



Hyperion Road, Stourbridge DY7 6SJ

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Located in a sought-after area, is this charming five bedroom detached family home situated on a generous size plot. Upon approach is a large size tarmacadam and chipping stone driveway leading to a garage. The ground floor has a good sized lounge with double glazed French doors to the rear garden, dining room, fitted kitchen and a rear hall which could be used as a utility room. With the first floor boasting an en suite master bedroom, three further good sized bedrooms and a family bathroom. The property is complemented by a separate 'kitchenette' annexe with a fifth bedroom to the first floor offering additional living or guest space. Completing the property is a large neatly landscaped rear garden with a 'garden cabin', ideal for working from home or verstyle 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

To the front of the property is a tarmacadam driveway leading to the garage, chipping stone driveway to the front, paved path leading to the double glazed front door and access to the kitchenette, shrubbed borders and gated side access.

Entrance Hall

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

Kitchen/ Breakfast Room

10'5" x 14'3"

With a door from the entrance hall, fitted kitchen with a range of wall and base units, work surface over with tiled splashbacks, one and a half bowl sink and drainer, integrated electric oven, gas hob with extractor fan above, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear, space for breakfast table, door leading to the rear hall and a central heating radiator.

Lounge

11'11" x 22'8"

With a door from the kitchen/breakfast room, electric fireplace with decorative surround, double glazed patio doors to the rear, opening to the dining room, wall lights and a central heating radiator.

Dining Room

14'11" x 11'4"

With an opening from the lounge and a door from the entrance hall, electric fireplace with decorative surround, double glazed bow window to the front, wall lights and a central heating radiator.



Rear Hall

12'9" x 7'2"

With a door from the kitchen/breakfast room, patio doors to the rear, double glazed window to the side, tiled flooring and a door leading to the garage.

Cloakroom

With a door from the entrance hall, WC, wash hand basin, fully tiled walls, tiled flooring and a central heating radiator.

Kitchenette

With a door to the front, stairs leading to bedroom five/annexe, double glazed window to the front, fitted kitchen with a range of wall and base units, work surface over with tiled splashback and a stainless steel sink and drainer.

Landing

With stairs from the first floor landing, doors leading to various rooms, airing cupboard, loft access and a central heating radiator.

Bedroom One

12'1" x 11'5"

With a door from the first floor landing, built in wardrobes, door leading to the en suite, two double glazed windows to the front and a central heating radiator.

En Suite

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

Bedroom Two

12'3" x 11'6"

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



Bedroom Three

8'8" x 10'8"

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

Bedroom Four

13'3" x 8'5"

With a door from the first floor landing, double glazed window to the rear, a door leading to bedroom five/annexe and a central heating radiator.

Bedroom Five/Annexe

With a door from bedroom four and stairs from the kitchenette, a double glazed window to the front and rear, door leading to the en suite and a central heating radiator.

En Suite

With a door from bedroom five/annexe , WC, wash hand basin, fully tiled walls and a double glazed window to the front.

Garage

17'4" x 16'4"

With an electric garage door to the front and power with lighting.

Garden

With double glazed patio door from the lounge and rear hall leading to paved patio area, mainly laid to lawn beyond, neatly landscaped shrubbed borders, decorative pergola, garden pond, access to 'garden cabin' and gated side access.

Garden Cabin

7'3" x 15'5"

Garden cabin situated in the rear garden, power and lighting, double glazed French doors and window to the front and a door to the side.

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 and should not be relied upon for legal purposes. For properties outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.

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		76
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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