



# DRAFT

7 Scholars Gate, Hill Ridware, Rugeley, Staffordshire,  
WS15 3FS

Bill Tandy

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**7 Scholars Gate, Hill Ridware,  
Rugeley, Staffordshire, WS15 3FS**

**£325,000**

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 garage set to the side of the house, adding further practicality to this impressive home.



## CANOPY PORCH

leads to the composite front entrance door which opens to:

## RECEPTION HALL

having LVT floor, radiator, stairs to first floor accommodation, spotlighting to ceiling and doors open to:

## GUESTS CLOAKROOM

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

## KITCHEN

4.90m x 2.38m (16' 1" x 7' 10") having double glazed picture window to front, spotlighting to ceiling, fittings for wall mounted T.V., a range of modern kitchen units comprising base cupboards and drawers with round edge work tops above, matching upstand splashback, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink unit, inset double oven and grill with Neff electric hob, splashback and extractor fan, integrated appliances include fridge, freezer and dishwasher and there are spaces ideal for washing machine and wine cooler.

## LOUNGE

4.50m max (2.95m min) x 4.47m (14' 9" max 9'8" min x 14' 8") having double glazed windows and French doors to rear garden, under stairs store cupboard, radiator, media wall with inset fire recess having a log burner style electric fire with brick inset and tiled hearth and wooden mantel beam above, recess ideal for wall mounted T.V. and base storage with shelving and spotlighting.

## FIRST FLOOR LANDING

having double glazed window to front, stairs to second floor accommodation, spotlighting, linen cupboard and doors open to:

## BEDROOM TWO

4.49m x 2.96m max (2.74m min) (14' 9" x 9' 9" max 9'0" min) having double glazed window to rear with superb countryside views, radiator and an air-conditioning unit providing cold or warm air.

## BEDROOM THREE

2.91m x 2.44m (9' 7" x 8' 0") having double glazed window to front and radiator.



## FAMILY BATHROOM

2.12m x 1.93m (6' 11" x 6' 4") having LVT floor, spotlighting to ceiling, chrome heated towel rail, suite comprising wall mounted wash hand basin with tiled splashback surround, low flush W.C. and bath with shower appliance over and shower screen.

## SECOND FLOOR LANDING

having spotlighting and door to:

## BEDROOM ONE

5.05m max into reduced ceiling height x 3.41m (16' 7" max into reduced ceiling height x 11' 2") having double glazed window to front, radiator, two ceiling light points, additional spotlighting, loft access, and an air-conditioning unit providing both cold and warm air. Door to:

## EN SUITE SHOWER ROOM

1.99m x 1.64m into reduced ceiling height (6' 6" x 5' 5" into reduced ceiling height) having LVT floor, chrome heated towel rail, spotlighting to ceiling and contemporary suite comprising wall mounted wash hand basin with vanity unit below, low flush W.C. and shower cubicle with twin-headed shower appliance and tiled surround.



## OUTSIDE

A block paved tandem driveway located to the right hand side of the property provides parking and leads to the garage, and a side gate leads to the rear garden. There is a deep foregarden with shaped lawn and pathway leading to the front door. One of the distinct features of the property is the generously sized rear garden having a paved patio space, external power and water tap, shaped lawned area with gravelled entertaining space with pergola, fenced and walled surround and rear picket fencing with superb countryside views beyond.

## GARAGE

6.12m x 3.06m (20' 1" x 10' 0") approached via an up and over entrance door and having eaves storage, light and power supply, courtesy door to rear garden and houses the Ideal boiler.

## COUNCIL TAX

Band C.

## DEVELOPMENT CHARGES

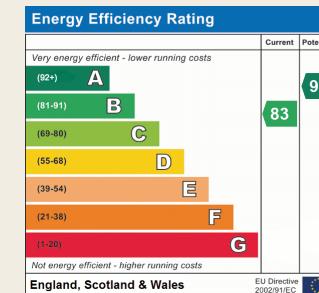
We understand from the vendors that there is a maintenance charge covering areas within the development, which is in the sum of £346 per annum and is paid to Ground Solutions. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



## TENURE

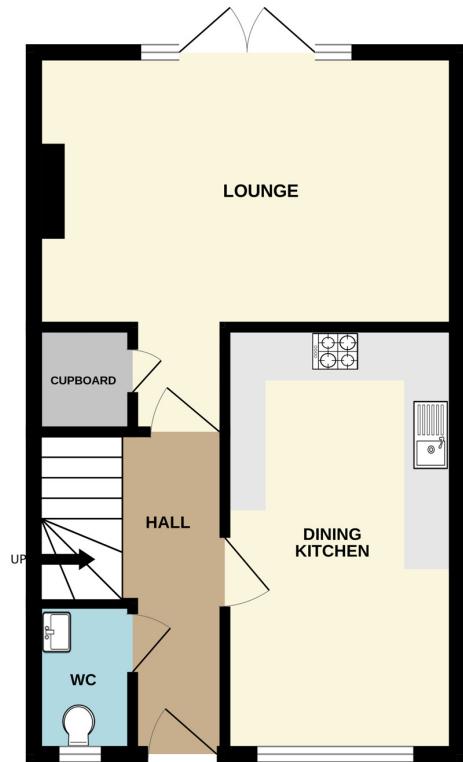
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

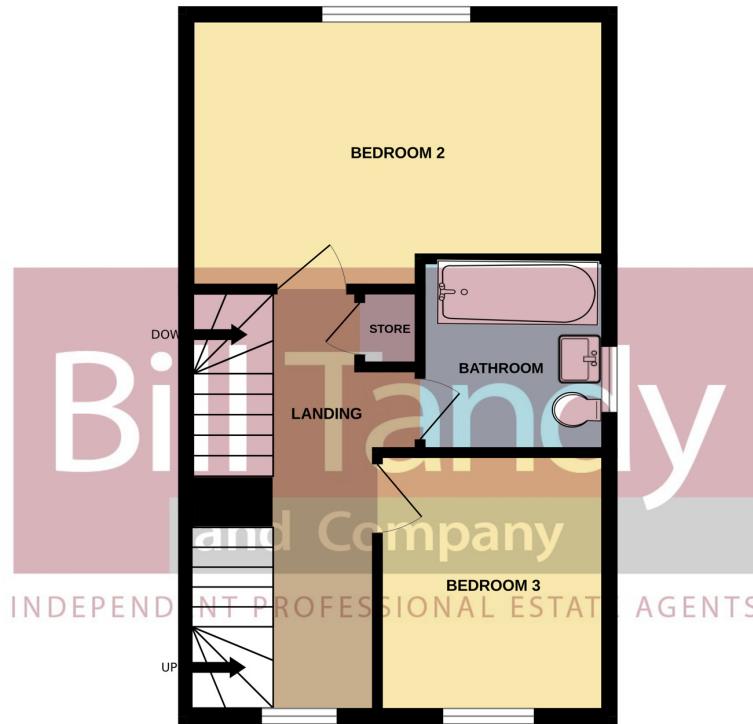
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



7, 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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