

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



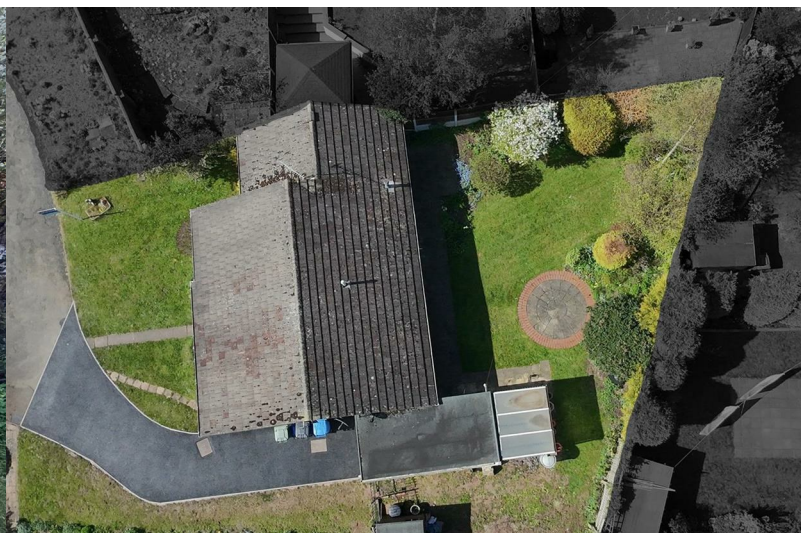
## Hyperion Road

Stourton, Stourbridge, DY7 6SJ

£400,000



Council Tax: E



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## Front of the Property

To the front of the property is a tarmac driveway leading to the garage, lawn front garden and a path leading to the double glazed front door.

## Entrance Hall

With a double-glazed door and window to the front, doors leading to various rooms, built in storage cupboard, airing cupboard, loft access and a central heating radiator.

## Lounge/Diner

19'8" x 18'8" (max) (6.00 x 5.70 (max))

With double doors from the entrance hall, double glazed bow window to the front of the property, double glazed patio doors to the rear, wall lights, serving hatch to the kitchen, fireplace and two central heating radiators.

## Kitchen

8'10" x 13'2" (2.70 x 4.03)

With a door from the entrance hall, double glazed window to the rear, a fitted kitchen with a range of wall and base units, work surface over with tiled splashback, stainless steel sink and drainer, space for freestanding cooker, space for fridge/freezer, plumbed space for washing machine, tiled flooring, double glazed door to the rear and a central heating radiator.

## Bedroom One

13'9" x 13'1" (4.20 x 4.0)

With a door from the entrance hall, double glazed bow window to the front, a range of built in wardrobes, door leading to en suite and a central heating radiator.

## En Suite

3'11" x 8'4" (1.20 x 2.55)

With a door from bedroom one, double glazed window to the side, shower cubicle, WC, wash basin, part tiled walls, shaving point and a central heating radiator.

### Bedroom Two

11'1" x 8'2" (3.40 x 2.50)

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

### Bedroom Three

6'10" (min) x 9'10" (2.10 (min) x 3.00)

With a door from the entrance hall, built in cupboards, drawers and desk, double glazed window to the front and a central heating radiator.

### Bathroom

7'2" x 5'5" (2.19 x 1.66)

With a door from the entrance hall, bathtub with shower over, WC, wash basin, part tiled walls, double glazed window to the rear and a central heating radiator.

### Garage

16'8" x 8'2" (5.10 x 2.50)

With a garage door to the front, power and lighting, and a side door leading to the rear garden.

### Rear Garden

With double glazed patio doors from the lounge, leading to a patio seating area, lawn beyond, mature shrub borders, outside tap and side access leading to door to the garage.



### Road Map



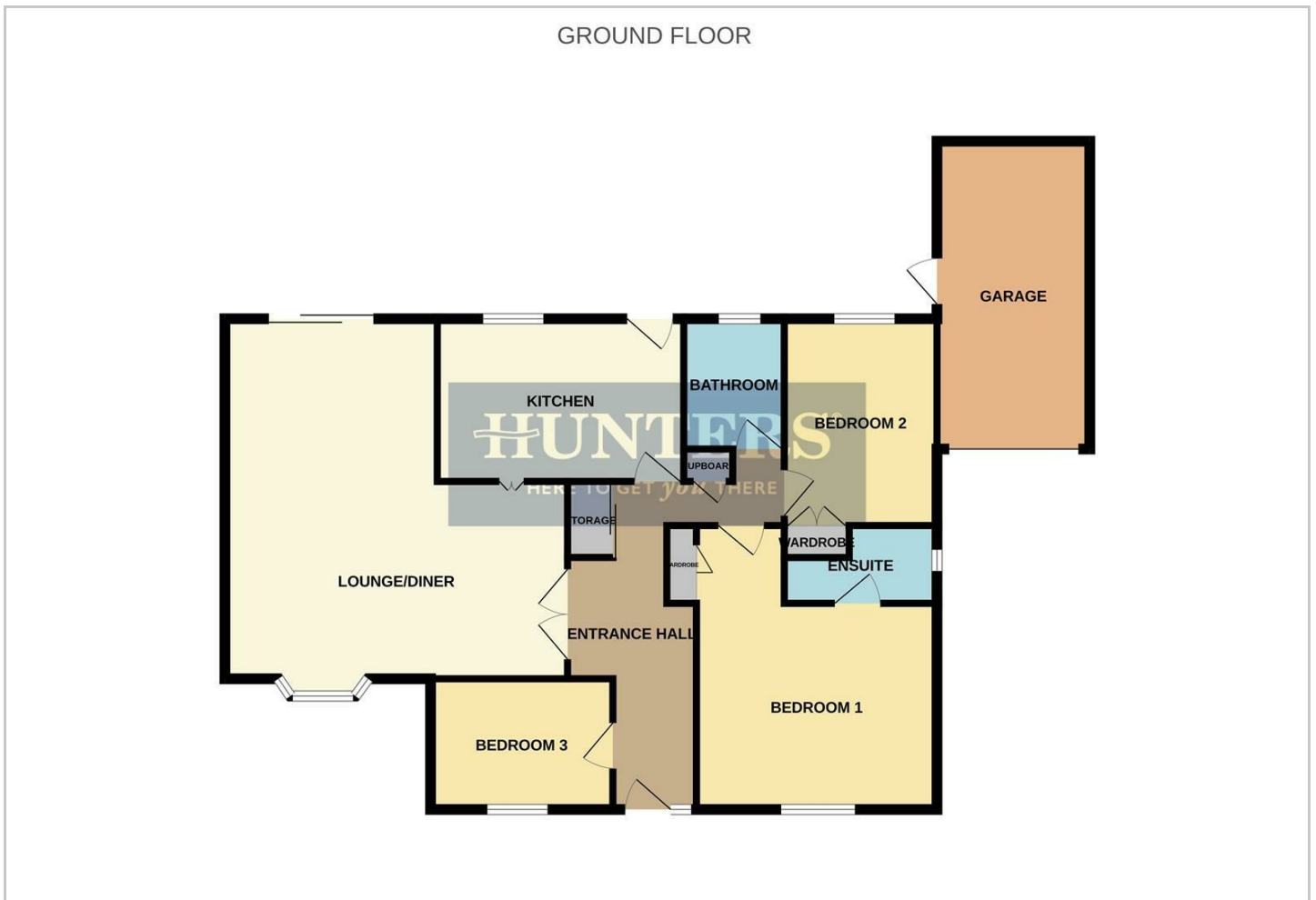
### Hybrid Map



### Terrain Map

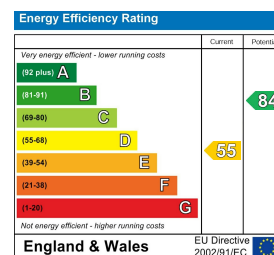


### Floor Plan



### Energy Efficiency Graph

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



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.