



6 Scholars Gate, Hill Ridware, WS15 3FS

Bill Tandy

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 6 Scholars Gate, Hill Ridware, WS15 3FS

# £316,000

Bill Tandy and Company are delighted to present for sale this high-specification, recently built semi-detached family home, superbly positioned within the charming village of Hill Ridware. Designed with modern living in mind, the property combines contemporary features with a peaceful cul-de-sac setting. The property enjoys an open, tree-lined outlook to the side and a picturesque rear view, offering a sense of privacy and connection to the surrounding countryside. The interior is finished to an excellent standard and benefits from a reception hall, lounge with access to garden, stunning open-plan dining kitchen, Upstairs, the property offers three well-proportioned bedrooms with en-suite shower room and stylish family bathroom. Externally, the plot includes gardens to the front and rear with attractive views beyond. Ample parking is available at the side of the property, complemented by a detached garage set back from the house, adding further practicality to this impressive home.



### CANOPY PORCH

leads to the composite front entrance door which opens to:

### RECEPTION HALL

having a feature LVT floor, radiator, spotlighting, stairs to first floor and doors open to:

### GUESTS CLOAKROOM

having an obscure double glazed window to front, spotlighting, LVT floor, radiator and suite comprising vanity unit with inset wash hand basin and low flush W.C.

### LOUNGE

4.52m max (2.97m min) x 4.47m (14' 10" max 9'9" min x 14' 8") having double glazed windows and French doors providing access to the rear garden, radiator, LVT floor and useful under stairs store cupboard.

### DINING KITCHEN

4.90m x 2.40m (16' 1" x 7' 10") having a feature double glazed picture window to front, additional double glazed window to side, spotlighting, radiator, LVT floor, a range of Cashmere Shaker style base cupboards and drawers with round edge work tops above, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink, inset Neff oven and grill with four ring electric hob and extractor fan above, integrated fridge/freezer and dishwasher, space ideal for washing machine and wine cooler.

### FIRST FLOOR LANDING

having double glazed window to front, radiator, spotlighting to ceiling, useful store cupboard, staircase to second floor and doors open to:

### BEDROOM TWO

4.48m x 2.97m max (2.76m min) (14' 8" x 9' 9" max 9'1" min) having double glazed window to rear with stunning views and radiator.

### BEDROOM THREE

2.89m x 2.43m (9' 6" x 8' 0") having double glazed window to front and radiator.



### FAMILY BATHROOM

2.12m x 1.92m (6' 11" x 6' 4") having an obscure double glazed window to side with tiled sill, spotlighting, LVT floor, chrome heated towel rail and a modern contemporary white suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and bath with shower screen and shower appliance over.

### SECOND FLOOR LANDING

having door to:

### BEDROOM ONE

5.06m into reduced ceiling height x 3.40m (16' 7" x 11' 2" into reduced ceiling height) this stunning main bedroom has a dormer style double glazed window to front with feature views, radiator, loft access and door to:

### EN SUITE SHOWER ROOM

1.98m x 1.64m (6' 6" x 5' 5") having an LVT floor, chrome heated towel rail, modern white suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin-headed shower appliance over and ceiling spotlighting.



## OUTSIDE

The property is superbly positioned on this highly sought after, small and select development with a feature open tree-lined aspect to the front, and lovely countryside views to the rear. The property has a tandem driveway located to the side providing access to the detached garage, and a gate leads to the rear garden. There is a generous deep foregarden with shaped lawn area. To the rear is a paved patio space and a shaped lawn with rear picket fence and stunning views of countryside beyond.

## DETACHED GARAGE

6.28m x 2.98m (20' 7" x 9' 9") approached via an up and over entrance door and having useful side courtesy door to garden, light and power supply and a partially boarded loft.

## COUNCIL TAX

Band C.

## DEVELOPMENT CHARGES

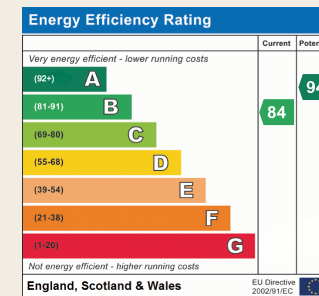
We understand from the vendors that there is a maintenance charge covering areas within the development, which is in the sum of £346 per annum and is paid to Ground Solutions. Should you proceed with the purchase of the property these details must be verified by your solicitor before legal commitment.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

## ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



## TENURE

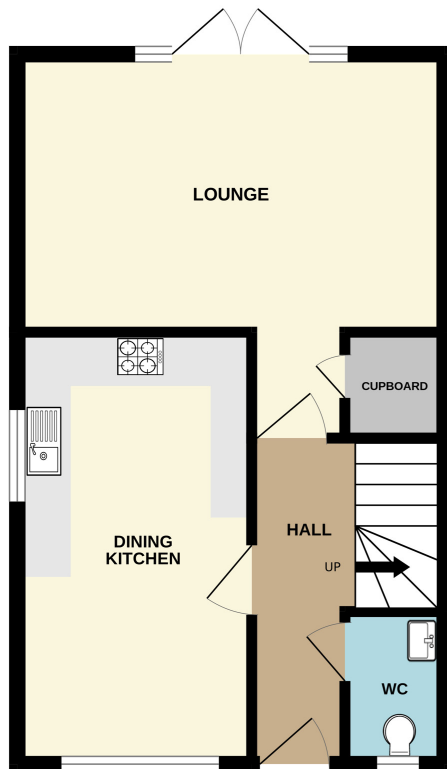
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

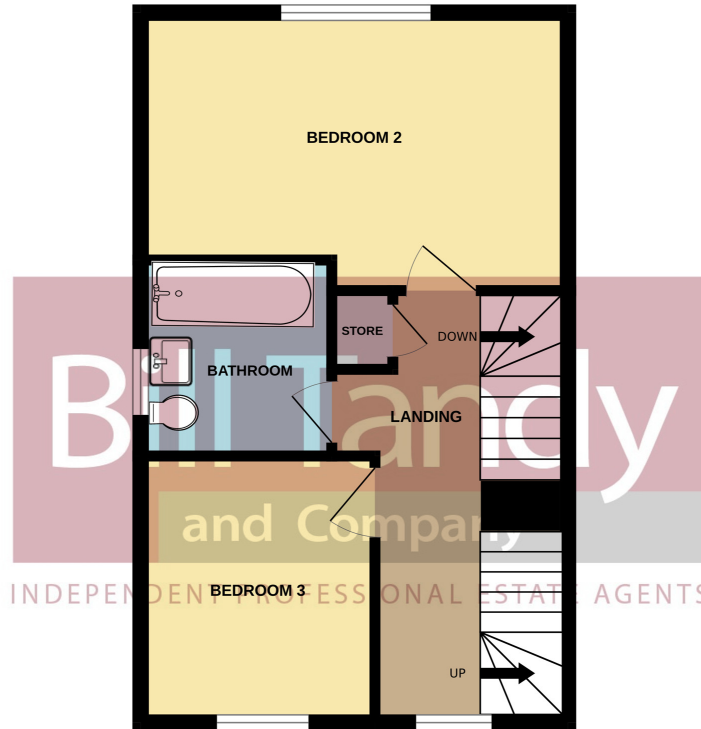
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

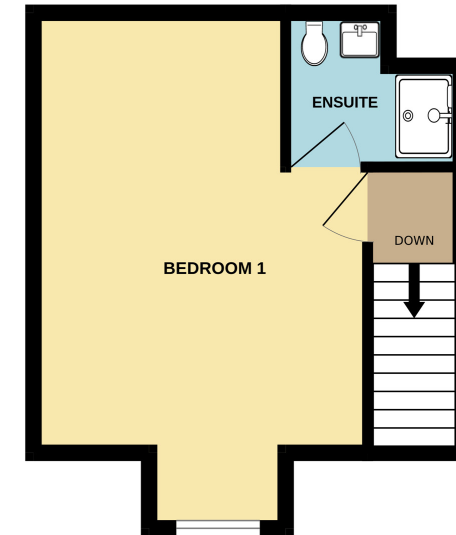
GROUND FLOOR



1ST FLOOR



2ND FLOOR



6, SCHOLARS GATE, HILL RIDWARE, WS15 3FS

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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