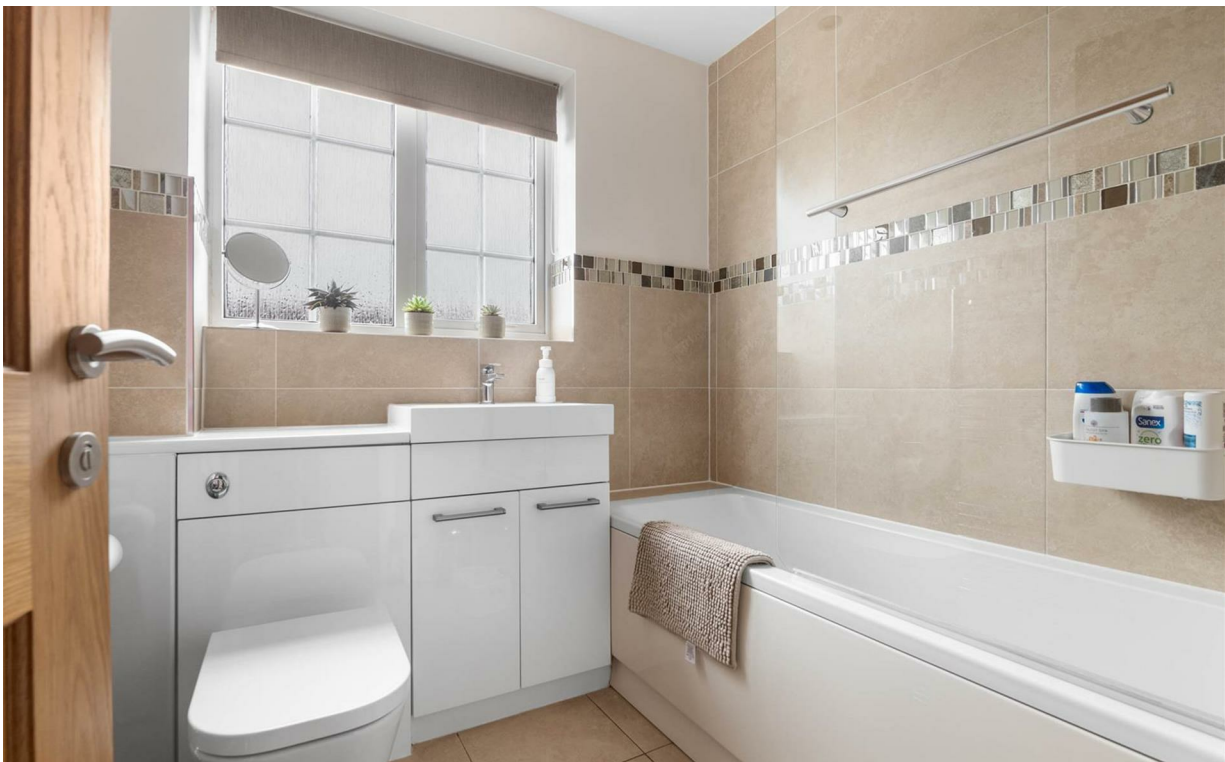
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band F



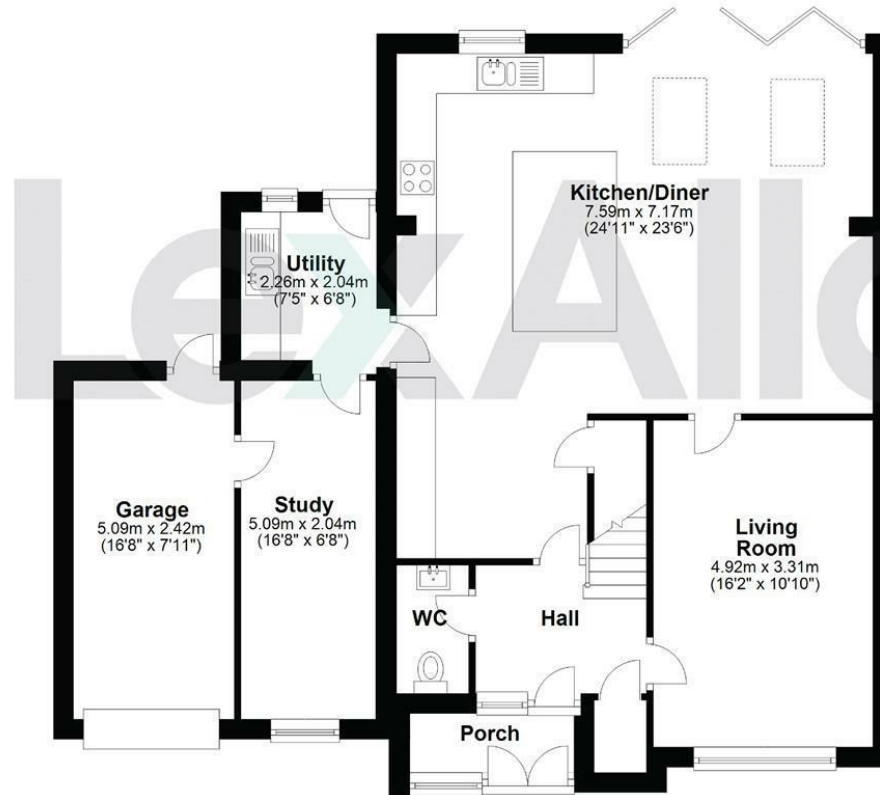






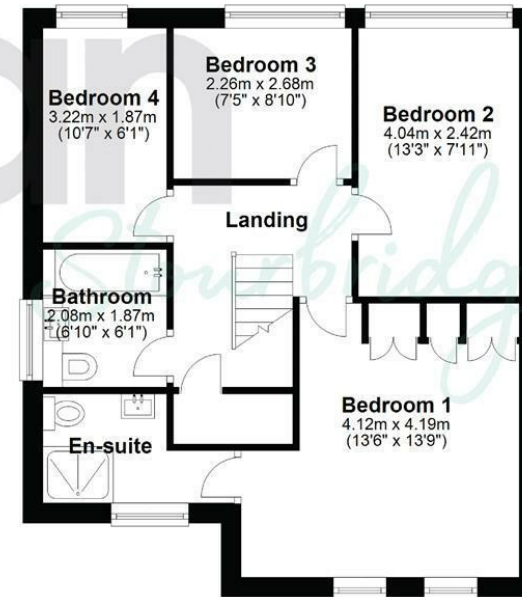
Ground Floor

Approx. 105.3 sq. metres (1133.0 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



Total area: approx. 161.2 sq. metres (1735.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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