



Overbrook House  
Drayton Road | Belbroughton | Stourbridge | West Midlands | DY9 0DX

FINE & COUNTRY

# OVERBROOK HOUSE

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Looking for an extended and renovated three bedroom plus study family home in a village with wonderful amenities, close to Birmingham and Hagley's schools? Then look no further...

With a large living room, separate dining room, a sports/garden room/extra reception room, all overlooking the landscaped back patio and gardens, kitchen with breakfast bar and Neff integrated appliances including gas hob, oven, microwave, fridge, freezer, and dishwasher; separate utility with integrated Bosch washer and dryer, plus three well-sized bedrooms, an office, and three bathrooms upstairs, this is a home that will delight all those that view.

Village life; water flowing through streams, fresh air, countryside walks, stroll to the pubs or shops and the occasional tractor driving past.





## Ground Floor

Entering through the imposing front door you are welcomed by a well-lit and tastefully decorated reception hall - an elegant introduction to the house.

To the left we have a large living room living room with a feature log burner that overlooks and opens up onto the patio through bifold doors.

Straight ahead past the stairs we have another reception room which is currently used as the formal dining room and is connected with the large living room providing great flow to the home.

To the right, we enter the modern kitchen with granite worktops, integrated Neff appliances and breakfast bar and plenty of storage. There is a separate utility room connected to the kitchen that has an inbuilt Bosch washer and dryer.

Moving further through the home we have a guest WC and another reception room, currently functioning as a garden room, that offers plenty of light and again looks out over the patio and gardens.



















## First Floor

The main staircase leads up to the galleried landing off which are three well sized bedrooms, two ensuite bathrooms and family bathroom plus a home office/study.

All bedrooms and bathrooms have been decorated to an extremely high standard that will certainly impress.













## Outside

There is a front driveway to fit two cars with a professionally landscaped patio and gardens to the rear.



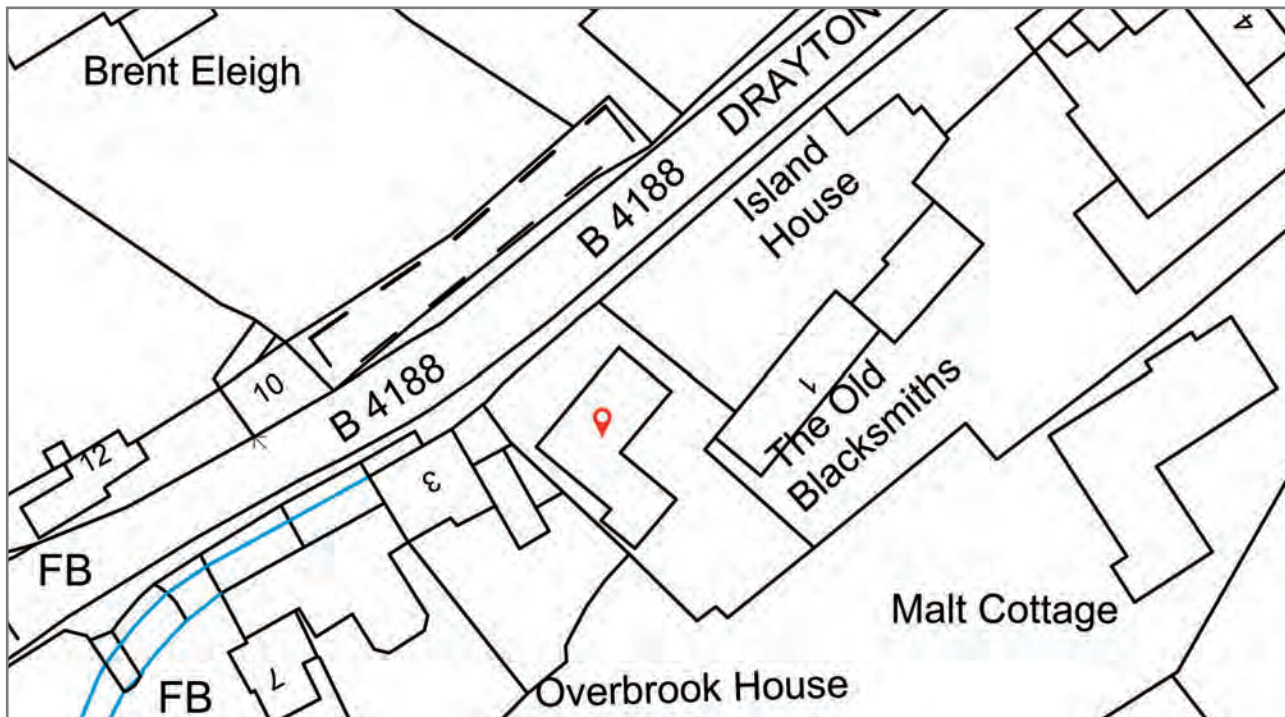


# LOCATION

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Belbroughton is a picturesque village with three pubs, Ye Olde Horseshoe Inn with its fantastic open fire and friendly service, The Talbot which is a gastro pub with a brilliant menu, fine wine and great outdoor area and the local Belbroughton Club. There's the family run café The Deli which serves a fabulous breakfast and a pretty special afternoon tea, a couple of salons - Clent Hair Salon and Beautology Clinispa, a convenience store with a post office, a primary school, cricket club and a beautiful church steeped in history.





Services

Mains electricity, water and gas.

Notes

The property is located within a conservation area.

Tenure

Freehold

Local Authority

Bromsgrove

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01384 958811 or 07470 097684

Website

For more information visit <https://www.fineandcountry.com/uk/stourbridge-and-kidderminster>

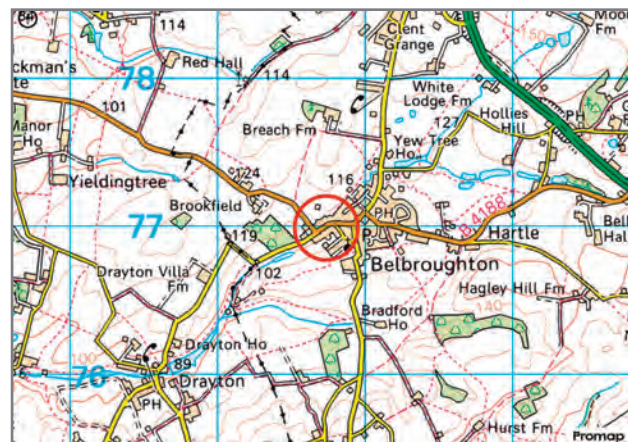
Opening Hours:

Monday to Friday - 8am - 8pm

Saturday - 9am - 5pm

Sunday - 10am - 4pm

Disclosure: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is a relative of a member of Fine & Country Stourbridge



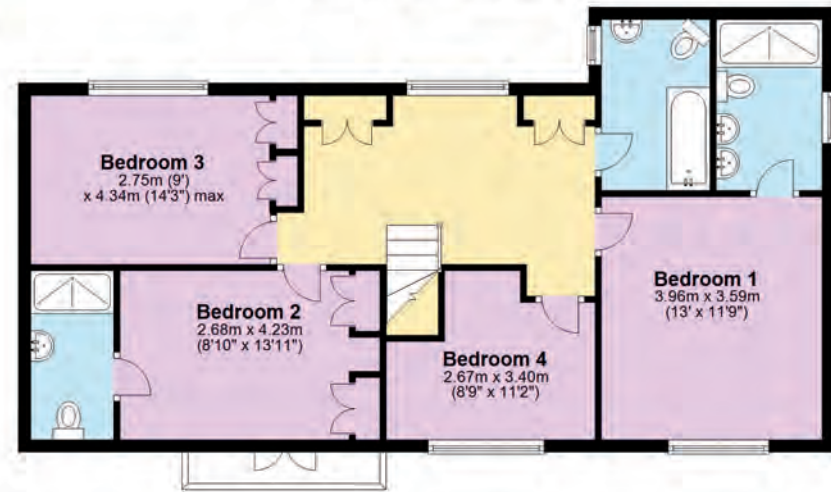
### Ground Floor

Approx. 117.8 sq. metres (1267.8 sq. feet)

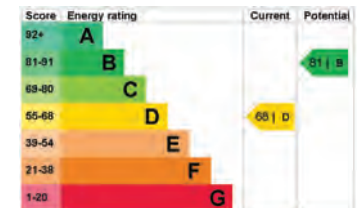


### First Floor

Approx. 77.5 sq. metres (834.4 sq. feet)



Total area: approx. 195.3 sq. metres (2102.2 sq. feet)







JAYSON MAVER  
PARTNER AGENT

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Seven years as Sales Director at a successful advertising agency, a subsequent twelve years as a Project Manager in residential development, and the past five years in luxury real estate sales in the UAE and UK has provided Jayson with the knowledge of how to promote high end property, a keen eye for detail and significant negotiation skills - something everyone selling their home deserves.

YOU CAN FOLLOW JAYSON ON



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*“Jayson has been nothing short of amazing, going above and beyond the service level expected. He is diligent, competent, provides a great framework of how all the marketing works and does everything he says he’s going to do. He has organised everything from the internal decoration and staging, outlining the gardening projects to be completed, and coordinating the photography and video production. He is the complete package if you’re considering selling high end property”.- Mrs H. Hopkins*

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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