



Hyperion Road, Stourton, Stourbridge, DY7 6SB



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Summary...

This stunning four bedroom detached family home set in this premier Stourton address has been expensively appointed throughout and is situated on a generous sized plot which includes a detached double garage with office suite above. The home itself comprises: reception hall, spacious lounge with log burning stove, dining room, study/snug, modern fitted kitchen with centre island, separate utility room, gallery-landing, master bedroom with dressing area and modern fitted en suite shower room, further double bedroom with modern fitted en suite bathroom, two additional bedrooms and modern family bathroom with jacuzzi bath. To the front of the property there is an expansive driveway with mature shrub borders whilst the rear garden has a large patio seating area with steps and dwarf wall leading to manicured lawn with contemporary glass railings. Completing the property is a detached double garage with multi functional office suite which has a fully converted and includes modern fitted kitchen and shower room. This property also benefits from being situated on the edge of Greenbelt and is also within a short drive of Wollaston Village. Viewings are highly recommended to appreciate what this stunning family home has to offer.



Front of The Property

To the front of the property there is a tarmacadam driveway providing ample off road parking leading to double garage, mature shrub borders, path to front door and a gate to side providing access to the rear of the property.

Reception Hall

With a double glazed door leading from the front of the property, two double glazed windows to front, stairs to the first floor landing, under stairs storage cupboard, doors to various rooms and a central heating radiator.

Lounge

12'1" x 27'7"

With a door leading from the reception hall, double glazed bay window to front, double glazed french doors to rear, a recessed fire place for log burning stove with decorative surround and a central heating radiator.

Dining Room

10'0" x 12'2"

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

Snug/Study

11'6" x 11'8"

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

Kitchen Breakfast Room

12'2" x 18'5"

With a door leading from the reception hall, this modern fitted kitchen has a range of wall and base units, work surfaces with tiled splash back, range cooker with cooker hood above, stainless steel sink and drainer, space for dishwasher, integrated fridge, space for tall fridge freezer, center island, double glazed windows to side and rear, door to utility and a stable door to rear garden.

Utility

With a door leading from the kitchen, wall and base units, work surfaces with tiled splash back, plumbing for washing machine, space for tumble dryer, double glazed window to rear, door to cloakroom and a door to the garden.

Gallery Landing

With stairs leading from the reception hall, double glazed window to front with window seat, loft access, doors to various rooms, two built in storage cupboards and a central heating radiator.

Master Bedroom

12'1" x 17'6"

With a door leading from the landing, fitted wardrobes, central heating radiator, double glazed windows to front and side, door to dressing area with a double glazed window to rear, opening to en suite and a central heating radiator.

En Suite

With an opening from the dressing area, large walk in shower cubicle, WC, wash hand basin set into vanity unit, extractor fan, tiled walls, recessed spotlights, tiled floor, double glazed window to rear and a chrome heated towel rail.

Guest Bedroom

11'8" x 12'1"

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

En Suite

With a door leading from bedroom two, bath with shower over and glass shower screen, WC, wash hand basin, extractor fan, tiled walls, recessed spotlights, tiled floor, double glazed window to side and a chrome heated towel rail.

Bedroom Three

9'2" x 11'10"

With a door leading from the landing, built in wardrobes, double glazed window to rear and a central heating radiator.

Bedroom Four

7'4" x 8'7"

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

Bathroom

With a door leading from the landing, large jacuzzi style bath, separate walk in shower cubicle, WC, wash hand basin, tiled floor with under floor heating, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

Double Garage

16'2" x 19'3"

With electric garage doors to front, kitchen and shower room above, power, light and door to side.

Annex / Office

13'6" x 14'1"

With a door leading from the office kitchen, double glazed window to front, double glazed velux windows to side, built in storage cupboard and two central heating radiators.

Kitchen

5'7" x 9'7"

With a double glazed stable door leading from the garden, this modern fitted kitchen has a range of base units, sink and drainer, work surfaces with tiled splash back, double glazed window to rear, doors to the office and shower room.

Shower Room

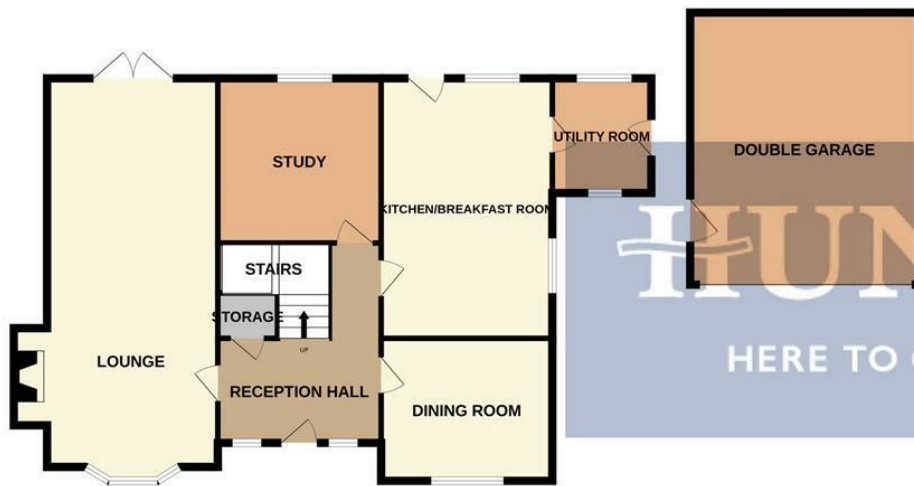
With a door leading from the office kitchen, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to rear and a central heating radiator.

Garden

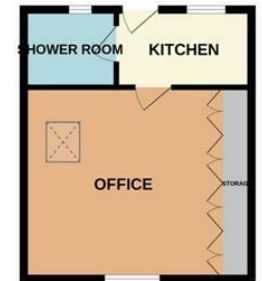
With a stable door from the kitchen and double doors from the lounge to a large natural stone patio area with steps leading up to a generous size lawn with contemporary chrome and glass balustrades, mature shrub borders, steps to the office which is situated above the double garage and a gate to side providing access to the front of the property.



GROUND FLOOR

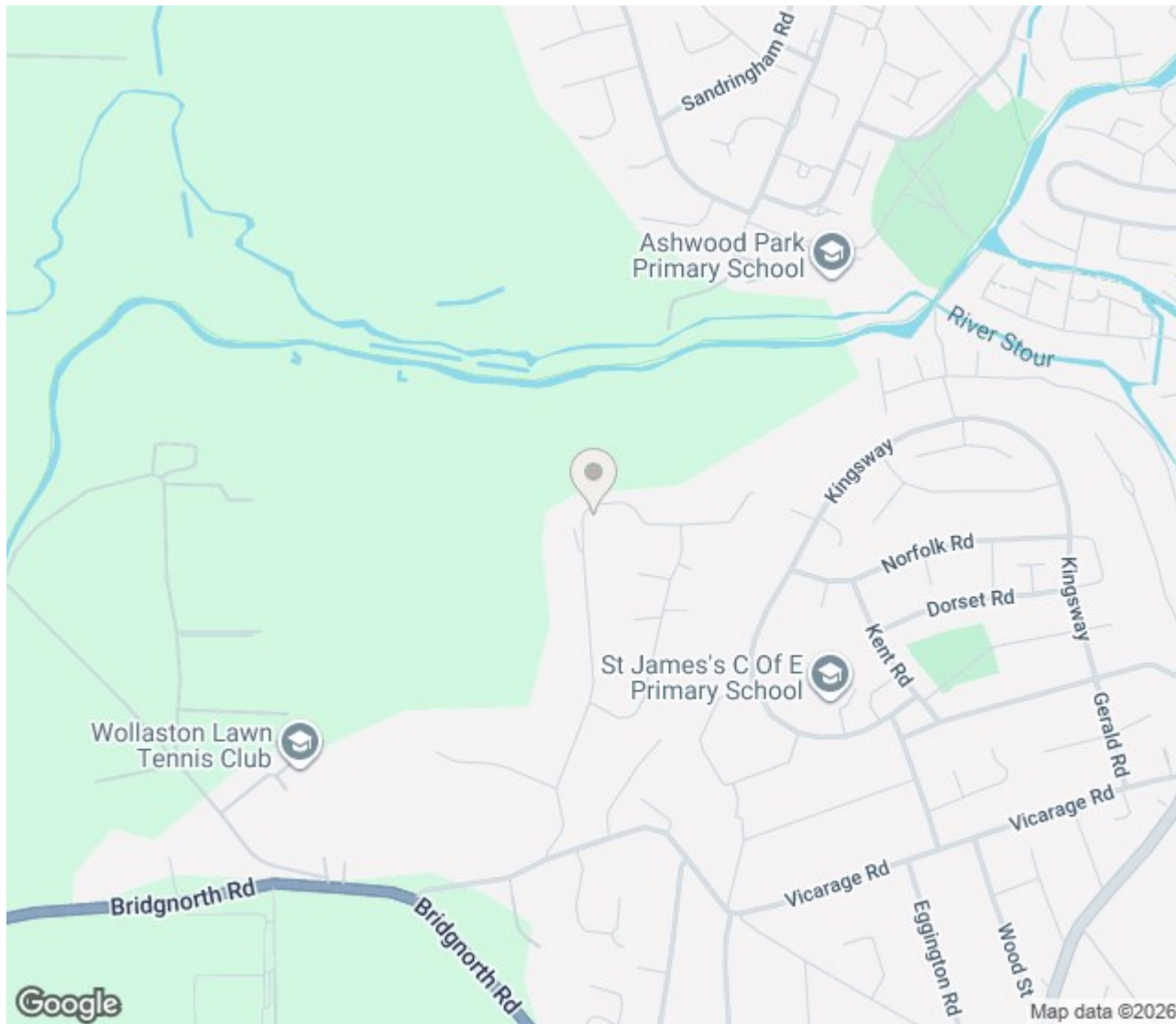


1ST FLOOR



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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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