



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Starfire House
403 Racecourse Lane, Pedmore

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Starfire House, 403 Racecourse Lane, Pedmore, DY8 2RF

A substantial and imposing six bedroom family home with classical double fronted proportions and impressive central hallway with split staircase and galleried landing making a real statement. Accommodation includes through lounge with French doors to sun loggia, separate dining room, study, breakfast kitchen/family room, boot room, utility, conservatory, and guest cloakroom.

There is an internal lift which gives access from the entrance hall to the first floor landing. A large galleried landing gives access to the master bedroom suite with en-suite and dressing room, guest bedroom 2 with en-suite, 4 further bedrooms, 6 in total and 4 bathrooms either en-suite, jack and jill and house bathroom.

This sizeable house has an impressive gross internal floor area of approximately 3800sqft. In addition there is a triple car garage. The property has an impressive private driveway approach with electric gates which serves just two other properties and gives access to Starfire House.

The house benefits from gas fired central heating and also Pvcu double glazing with sash style opening windows again in keeping with its character.



Originally built by Cala Homes around 1999 within the grounds of Springwell a house originally built in 1927 which occupied a substantial plot.

The location offers convenience for open countryside within just a short walk together with Stourbridge Golf Club and a good range of urban amenities within Stourbridge and Hagley which both have railway stations ideal for the commuter. There is good road access to Birmingham, the West Midlands conurbation and Worcester. The M5 and M42 motorways are just a short drive away.

The property has plenty of driveway and parking space and it occupies a particularly secluded and private plot with established gardens.

The main entrance to the house is via a portico with pillars to each side and double doors leading to the substantial central reception hall with centre staircase splitting in to two which provides scope for a large central chandelier. The house is ideal for multi generational living and future proofed with a lift which rises from the hall to the first floor landing.







The
LEE, SHAW
Partnership

VALUE. SELL. LET.



We don't sell houses
we sell **homes.**



The through lounge has triple aspect with numerous windows including an impressive inglenook style recessed fireplace with windows to each side and two sets of French doors to sun loggia with its impressive supporting pillars providing a place to sit under cover and admire the garden.

The separate dining room is ideal for more formal dining and also has French doors to rear garden.

There is a separate study to the front with double doors, ideal for that work from home facility. The breakfast kitchen/family room features a fireplace and French doors to the living space, the kitchen is fitted with shaker style units with central island which incorporates a wine rack, there is range style cooker with hood above and the usual refinements. There is also space for a large American style fridge freezer and separate utility room with fittings to match the kitchen. A boot room to the side of the house connects to a double glazed conservatory providing an alternative vantage point to sit for morning coffee and enjoy the garden.

There is also a guest cloakroom with low level wc and wash basin.







RICS

the mark of
property
professionalism
worldwide

At first floor level the landing continues from the feature double staircase and is a lovely light area with plenty of windows to the front elevation. There are double doors leading into the master bedroom suite with dressing room and a large en-suite bathroom with corner bath, separate shower, wc, bidet and two vanity wash basins.

The guest bedroom or bedroom 2 has two double wardrobes and its own en-suite bathroom with bath, wc and wash basin. Bedroom 3 is also a double room with Jack and Jill facility utilising the house bathroom. Bedroom 4 has an en-suite Jack and Jill shower room which also serves bedroom 5. In addition there is a sixth bedroom, which offers scope for a further home office if needed or ideal for the larger or extended family.

The detached triple garage compliments the house in terms of its architectural design.

Tenure – Freehold

EPC – D

Council Tax Band – H

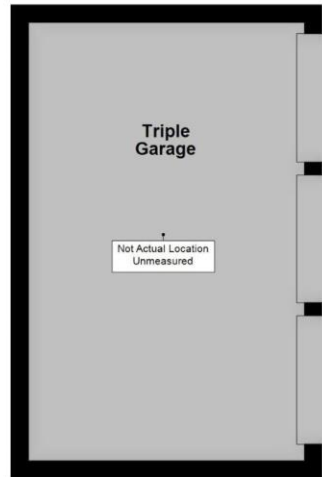
The shared driveway access is a shared maintenance liability together with the two adjoining owners

The
LEE, SHAW
Partnership

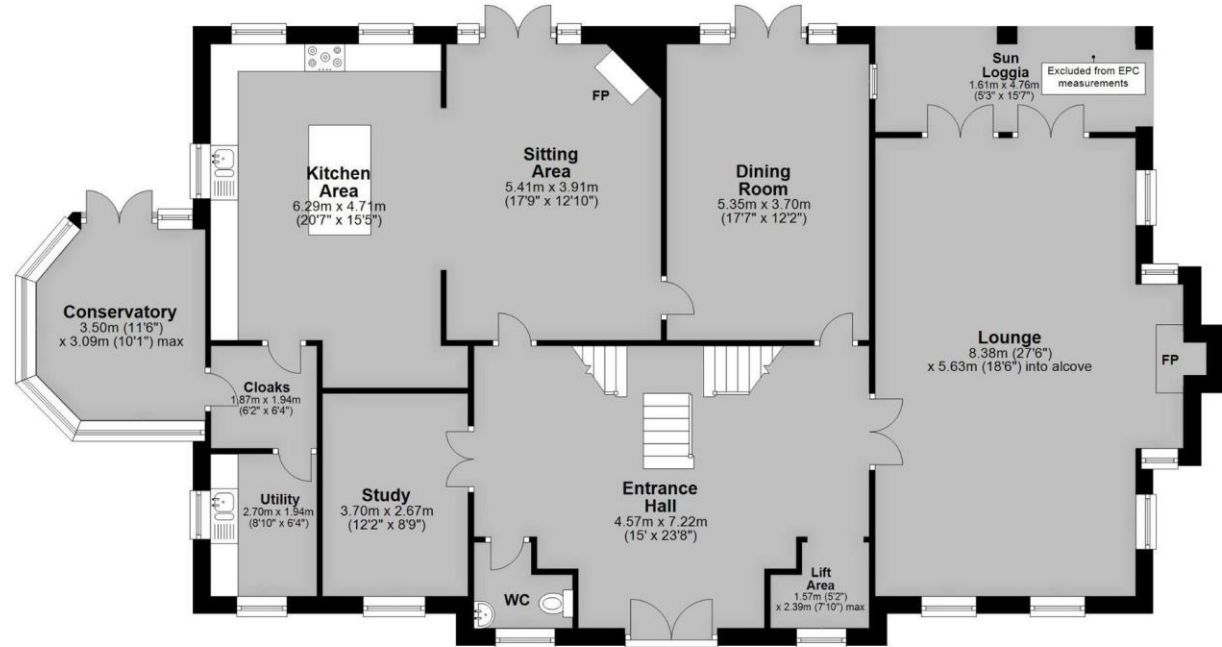
VALUE. SELL. LET.





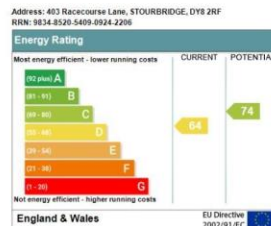


Ground Floor
Approx. 179.5 sq. metres (1932.1 sq. feet)



EPC measurements
do not include Sun Loggia
Conservatory
and Garages

First Floor
Approx. 176.4 sq. metres (1898.9 sq. feet)





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes.**