

HUNTERS®

HERE TO GET *you* THERE



Hyperion Road

Stourton, Stourbridge, DY7 6SD

£925,000



Council Tax: G



69a Hyperion Road

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Front of the Property

To the front of the property are double gates leading to a block paved driveway, double glazed door to front and gate to side providing access to the rear garden.

Reception Hall

With a double glazed door and window to front, stairs leading to first floor landing, doors leading to various rooms, laminate flooring, recessed spotlights and a central heating radiator.

Dining Room

16'0" x 13'3" (4.89 x 4.05)

With double doors from the reception hall, double glazed bay window to front, further double glazed window to front, laminate flooring and a central heating radiator.

Cloakroom

With a door from the reception hall, WC, wash hand basin, tiled walls, laminate flooring, recessed spotlights, extractor fan and a central heating radiator.

Study/ Games Room

14'9" x 13'5" (4.50 x 4.09)

With a door from the reception hall, two sets of double glazed French doors to the conservatory, laminate flooring and a central heating radiator.

Lounge

23'1" x 14'11" (7.06 x 4.55)

With a door from the reception hall, double glazed French doors leading to conservatory, two double glazed windows to side, Inglenook fireplace with log burning stove, tiled hearth, wooden mantle, two double glazed windows to side, wall lights and a central heating radiator.

Conservatory One

12'2" x 15'3" (3.73 x 4.67)

With double glazed French doors from the lounge, double glazed French doors leading to the rear garden and conservatory two and tiled flooring.

Conservatory Two

16'0" x 15'10" (4.89 x 4.85)

With double glazed French doors from the study and double

glazed French doors to conservatory one and rear garden and a hot tub.

Kitchen Dining Room

With a door from the entrance hall, modern fitted kitchen with a range of wall and base units, quartz work surfaces with matching upstand and tiled splash back. One and a half bowl sink, integrated double oven, integrated microwave, electric hob, extractor above, two integrated dishwashers and space for an American style freestanding fridge freezer, tiled flooring, double glazed windows to rear and side, double glazed door to side, recessed spotlights and space for a dining table.

Landing

With stairs from the reception hall, double glazed window to front, loft access, airing cupboard, laminate flooring and a central heating radiator.

Bedroom One

15'1" x 13'2" (4.62 x 4.03)

With an opening from the master bedroom dressing area, double glazed window to rear, door to en suite, laminate flooring and a central heating radiator.

Bedroom One Dressing Area

14'6" x 10'7" (4.42 x 3.23)

With a door from the first floor landing, double glazed window to rear, a range of fitted wardrobes, dressing table, laminated flooring, central heating radiator and an opening to the master bedroom.

Bedroom One En Suite

With a door from bedroom one, corner bath, shower cubicle, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan, heated towel rail, shaver point and a double glazed window to side.

Bedroom Two

14'11" x 12'3" (4.55 x 3.75)

With a door from the first floor landing, double glazed window to front, opening to dressing area, laminate flooring and a central heating radiator.

Bedroom Two Dressing Area

With an opening from bedroom two, a range of fitted wardrobes, dressing table, double glazed window to side, laminate flooring, recessed spotlights, door leading to en suite and a central heating radiator.

Bedroom Two En Suite

With a door from bedroom two dressing area, modern fitted bathroom suite, bath with shower over, WC, bidet, wash hand basin, part tiled walls, recessed spotlights, double glazed window to front and a chrome heated towel rail.

Bedroom Three

12'9" x 11'7" (3.90 x 3.55)

With a door from the first floor landing, double glazed bay window to front, fitted wardrobes, door leading to en suite, laminate flooring and a central heating radiator.

Bedroom Three En Suite

With a door from bedroom three, shower cubicle, WC, bidet, wash hand basin, part tiled walls, double glazed window to side, recessed spotlights, extractor fan and a chrome heated towel rail.

Bedroom Four

12'2" x 9'3" (3.71 x 2.82)

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

Bedroom Five

14'6" x 8'5" (4.42 x 2.58)

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

Family Bathroom

With a door from the first floor landing, modern fitted bathroom, bath with separate shower cubicle, WC, wash hand basin, part tiled walls, shaver point, recessed spotlights, extractor fan, double glazed window to side and a chrome heated towel rail.

Rear Garden

With double glazed French doors from both conservatories leading to a generous size patio area, gates leading to a large lawn area with mature shrub borders, garden room to rear with power, lighting and internet, and a further path to the side of lawn.

Garden Room

12'1" x 12'1" (3.7 x 3.7)

With double glazed patio doors to a composite deck area, two double glazed windows to side, recessed spot lights, electric wall mounted heater, power points and internet.

Double Garage

18'4" x 16'9" (5.59 x 5.13)

With an electric garage door to front, power, lighting, wall mounted boiler, fitted with kitchen units ideal for utility area and a door leading to reception hall.



Road Map



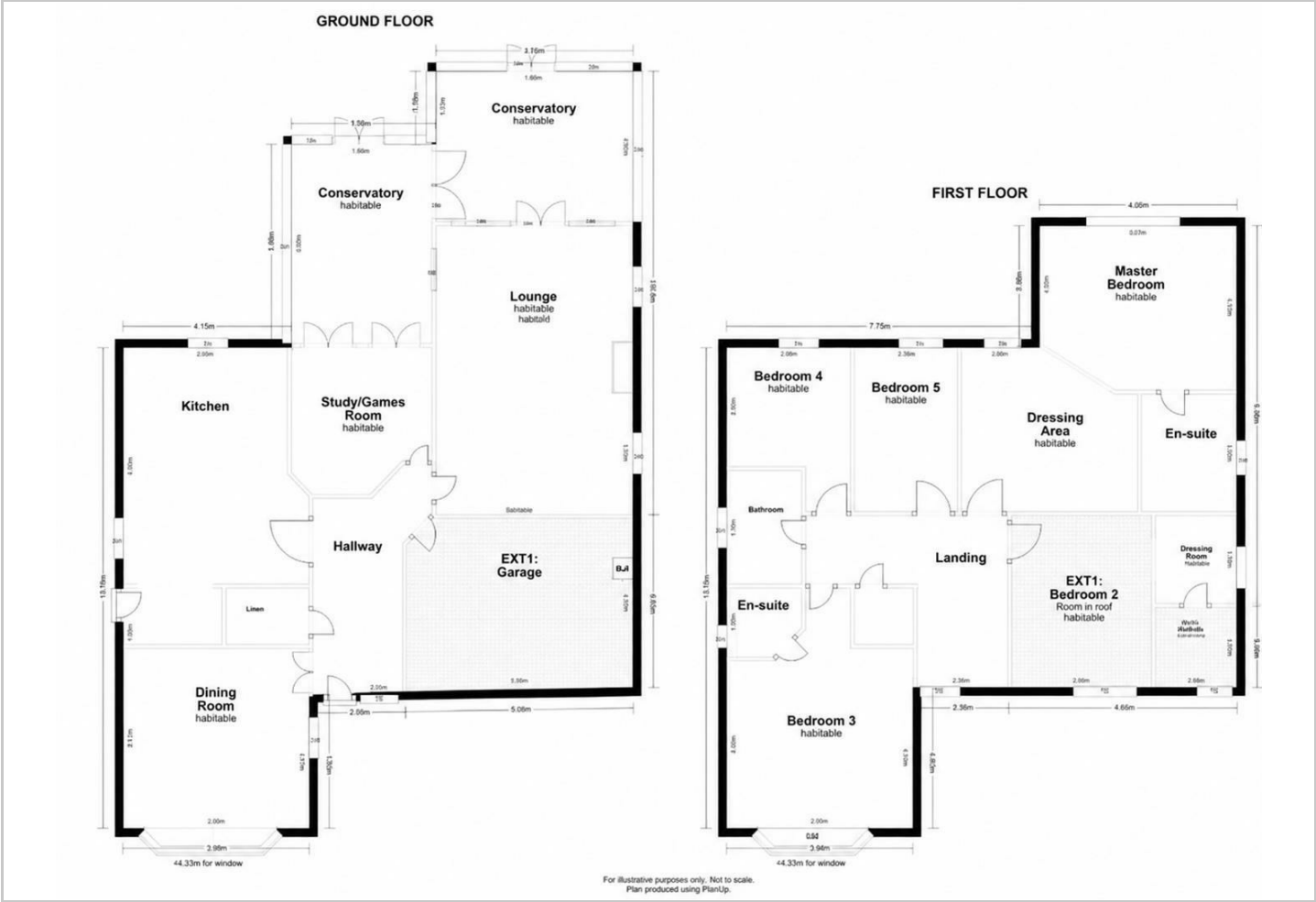
Hybrid Map



Terrain Map



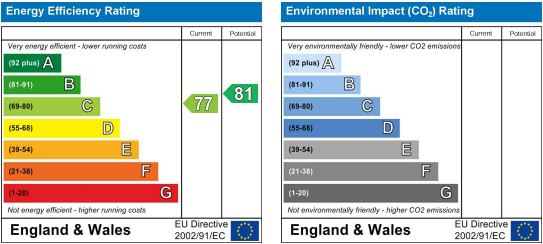
Floor Plan



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.