



37 Vicarage Road

Amblecote, DY8 4JD

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

A handsome Victorian home with spacious interiors, period details and a long landscaped garden ending in a charming summer house.

- Charming 100-year-old Victorian home with high ceilings and period features
- Two generous reception rooms including a bay-fronted living room and a dining room with log burner
- Extensive landscaped garden with patios, three lawns, pond and a cabin at the far end
- Walled front garden, tarmacked drive and a detached garage offering secure parking and storage
- Well-placed in Amblecote for schools, shops, transport and amenities

This substantial Victorian home combines character and practicality. Two reception rooms flank the hall, both featuring bay windows and period fireplaces. The fitted kitchen and adjoining utility serve everyday family life, while four bedrooms and a stylish bathroom occupy the first floor alongside a separate cloakroom. Outside, a walled front garden and ample drive lead to a detached garage. The rear garden extends well beyond the house and includes lawns, patios, a pond and a summer house, providing an exceptional outdoor retreat.

1701 sq ft (158 sq m)





The kitchen

The kitchen is the hub of everyday life, fitted with ample shaker-style units and generous work surfaces. A range cooker occupies a tiled recess beneath an extractor, while a matching pantry cupboard and integrated sink complete the practical specification. A broad window overlooks the garden and accommodates a casual breakfast area, with a door leading directly to the rear hall and utility.





The living room

The living room serves as the principal reception space, offering excellent proportions for relaxing or entertaining. A marble fireplace with a defined hearth forms a focal point and the high ceiling retains its decorative cornicing and ceiling rose. A broad bay window with leaded lights and French doors looks over the rear terrace and garden, and a door links with the hall.





The dining room

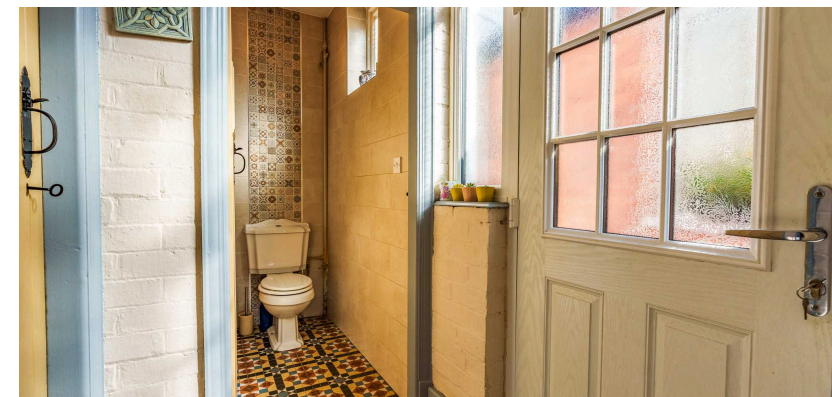
The dining room provides a formal setting for family meals and gatherings. A brick-lined fireplace houses a log-burning stove beneath a carved mantel, and the room features classic coving and a ceiling rose. A deep bay window adds character and connects this room with the front outlook.





The utility and cloakroom

Serving the household, the utility and cloakroom offer additional storage and appliance space. Fitted cabinets match the kitchen and incorporate wood-topped work surfaces, a second sink and plumbing for laundry machines. The adjoining cloakroom includes a WC with tiled walls and patterned flooring, and an exterior door links to the courtyard and far side of the garage.





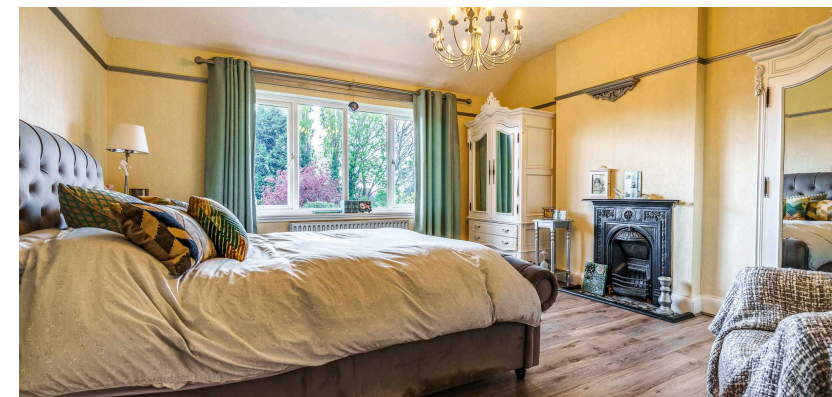
The entrance hall

The hallway makes a welcoming first impression with a panelled staircase rising to the first floor. A stained-glass entrance door and stair window provide character, while wood panelling and a turned handrail underline the period feel. Doors lead off to the cellar, reception rooms and kitchen.



The primary bedroom

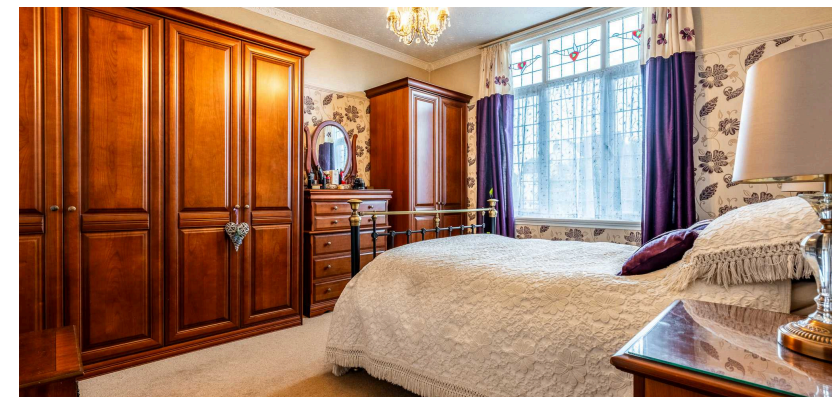
The primary bedroom is a spacious double room at the rear of the home. A broad window frames views over the garden and the high ceiling retains a ceiling rose. Within the bedroom there is a decorative cast-iron fireplace and ample space for free-standing wardrobes.





The second bedroom

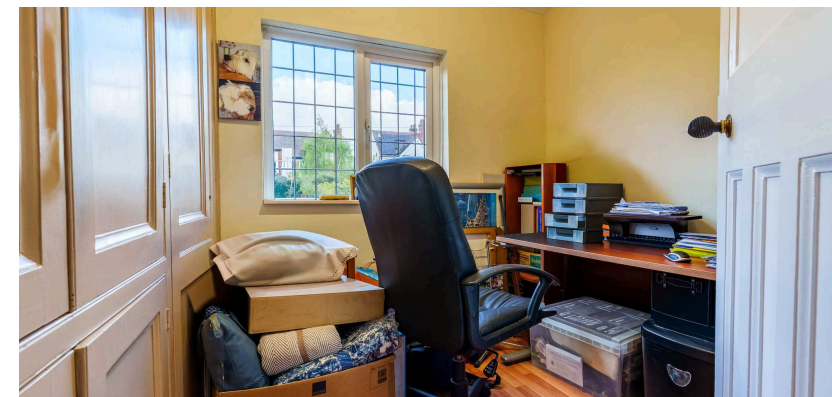
The second bedroom is another generous double room situated at the front of the house. Built-in wardrobes along one wall maximise storage space and a large window with leaded panes faces the front garden. A picture rail and decorative corning reflect the home's period heritage.





The third and fourth bedrooms

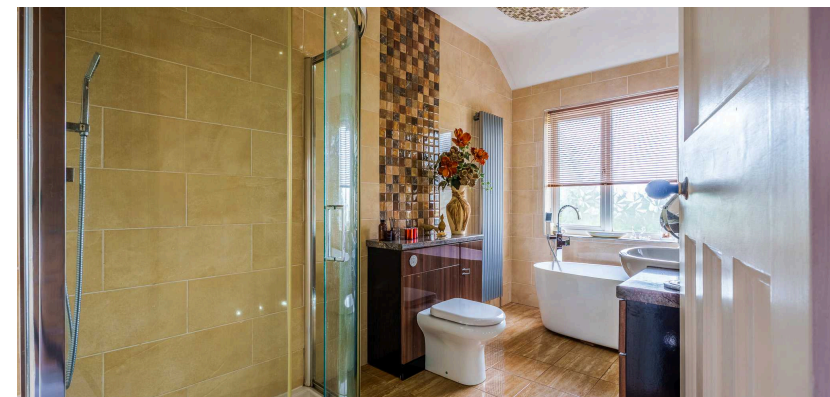
The third bedroom provides comfortable accommodation for guests or family members. A wide window overlooks the garden and there is ample space for a double bed and bedroom furniture. Currently used as a study, the fourth bedroom offers flexibility as a single bedroom or home office. Built-in cupboards provide practical storage and a window faces the front aspect.





The bathroom

The bathroom on the first floor is fitted to a contemporary standard, featuring a freestanding bath with floor-mounted mixer tap and a curved glass shower enclosure with rainfall head. Matching vanity cabinets provide useful storage beneath a vessel sink and concealed-cistern WC, while full-height tiling and a vertical radiator complete the suite.





The garden

The garden immediately behind the home provides a well-defined space for outdoor seating and entertaining. A paved terrace runs along the rear elevation, with direct access from the house, and is bordered by planting beds and established shrubs. Beyond, a neatly maintained lawn is framed by hedging and mature trees, creating a private and enclosed setting.

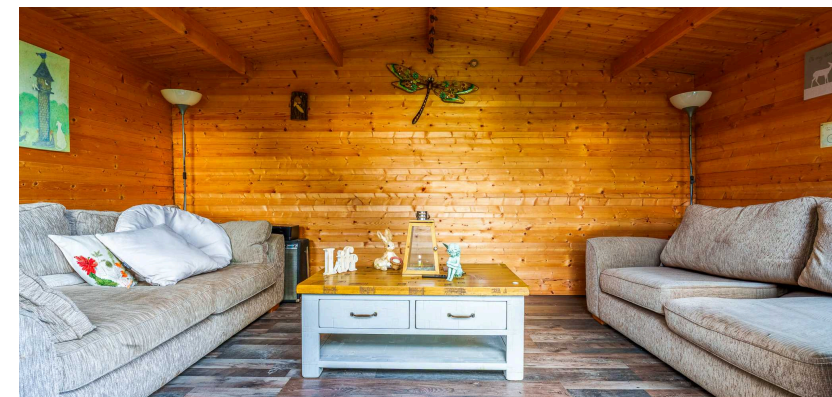


Extending further, the garden opens into a series of additional lawned areas linked by a central paved pathway. Deep, well-stocked borders introduce seasonal colour, while mature trees and shaped hedging add structure throughout. Toward the far end, a pond and water feature sit alongside further seating areas, leading to the summer house positioned at the end of the garden.



The summerhouse

Set at the bottom of the garden, the timber-built summer house offers a tranquil retreat. Double doors open to reveal a vaulted wood-lined interior suitable for hobbies or relaxation. Outside, a paved terrace sits among established planting, with space for outdoor seating alongside a fountain.





The driveway and parking

At the front, a walled garden with shaped hedging precedes a tarmacked driveway providing ample off-street parking. The drive leads to a detached garage with timber double doors and a separate roller door to the side courtyard. The arrangement allows easy access to the garden and utility, and there is additional space for storing bikes or garden equipment.



Location

Amblecote is a sought-after residential area combining local amenities with convenient access to the wider West Midlands. Residents enjoy nearby shops, supermarkets and services, with a choice of schools and nurseries in the surrounding area. The neighbouring towns of Stourbridge and Dudley offer further shopping and leisure facilities. Road links connect to the A491 and A458 for commuting, and rail services from Stourbridge Junction provide connections to Birmingham and beyond. Leisure opportunities include parks, canal walks and access to the countryside of the Clent Hills.

Services

The property benefits from mains gas, electricity, water and drainage.

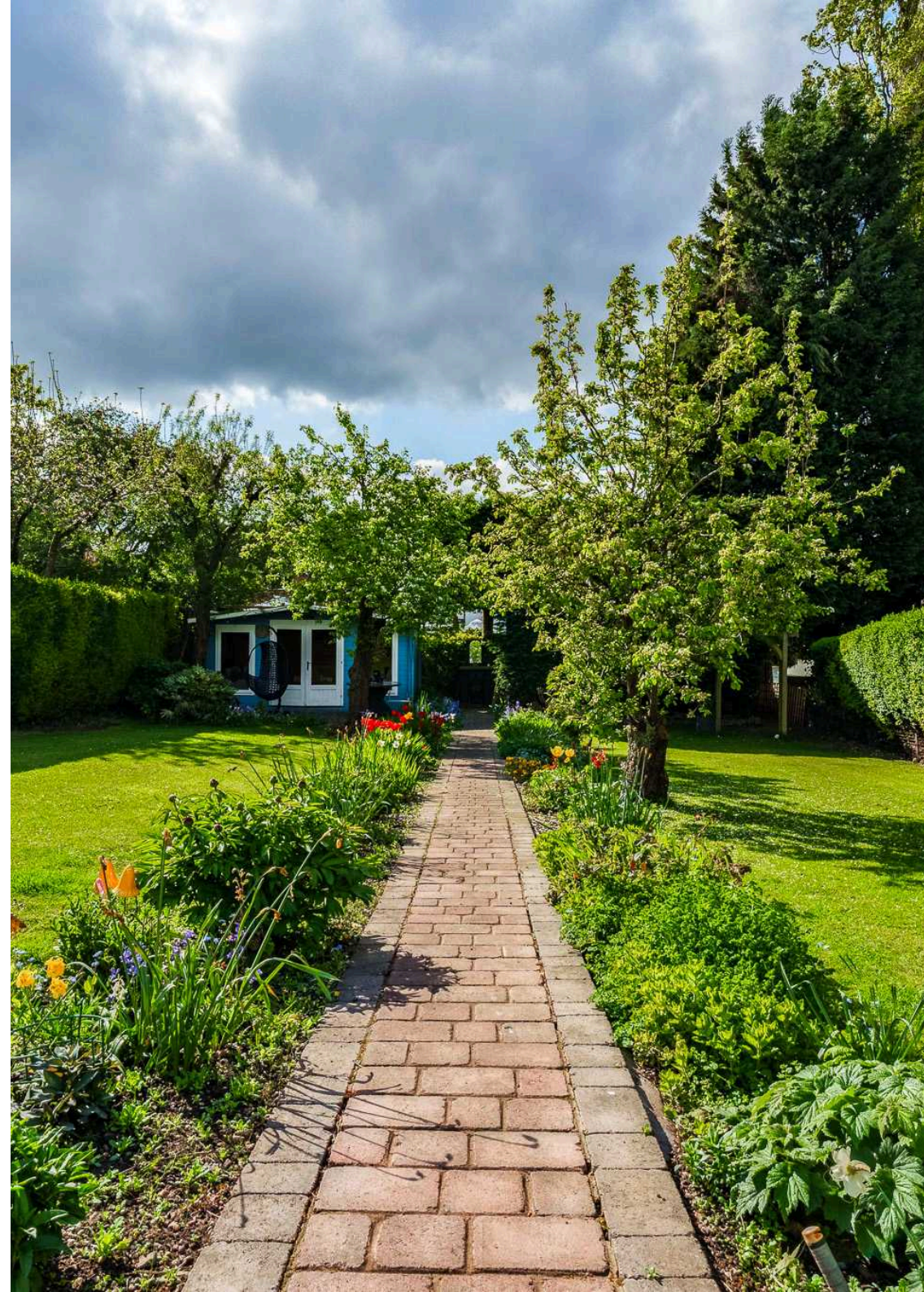
Broadband Speed: Ultrafast broadband available. Download speeds up to 2000 Mbps and upload speeds up to 2000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E



Vicarage Road

Approximate Gross Internal Area

Ground Floor = 81.0 sq m / 872 sq ft

First Floor = 77.0 sq m / 829 sq ft

Garage / Summer House = 27.9 sq m / 300 sq ft

Total = 185.9 sq m / 2001 sq ft

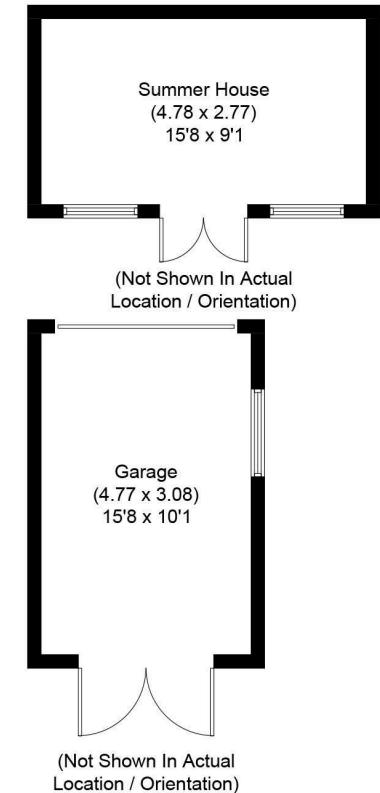
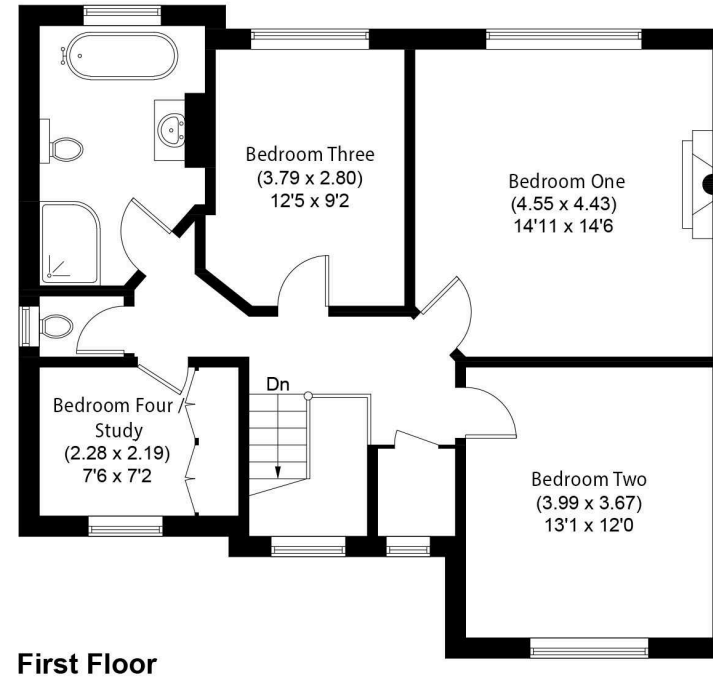
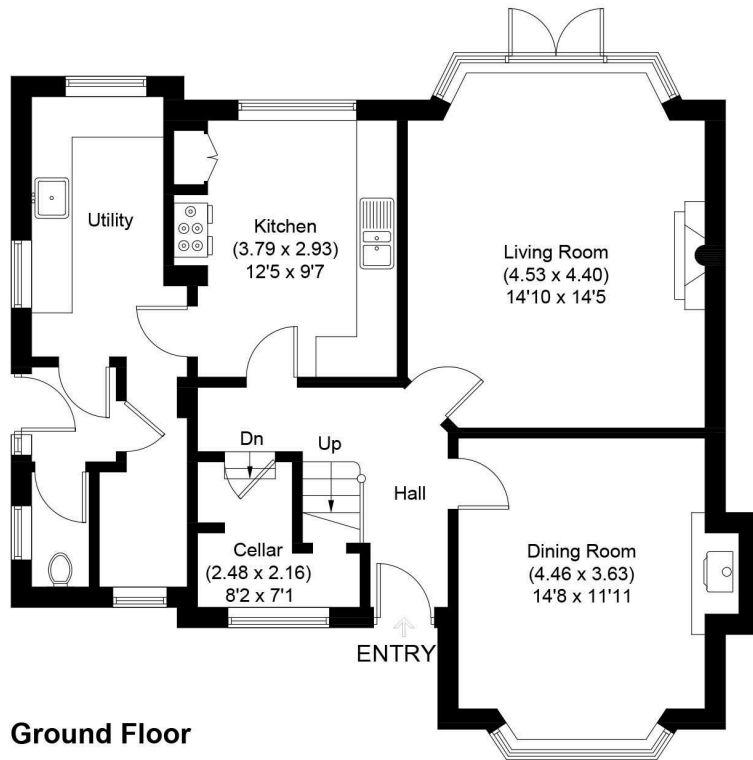


Illustration for identification purposes only, measurements are approximate, not to scale.



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