



**LexAllan**

local knowledge exceptional service

Apsley House, 28 Hyperion Road, Stourton, Stourbridge,  
DY7 6SB

**\*\* CHARMING FAMILY HOME OOZING WITH CHARACTER \*\***

This detached property has been well maintained and modernised throughout to create a warm and loving family home. Throughout the property you will notice original features such as stained glass windows as well as cast iron radiators. Benefitting from a family friendly layout along with a private garden, this truly is a must view. The property offers five bedrooms and briefly comprising, storm porch, reception hallway, lounge, dining room, kitchen, utility, downstairs toilet and garage. First floor accommodation offers five excellent bedrooms, far reaching views to the rear, and with house bathroom. Outside of property offers a private rear garden with a superb summerhouse, ample off road parking can be found to the front.

**Approach**

Block paved driveway providing off road parking, access via the storm porch.

**Reception Hall**

Spacious hall with doors radiating off, stairs rising to first floor, bespoke cast iron central heated radiator.

**Lounge**

14'7" x 12'1"

Inset log burner with surround, opening to the dining room, bespoke cast iron central heated radiator, access to the rear garden.

**Dining Room**

13'1" x 12'9"

Double glazed bay window with stained glass, two bespoke cast iron central heated radiators.

**Kitchen**

14'10" x 11'8"

Variety of wall and base units, space for Rangemaster, stainless steel sink and drainer, integrated dishwasher, double glazed window to side and rear, space for American Style fridge/freezer, Karndean Flooring, access to utility.

**Utility**

Worksurface with base units, inset Belfast style sink, plumbing for washing machine and tumble dryer, Double glazed window to side, door off to garden.

**W.C**

Wash hand basin, W.C, double glazed window to side, tiled flooring.

**Landing**

A bright and spacious landing with doors radiating to all first floor accommodation, double glazed window to side, loft access.

**Bedroom 1**

15'10" x 12'9"

Double glazed bay window to front, central heated radiator.



### Bedroom 2

14'6" x 12'1"

Double glazed window to rear, central heated radiators, fitted wardrobes.

### Bedroom 3

16'1" x 7'4"

Double glazed window to front, central heated radiator.

### Bedroom 4

9'5" x 6'9"

Double glazed window to front, central heated radiator.

### Bedroom 5

7'2" x 6'2"

Double glazed window to rear, central heated radiator.

### Family Bathroom

Bath, shower cubicle, wash hand basin, w.c, shaver socket, double glazed window to rear, chrome heated towel rail.

### Rear Garden

A private and peaceful rear garden offering a generous block paved patio, generous lawn with mature borders, a further patio area can be found along with a vegetable patch.

### Garden Room

23'7 x 11'7

A superb space currently used as a games room, power and lighting throughout with an electric fire feature, French doors allow access, internet connection available.

### Garage

16'9 x 7'6

Double doors to front, power and lighting along with a double glazed window to side and door access.

### The Location

Situated at this 'best of' addresses, Hyperion Road has long been popular for those aspiring to enjoy individually styled houses in a truly convenient location on the semi rural western outskirts of Stourbridge with first class schools available in Wollaston and Kinver and a number of private schools also within reach. The area offers an excellent base for those commuting to commercial centres with Wolverhampton to the North and Worcester to the South realised via the A449. Stourbridge and the Black Country is just a hop skip and a jump away. Beautiful countryside extends westwards and to the south ever popular with those nature lovers, cyclists, runners, dog walkers who can take advantage of the myriad bridleways, footpaths and canal towpaths that crisscross the region.

### Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Council Tax Band F







### Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

### Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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