



Hyperion Road, Stourbridge
Offers in The Region of £480,000

Features:

- Detached house
- Four bedrooms
- Two reception rooms
- Modern kitchen/diner
- Family bathroom and en-suite
- Garden with bar
- Driveway and garage
- EPC - TBC

Description:

A superb four bedroom, detached family home located in the sought after area of Stourton. The property in brief: Entrance hall with storage and downstairs WC. Leading on from the entrance is the lounge featuring a real log burner. Following on through sliding doors is the open plan kitchen/diner, which is a superb entertaining space due to its large interior space, and bi-folding door leading to the garden. The kitchen benefits from an integrated dishwasher and microwave, as well as space for a range cooker and American fridge/freezer. The sitting room is open to the kitchen, and offers plenty of natural light due to its large window and skylights, as well as a bi-folding door to the garden. The utility room follows from the kitchen, and offers a sink and plenty of cupboard space, as well as space for a washer and dryer.

Upstairs: The master bedroom boasts a large amount of space, and has an en-suite with a sizeable walk-in shower. Bedrooms two and three are also double in size. Bedroom four offers built in wardrobes, and is currently used as a dressing room. The impressive family bathroom has a free standing bath and separate shower, in a modern white suite. Outside: The rear garden has a decking area and lawn. The bar offers an ideal entertaining space, and there is space for a jacuzzi next to it. On the other side, there is a shed ideal for garden storage. Both the shed and bar have electrics built in. To the front is a large driveway for several cars, and a lawn area. The double garage offers plenty of space for private parking and storage, and boasts a remote control electric door. Further benefits of this property include: underfloor heating in the kitchen and en-suite, de-misting mirrors and built in speakers in both bathrooms, smart nest central heating and carbon and smoke detectors, Worcester Bosch boiler still under guarantee, and boarded lofts in both the house and garage.

This property is ideally located for families, being close to several schools for all ages, as well as local parks and Stourbridge rugby club. There are local shops and amenities nearby in both Wollaston village and Stourbridge town centre, including supermarkets. For commuters, Stourbridge ring road is close by providing access to the M5, Birmingham and Merry Hill. The A458 to Bridgnorth also runs nearby.



Details:

Entrance Hall

WC

6' 3" x 3' 0" (1.90m x 0.91m)

Lounge

16' 6" x 10' 7" (5.03m x 3.22m)

Kitchen/Diner

9' 4" x 23' 3" (2.84m x 7.08m)

Sitting Room

11' 9" x 20' 3" (3.58m x 6.17m)

Utility Room

9' 6" x 8' 5" (2.89m x 2.56m)

Garage

16' 4" x 15' 3" (4.97m x 4.64m)

Master Bedroom

13' 5" x 13' 7" max (4.09m x 4.14m)

En-Suite

8' 7" x 5' 3" (2.61m x 1.60m)

Bedroom Two

13' 0" x 8' 0" (3.96m x 2.44m)

Bedroom Three

10' 5" x 6' 3" (3.17m x 1.90m)

EPC Rating:

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01384 319 400.



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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

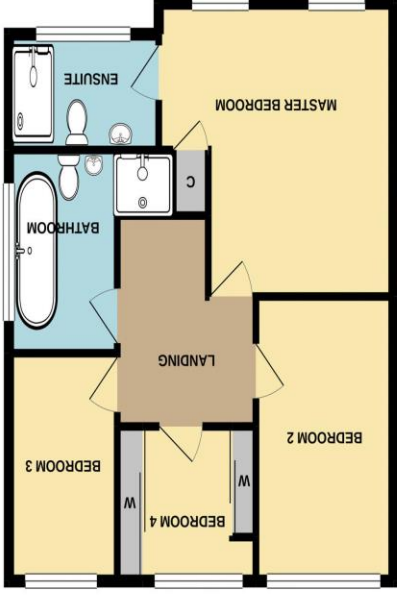
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GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1699 sq.ft. (157.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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