



Pargeter Street, Old Quarter, Norton, Stourbridge, DY8 1AU



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DESCRIPTION

A beautiful example of a deceptively spacious three bedroom detached family home showcasing a wealth of period features. Located in this sought-after Old Quarter address close to Stourbridge Town Centre, nearby parks, popular pubs and offering excellent school catchment; the property offers flexible and versatile living space ideal for large and mixed families. Having recently undergone a complete refurbishment; this fantastic family home offers modern and contemporary living paired effortlessly with its characterful charm and briefly comprises of: welcoming reception hall, spacious formal dining room complete with open fire and dual aspect, generous-size lounge with bay window and log burning stove, separate home office, snug and impressive kitchen diner with centre island and bi folding doors leading to rear garden. Continuing upstairs off its gallery-style landing leads to three double bedrooms and recently refitted bathroom and shower rooms. The rear garden is mature and offers a private aspect with multiple seating areas and bespoke cabin ideal for home working, outdoor gym or bar area. The front of the property boasts a large driveway providing ample off road parking and further benefits from large garage and cellar adding an essential sense of practicality. For any discerning buyers that favour the timeless period properties with generous entertaining space; look no further and register your interest today.



Front of The Property

To the front of the property there is a large driveway with double doors leading to garage, block paved front with mature shrub borders, Cotswold stones, outside light and double glazed composite door leading to reception hall.

Reception Hall

With a double glazed composite door leading from the front, stairs to first floor landing with feature spindles and decorative panelling, minton tiled and laminate floor, feature arch with decorative mouldings, cornice, storage cupboard, door to various rooms including stairs to cellar, sash window to side and two column central heating radiators.

Dining Room

With a door leading from reception hall, comfortable space for large dining table, built-in cabinetry, feature fire place with open fire and tiled hearth, cornice, picture rail and ceiling rose, bay window to front, further sash window to side with fitted plantation shutters and a central heating radiator.

Lounge

15'8 x 15'5

With a door leading from reception hall, comfortable space for seating, log burning stove with decorative mantle and tiled hearth, wall lights, cornice, picture rail, bay and sash window to side and rear, fitted plantation shutters and a central heating radiator.

Study

7'9 x 5'10

Open from reception hall, space for home working, laminate floor, window to side and a central heating radiator.

Snug

13'1 x 10'9

With a door leading from reception hall, space for seating, feature exposed brick fireplace with log burning stove, decorative mantle and slate hearth and bay window to side.

Kitchen Diner

24'3" x 14'9"

With a door leading from snug, fitted with a range of shaker-style wall and base units, granite work surfaces with upstands, integrated steam oven and grill, microwave, separate induction hob, stainless steel cooker hood over, dishwasher, space for fridge freezer, centre island with overhang breakfast bar and ceramic sink and drainer, folding doors to utility area with worktop, plumbing for washing machine and space for tumble dryer, laminate floor, recessed spotlights, door to garage, double glazed sash window to front, double glazed bi folding doors leading to rear garden, vertical column central heating radiator and further central heating radiator.

Landing

With stairs leading from reception hall with feature spindles and decorative panelling, doors to various rooms, storage cupboard and a column central heating radiator.

Bedroom One

13'10 x 13'8

With a door leading from landing, feature fire place, two sash windows to front and a central heating radiator.

Bedroom Two

12'10 x 12'8

With a door leading from landing, feature fire place, sash window to side and rear and a central heating radiator.

Bedroom Three

11'2 x 9'10

With a door leading from landing, storage cupboard, sash window to side and a central heating radiator.

Shower Room

With a door leading from landing, walk-in shower with waterfall shower head and separate shower attachment, WC, wash hand basin, extractor fan, sash window to front and a chrome central heated towel rail.

Bathroom

With a door leading from landing, claw foot bath with waterfall shower head, separate shower attachment, WC and wash hand basin set into vanity unit, tiled splashback, recessed spotlights, extractor fan, sash window to side and a vertical column central heating radiator.

Cellar

With door and stairs leading from reception hall, useful storage space, light and power.

Garage

20'8 x 14'1

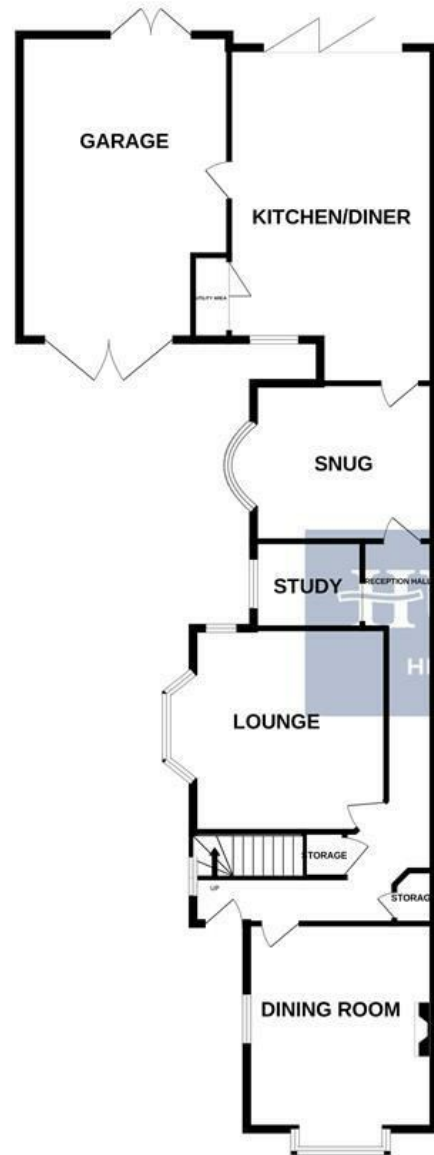
With double doors leading from the front of the property, further double doors leading to rear garden, useful storage space, light and power.

Garden

With double glazed bi folding doors leading from kitchen diner to a decked seating area, mature shrub borders and well maintained lawn, summerhouse, Cotswold stones, sleeper borders, garden shed, log store and bespoke insulated cabin with double glazed french doors ideal for gym, home office or bar.



GROUND FLOOR

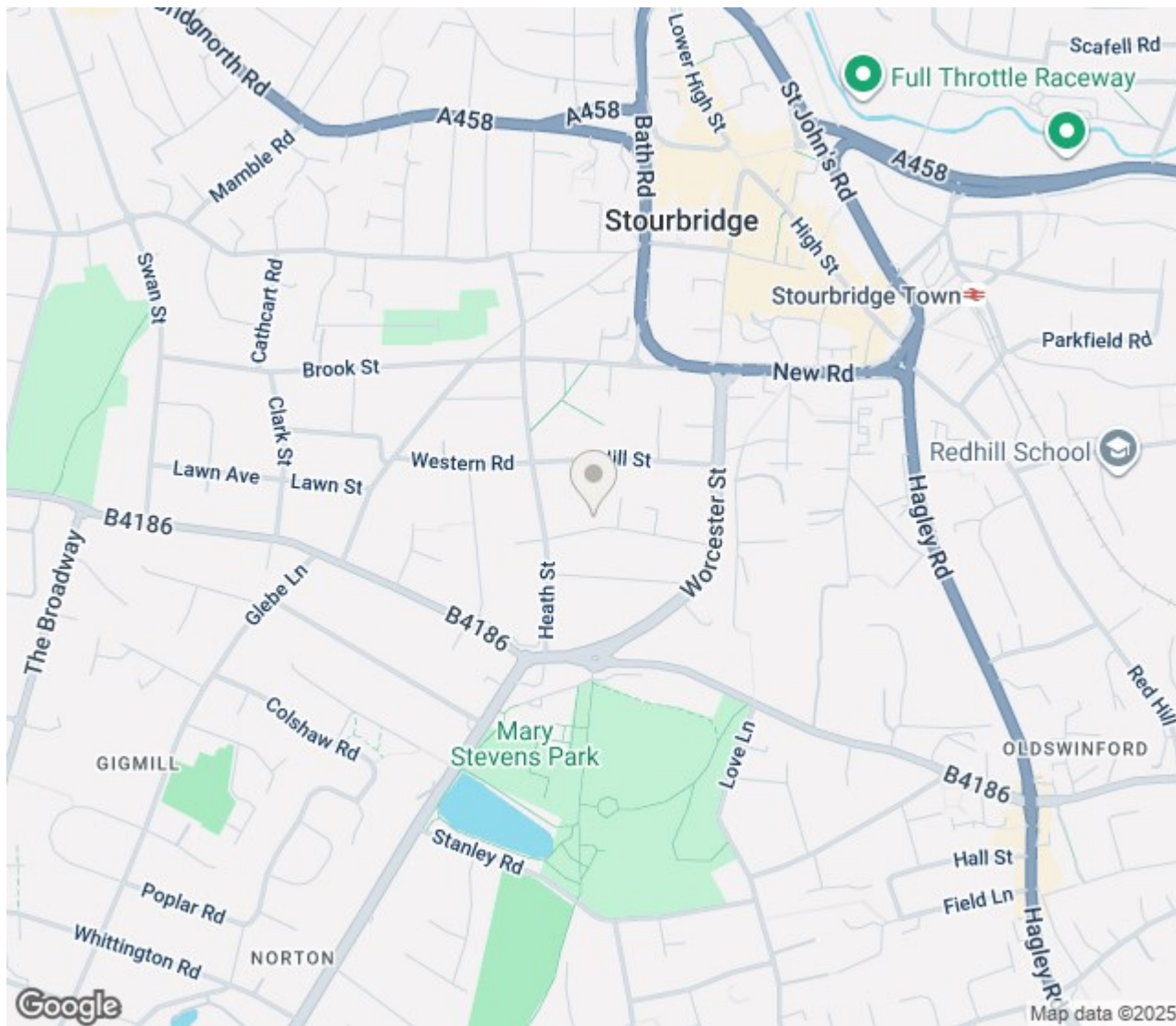


1ST FLOOR




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) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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