



Overdale, Collis Street, Amblecote, Stourbridge, DY8 4EG





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## Summary...

**\*\*OFFERED WITH NO UPWARD CHAIN\*\*.** A genuine rare find and stunning example of an attractive double fronted Victorian-style Abutting detached family home displaying an abundance of original features. Occupying a naturally elevated position with beautiful foregarden overlooking Amblecote recreation ground; 'Overdale' boasts a driveway located to the rear of the property within an elegant and thoughtfully laid-out private garden. Favouring a convenient location within walking distance to Amblecote primary school and children's playground, local shops, pubs and easy access to Stourbridge Town and Wollaston Village. To summarise the accommodation on offer, in brief the property comprises of an impressive reception hall complete with minton tiled floor, cornice and stair panelling, lounge with feature fire place and wooden floor, separate sitting room with additional fire place and bay window, bright and airy garden room with generous ceiling height, spacious kitchen diner with oak units, Corian worksurfaces and sink, Lacanche oven and parquet flooring, separate boot room accessed via vaulted storm porch and downstairs cloakroom adding an essential sense of practicality. Continuing upstairs leads to a gallery landing with feature stained glass window and loft access, three well proportioned bedrooms and timeless family bathroom. The rear garden offers a private and secluded oasis with manicured shaped lawn, Victorian blue-brick paving, rambling roses and mature shrub screening. Additional benefits include a usable cellar providing useful storage space and outside store with housed central heating boiler. This property **MUST BE VIEWED** to appreciate what's on offer and is well matched to any discerning buyers who admire the traditional-style homes that very rarely become available.



### Front of The Property

Elevated and set back off the road beyond walled front with matching pillars and wrought-iron gate leads to Victorian blue brick steps and quarry tiled terrace with thoughtfully planted shrubs, two large bay windows, architectural mouldings, outside light and gated side access leading to rear garden.

### Reception Hall

13'5" x 6'2"

With feature wooden door with glass inserts leading from the front of the property, 'Overdale' labelled window above, stairs to first floor landing complete with ornate stripped-back spindles and stair panelling, dado rail, cornice, open to garden room and access to cellar, minton tiled floor and a central heating radiator.

### Lounge

12'1" x 12'9" plus bay

With a door leading from reception hall, feature fire place with gas fire, marble hearth and ornate fire guard, comfortable space for seating, picture rail, cornice and ceiling rose, wall lights, solid oak wooden floor, double glazed bay window to front and a central heating radiator.

### Sitting Room

12'1" x 11'5"

With a door leading from reception hall, feature fire place with gas fire, space for seating and home working, picture rail, cornice and ceiling rose, window seat with built-in storage underneath, engineered wooden flooring, double glazed bay window to front and a central heating radiator.

### Garden Room

9'10" x 8'2"

Open from reception hall and door leading to kitchen diner, space for seating, dado rail, cornice, glass roof, wooden floor, feature arch moulding, built-in storage, double glazed windows and french doors leading to rear garden and a central heating radiator.

### Kitchen Diner

23'11" x 10'2" max

With a door leading from reception hall, fitted with a range of bespoke Oak matching wall and base units complete with Corian worksurfaces over and matching upstands, seamless sink with drainer grooves, Lacanche gas and electric range oven with five-ring hob, stainless steel splashback with extractor and recessed spotlights, integrated fridge and freezer, dishwasher, washer dryer, pull-out pantry-style pan drawers, space for dining table, solid oak parquet floor, feature beam arch, cornice, recessed spotlights, double glazed windows to side and a central heating radiator.

### Boot Room

Open from kitchen diner and feature wooden door with glass inserts leading from rear garden, space for bench-style seating and cloaks, wooden floor, cornice, loft access, double glazed windows to rear and a central heating radiator.

### WC

With a door leading from reception hall, WC, wash hand basin, part tiled walls, tiled floor, dado rail, cornice and ceiling rose, obscured double glazed window to rear and a central heating radiator.

### Gallery Landing

With stairs leading from reception hall complete with ornate stripped-back spindles and Mahogany banister, doors to various rooms, cornice, dado rail and ceiling roses, space for dresser, feature arch stained glass window to rear and further double glazed window to front.

### Bedroom One

13'1" x 12'1"

With a door leading from landing, dado rail, cornice and picture rail, double glazed window to front and a central heating radiator.

### Bedroom Two

12'9" x 10'5"

With a door leading from landing, dado rail, cornice and ceiling rose, double glazed window to side and a central heating radiator.

### Bedroom Three

13'9" x 8'6" max

With a door leading from landing, dado rail, cornice and ceiling rose, double glazed window to front and a central heating radiator.

### Bathroom

With a door leading from landing, bath with Burlington shower and separate shower attachment, fitted shower screen, WC, wash hand basin, cornice, ceiling rose, engineered wooden floor, part tiled walls, extractor, double glazed window to rear and a chrome central heated towel rail.

### Garden

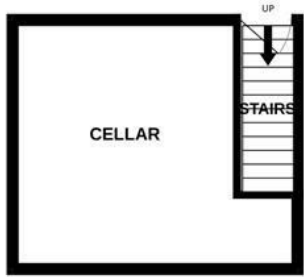
With double glazed doors leading from garden and boot room to Victorian blue brick block paving, manicured shaped lawn, thoughtfully planted mature shrubs and trees, being partly walled, multiple seating areas, vaulted oak storm porch, outside lighting, outside store with housed central heating boiler, tap, trellis, tarmac driveway with EV charging point, double gates leading to Vale Street and further gated side access leading to the front of the property.



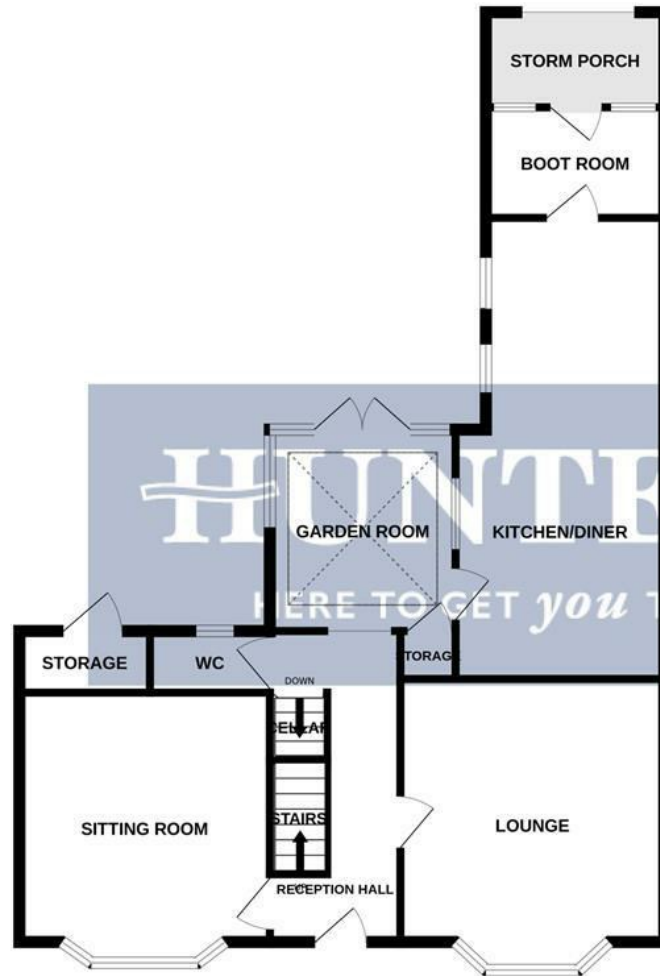




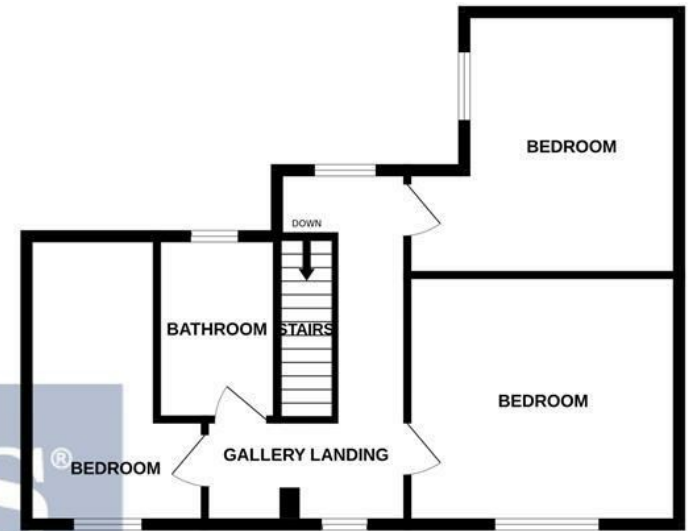
BASEMENT



GROUND FLOOR



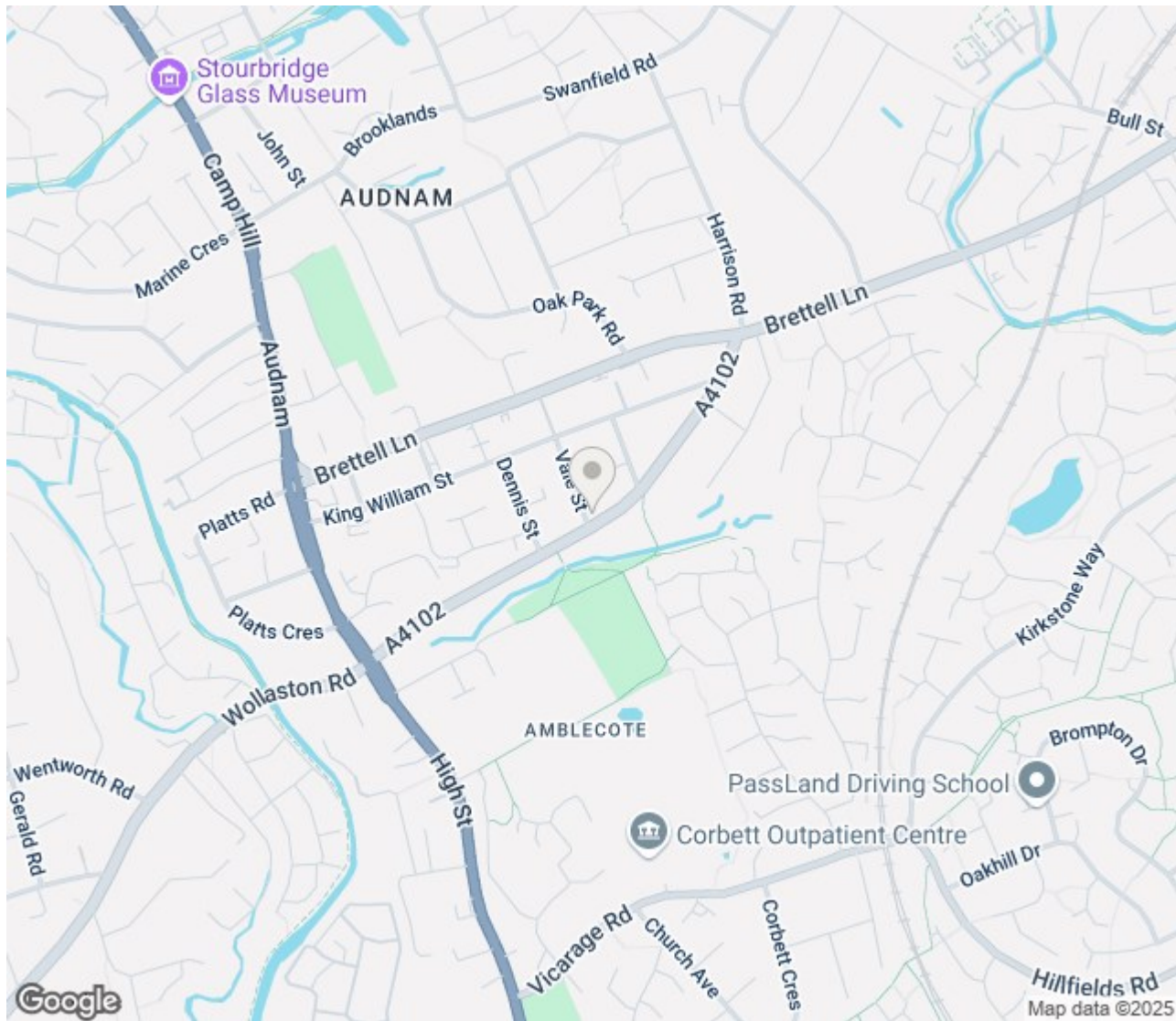
1ST FLOOR




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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 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.

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