

PARGETER
STREET

OLD QUARTER • STOURBRIDGE

Pargeter Street

Two individually designed 4 bedroom detached homes finished to an exceptional specification

Pargeter Street | Old Quarter | Stourbridge | West Midlands | DY8 1AU

Grove.

LAND & NEW HOMES



Pargeter Street at a glance.

- Two 4 bedroom detached homes finished to an exceptional standard
 - Highly sought-after Old Quarter location - with parking
 - Walking distance to Stourbridge town centre, Mary Stevens Park and schools
 - Thoughtfully designed, energy efficient homes
 - EV Charging Points 
 - LABC Warranty
 - Easy access to bus, rail & motorway networks
 - Excellent choice primary & secondary schools nearby
-

Location.

Pargeter Street is a quiet residential road situated in the highly sought-after Old Quarter of Stourbridge, within walking distance of the town centre.

Stourbridge itself lies at the crossroads of major arterial routes, providing easy access to Birmingham in the East, Worcester to the South, Bridgnorth and mid-Wales to the West and Wolverhampton to the North. The M5 junction 4 is only 8 miles away at the end of the A491.

These stunning homes are in an ideal location for growing families with an excellent choice of local schools, colleges and leisure pursuits within easy reach.

The nearby Stourbridge Transport Hub provides access to a comprehensive bus network, as well as shuttle connections to the mainline Stourbridge Junction train station, with regular connections to Birmingham Snow Hill and Worcester.

**Pargeter Street, Old Quarter
Stourbridge, West Midlands DY8 1AU.**

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Specification

Built to last

- Traditional brick and block construction with an attractive tiled roof.
- Energy-efficient double-glazed uPVC windows throughout.
- Insulated ground floor for added warmth and comfort.
- Stylish ceramic floor tiles to the kitchen, dining, family room, utility and cloakroom.
- Underfloor heating to ground floor.

Beautifully Finished

- Fresh, contemporary décor with crisp white ceilings, soft off-white walls and white woodwork, creating a bright and welcoming feel throughout.
- Attractive white uPVC windows and a light oak composite front door.
- Automated garage door in a stylish Chartwell Green finish.
- Elegant covered entrance with quality timber detailing.



Gardens & Outdoor Space

- Front and rear gardens laid to lawn.
- Contemporary porcelain patio and pathways, perfect for outdoor dining and entertaining.
- Permeable block-paved driveway with smart granite-effect finish.
- Secure timber fencing and side gate for added privacy.



Designer Kitchen & Utility

- A beautifully designed kitchen by Haden Design Kitchens featuring:
- Classic shaker-style cabinetry in Reed Green with soft-close doors and drawers.
- Luxurious Silestone quartz worktops and matching splashbacks.
- Integrated lighting to selected units for a premium finish.
- Integrated Bosch appliances include:
 - Single oven
 - Combination microwave oven
 - Induction hob
 - Chimney extractor hood
 - Full-height fridge
 - Full-height freezer
 - Integrated dishwasher

The kitchen also features a quality stainless steel sink, with a separate sink provided in the utility room.





Luxury Bathrooms

Contemporary bathrooms fitted with stylish Ideal Standard sanitaryware and chrome fittings throughout.

Features include:

- Main bathroom with shower bath and glass screen.
- En-suite with spacious Mira shower enclosure.
- Modern cloakroom.
- Elegant Porcelanosa wall tiling to bathrooms and en-suites.
- Recessed ceiling spotlights to bathrooms and en-suites.



Interior Details

- Stylish pre-finished oak veneer internal doors with satin chrome handles.
- Elegant staircase with white-painted balustrades and a light oak handrail.



High-Speed Connectivity

- The home is Gigabit-ready with Openreach Full Fibre connectivity, providing access to ultrafast broadband (subject to service availability).
- CAT6 data points are installed to key locations, making it easy to connect TVs, games consoles and computers for fast, reliable internet performance. Voice over Internet Protocol (VoIP) telephone services are also supported.

Electrical Features

- Recessed LED downlights to the kitchen, bathrooms and en-suites.
- Contemporary electrical installation designed for modern family living.

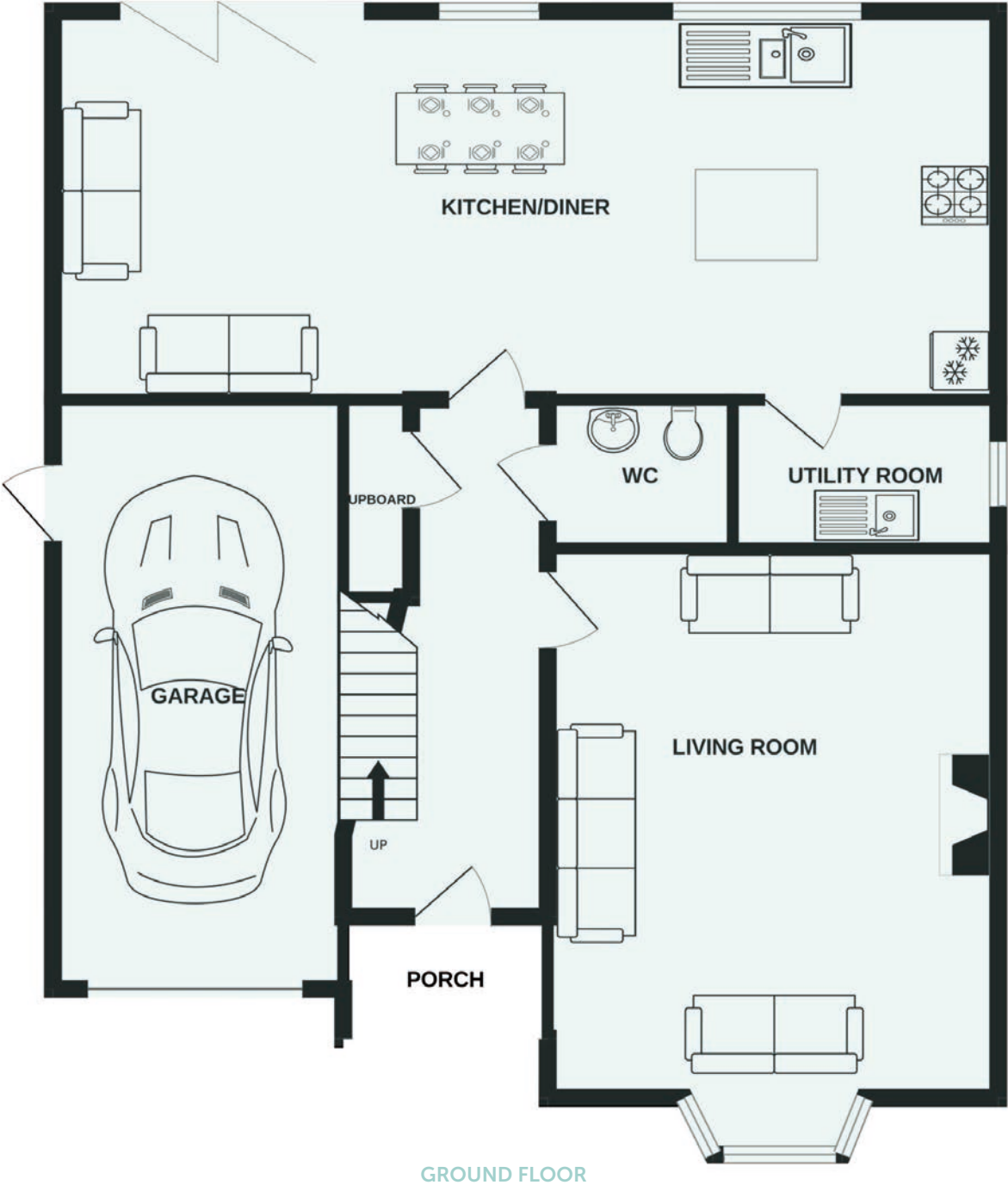


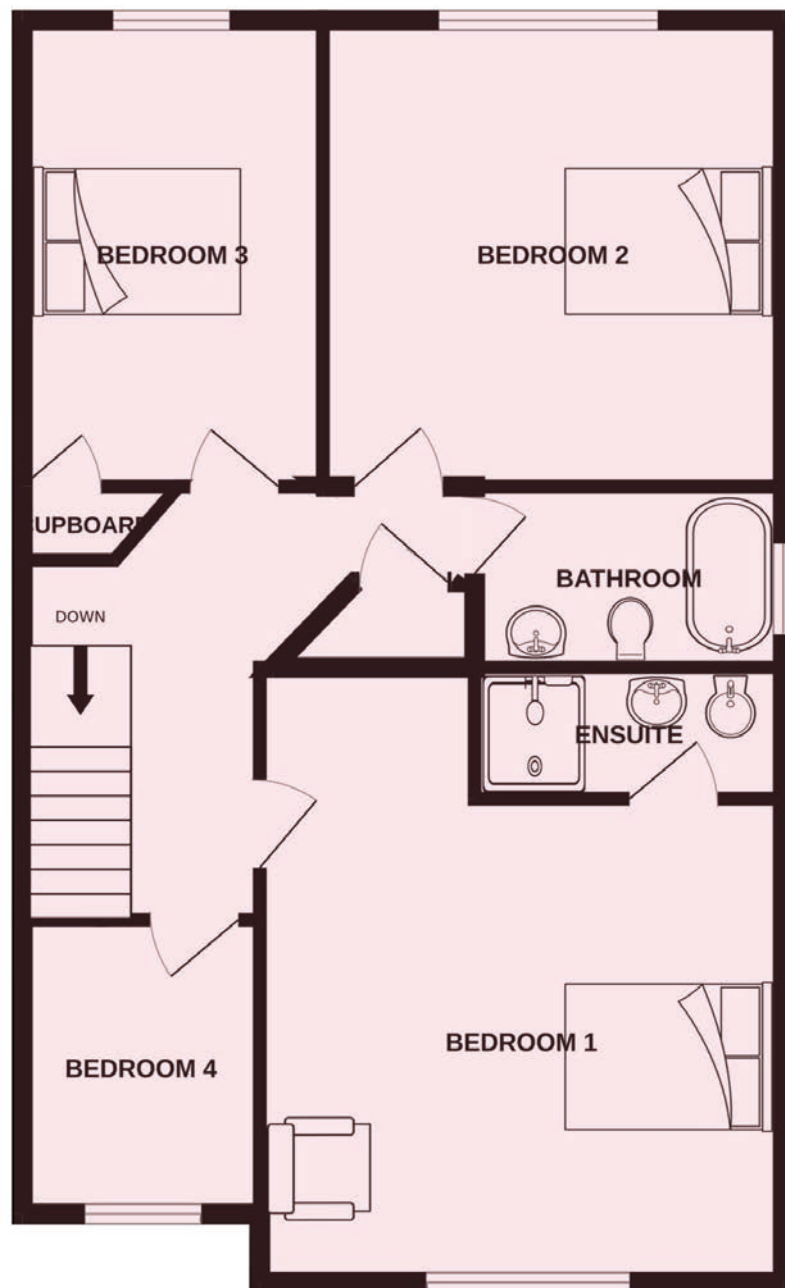




Plot 1: No. 30 Pargeter Street

GROUND FLOOR	
Living Room	3.8m min/4.1m max x 5.8m into bay window
Kitchen Diner	3.9m x 9.5m
Utility	1.5m x 2.5m
WC	1.5m x 1.5m
Garage	2.9m x 5.9m
* measurements are approximate	





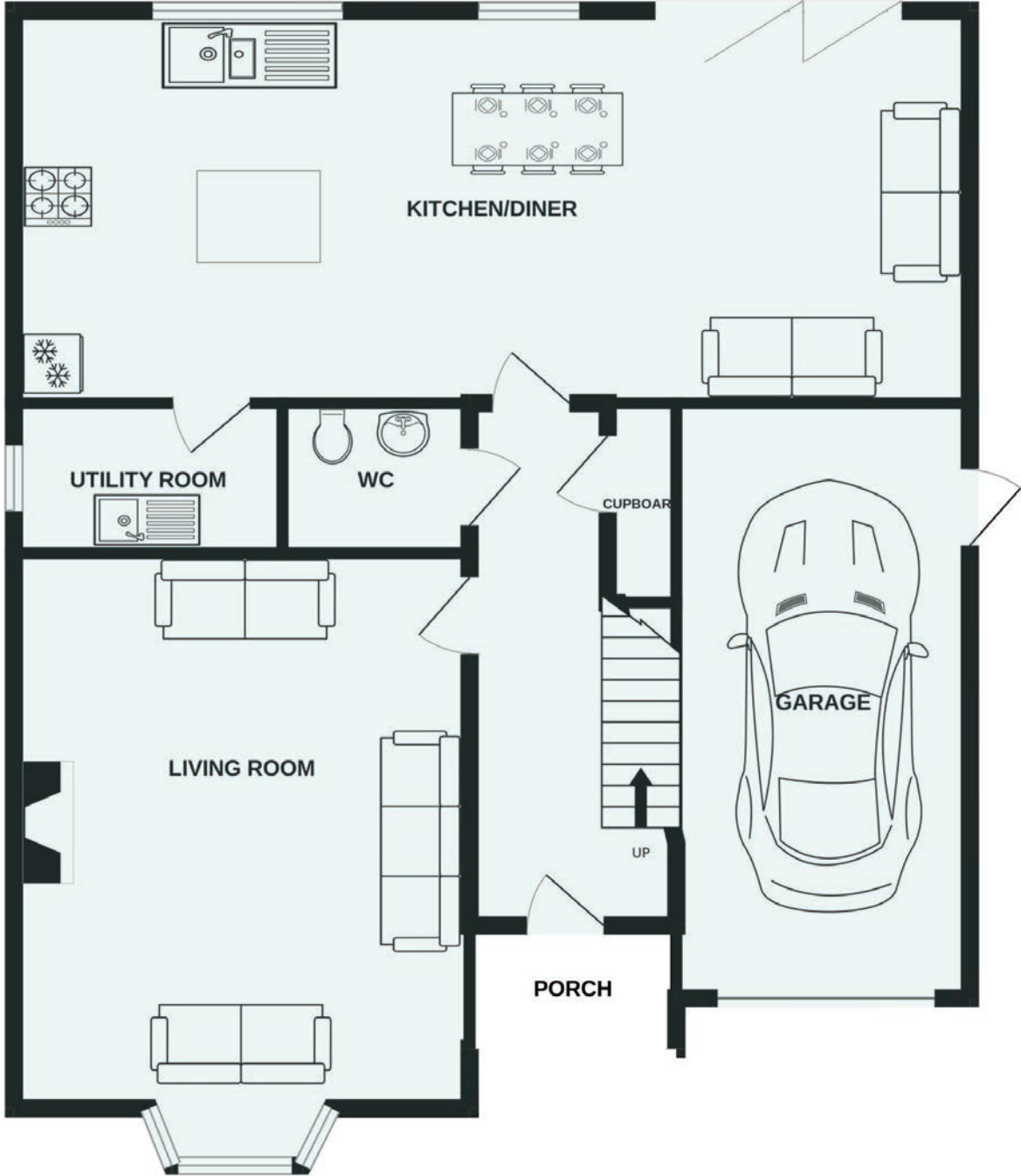
FIRST FLOOR

FIRST FLOOR	
Bedroom 1	3.9m min/5.4m max x 4.1m
En-suite	1.6m x 2.4m
Bedroom 2	3.4m x 3.6m
Bedroom 3	2.5m x 3.4m
Bedroom 4	2m x 2.6m
Family Bathroom	2.4m x 1.7m
* measurements are approximate	

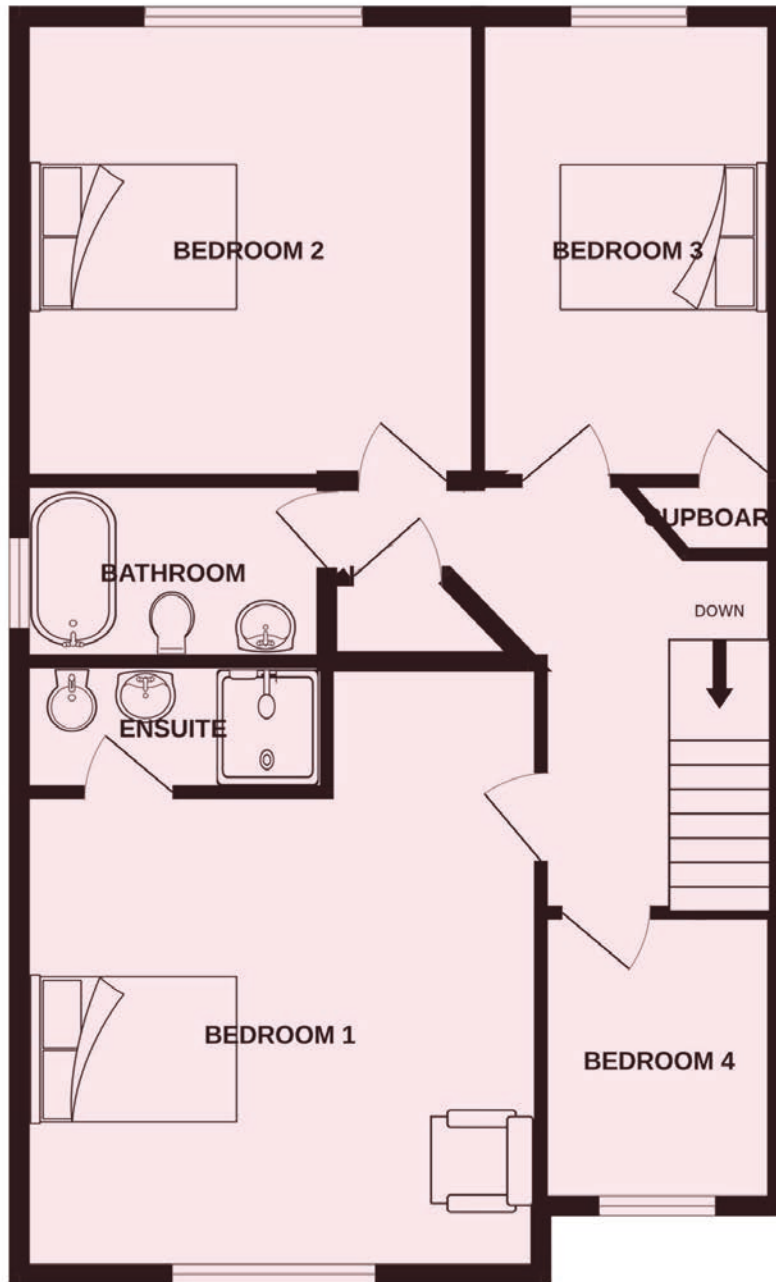
ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	81 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Plot 2: No. 28 Pargeter Street

GROUND FLOOR	
Living Room	3.8m min/4.1m max x 5.8m into bay window
Kitchen Diner	3.9m x 9.5m
Utility	1.5m x 2.5m
WC	1.5m x 1.5m
Garage	2.9m x 5.9m
* measurements are approximate	



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR	
Bedroom 1	3.9m min/5.4m max x 4.1m
En-suite	1.6m x 2.4m
Bedroom 2	3.4m x 3.6m
Bedroom 3	2.5m x 3.4m
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Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Grove. Estate Agents at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.



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