



17 Scholars Gate, Burntwood, Staffordshire, WS7 9EE

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



## 17 Scholars Gate, Burntwood, Staffordshire, WS7 9EE

# £600,000

Bill Tandy and Company are pleased to present this delightfully appointed modern four bedroom detached family home, nestled at the end of this small cul de sac on Scholars Gate, with a sweeping double width driveway which provides parking for numerous vehicles and a detached double garage set to the rear approached via double gates. The property further benefits from double glazing and gas fired central heating and enjoys gardens to front and rear. An early internal viewing comes strongly recommended.

### THROUGH RECEPTION HALLWAY

approached via a composite UPVC entrance door with obscure glazed leaded insert flanked with matching side screens and having staircase to first floor with wooden balustrade handrail and glass inserts, radiator and panelled doors leading off.

### FAMILY LOUNGE

15' 1" x 11' 5" (4.60m x 3.48m) having a double glazed bow window to front, focal point raised inset coal effect flame gas fire, coving to ceiling, radiator, T.V. aerial socket and double doors to:

### 'L' SHAPED LIVING DINING KITCHEN

8.40m max (5.10m min) x 6.40m max (3.00m min) (27' 7" max x 21' 0" max) a fabulous space flooded with light having a stunning pitched roof extension with roof windows, wood effect flooring and the Kitchen Area having modern white high gloss units with quartz shaped work surface above and matching quartz splashbacks, inset Neff induction hob with Neff overhead extractor, Neff eye-level double oven and grill, inset sink and drainer with mono mixer tap, integrated Bosch dishwasher, breakfast bar with decorative hanging lights above. This fantastic space is illuminated by recessed downlights, further decorative hanging lights over the dining table, two Velux roof windows, large UPVC double glazed window overlooking the rear garden, UPVC double glazed double doors opening out to the rear patio, three modern vertical radiators, door to hallway, understairs storage cupboard and door to:

### UTILITY ROOM

8' 10" x 5' 4" (2.69m x 1.63m) having a re-fitted modern light wooden fronted base unit with complementary work surface, part ceramic splashback wall tiling, plumbing and recess for automatic washing machine, space for American style fridge/freezer, Worcester central heating boiler, tiled flooring, radiator and double glazed window alongside a part double glazed door giving access to outside/driveway. A further panelled door opens to:

### GUESTS CLOAKROOM

re-fitted with a white suite with chrome style fittings comprising corner mounted wash hand basin and dual flush close coupled W.C., complementary part ceramic splashback wall tiling, co-ordinated tiled flooring, radiator and obscure double glazed window to side.

### OFFICE

9' 7" x 8' 2" (2.92m x 2.49m) having a double glazed window to front and radiator.



### FIRST FLOOR SPACIOUS LANDING

having loft access hatch, built-in airing cupboard with tank and slatted linen shelving and wooden panelled doors lead off.

### MASTER BEDROOM

11' 2" (to face of wardrobes) x 11' 7" (3.40m to face of wardrobes x 3.53m) having a double glazed window to front, radiator, built-in wardrobes and panelled door to:

### RE-FITTED EN SUITE SHOWER ROOM

having a contemporary white suite with chrome style fittings comprising a dual flush close coupled W.C., wash hand basin set within vanity storage cupboard with mono tap and matching wall mounted vanity cabinet and wall mirror, built-in shower cubicle with glazed splash screen door, complementary contemporary part ceramic wall tiling, inset halogen ceiling spotlighting, wall mounted towel rail and obscure double glazed window to front.

### BEDROOM TWO

12' 2" x 11' 1" max (9'1" min) (3.71m x 3.38m max) with double glazed window overlooking the rear garden, radiator and fitted double wardrobes with central dressing table and vanity mirror insert.

### BEDROOM THREE

12' 1" max (6'7" min) x 10' 11" (3.68m max 2.01m min x 3.33m) with double glazed window overlooking the rear garden and radiator.

### BEDROOM FOUR

15' 2" x 8' 6" (4.62m x 2.59m) with double glazed window to front and radiator.





### RE-FITTED FAMILY BATHROOM

having a contemporary white suite with chrome style fittings comprising dual flush close coupled W.C., wash hand basin with mono tap set upon high gloss white fronted vanity storage cupboard, and a panelled bath all with complementary part ceramic splashback wall tiling, radiator, extractor fan and obscure double glazed window to rear aspect.

### OUTSIDE

Nestled at the end of this small cul de sac within Scholars Gate, the property sits back behind lawned foregardens with herbaceous flower and shrub planting and mature trees screening along the left hand side. A double width block paved driveway extends to the side of the property with double metal gates up to the detached double garage and further mature trees screening the sides and gravelled low maintenance borders. A block paved pathway leads to the main entrance door with open canopy porch and courtesy light. Set to the rear is a delightful fence enclosed garden which offers a great degree of privacy with a paved patio area providing an ideal space for seating arrangement and alfresco entertaining, lawn, various gravelled low maintenance herbaceous flower and shrub borders, behind the garage there is a timber lean-to greenhouse and raised planter for bedding plants or veg patch with a paved path mainly screened with mature trees and hedging and opens through to the side driveway.



### DETACHED DOUBLE GARAGE

17' 4" x 17' 1" (5.28m x 5.21m) approached via two vehicular up and over entrance doors and having light and power points, useful overhead additional storage and window and door to rear garden.

### COUNCIL TAX

Band F.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### 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 prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

### TENURE

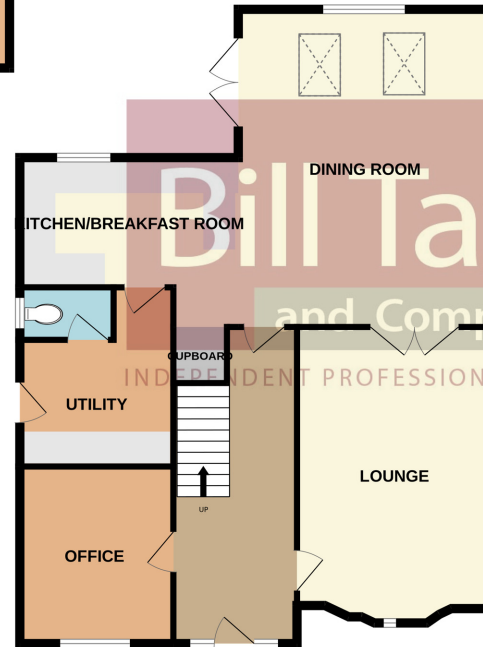
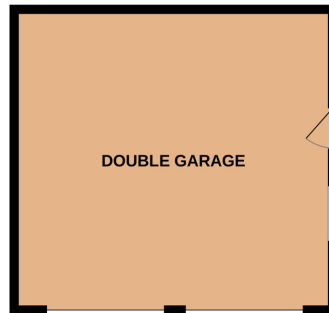
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@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  
1449 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 sq.m.) approx.

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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