



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

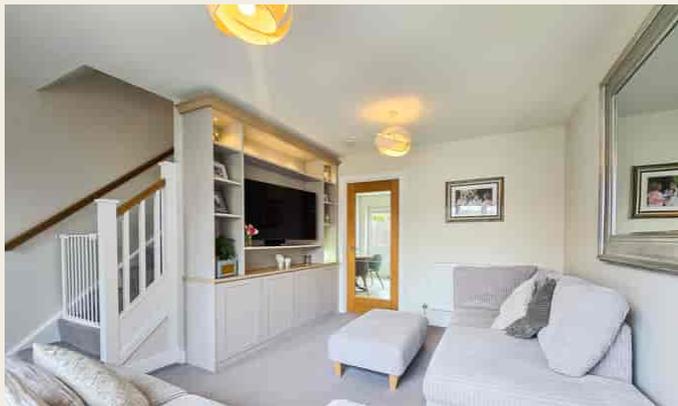
Bill Tandy

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£274,500

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. This small development enjoys an open, tree-lined outlook to the front whilst the property is set back from the road. The interior is finished to an excellent standard with the accommodation comprising a canopy porch, access to the main front composite entrance door, front lounge, stunning open-plan dining kitchen and guest w.c. Top the first floor, the property offers two well-proportioned bedrooms and stylish family bathroom. Externally, the plot enjoys ample parking to side with a block paved driveway, EV charging point and rear gate to garden, a detached garage converted into two rooms to now offering a home office and generous size store to rear. Gardens are located to both front and rear and early viewings are highly recommended.



CANOPY PORCH

leading to the composite front entrance door which opens to:

LOUNGE

4.13m x 3.96m (13' 7" x 13' 0") fitted media wall combining storage shelving, lighting and space for T.V., feature double glazed picture window to front, radiator and stairs to first floor accommodation.

OPEN PLAN DINING KITCHEN

4.13m x 3.56m (13' 7" x 11' 8") having double glazed window, door to rear garden, LVT floor, radiator, useful under stairs store cupboard, spotlighting to ceiling, grey Shaker style kitchen units comprising base cupboards and drawers with round edge work tops above, matching wall mounted cupboards, inset stainless steel sink, inset oven with four ring electric induction hob with glass splashback surround and extractor fan, integrated fridge/freezer and dishwasher, space for washing machine, concealed space housing the Ideal boiler and door to:

GUESTS W.C.

having LVT floor flowing through from the dining kitchen, radiator, obscure double glazed window to side, spotlighting and suite comprising vanity unit with inset wash hand basin with tiled surround and low flush W.C.

FIRST FLOOR LANDING

having loft access and doors open to:

BEDROOM ONE

4.13m max x 3.57m (13' 7" max x 11' 9") having double glazed window to rear, radiator and superb range of fitted wardrobes.

BEDROOM TWO

4.12m x 2.53m (13' 6" x 8' 4") having two double glazed windows to front, radiator and useful over-stairs storage.



BATHROOM

having LVT floor, obscure double glazed window to side, chrome heated towel rail, suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and shower screen, tiled splashback surround and spotlighting.

OUTSIDE

Located on this small and select development, the outside comprises:

PARKING

Block paved driveway positioned to the right hand side of the property, EV charger and useful gate for rear garden access.

GARDEN

To the rear of the property is a paved patio space ideal for entertaining, pathway leading to a rear seating area and shaped lawn with flower bed borders. Further courtesy door to the converted garage now used as a store and office.

STORE

4.37m x 2.87m (14' 4" x 9' 5") forming part of the original, now converted into two rooms having door to garden, light and power supply and useful loft access. Door opens to



HOME OFFICE

2.77m x 1.56m (9' 1" x 5' 1") being created from the former garage and accessed from the store room, having double glazed window to front, air-conditioning unit providing both cold and hot air and door to store.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

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

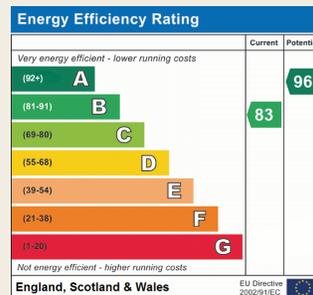
DEVELOPMENT CHARGE

We understand from the vendors there is a Maintenance Charge covering areas within the development of approximately £346.00 per annum and this is paid to Ground Solutions. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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

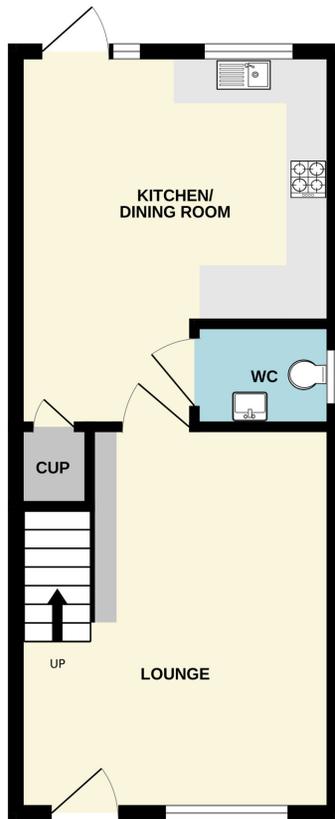
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

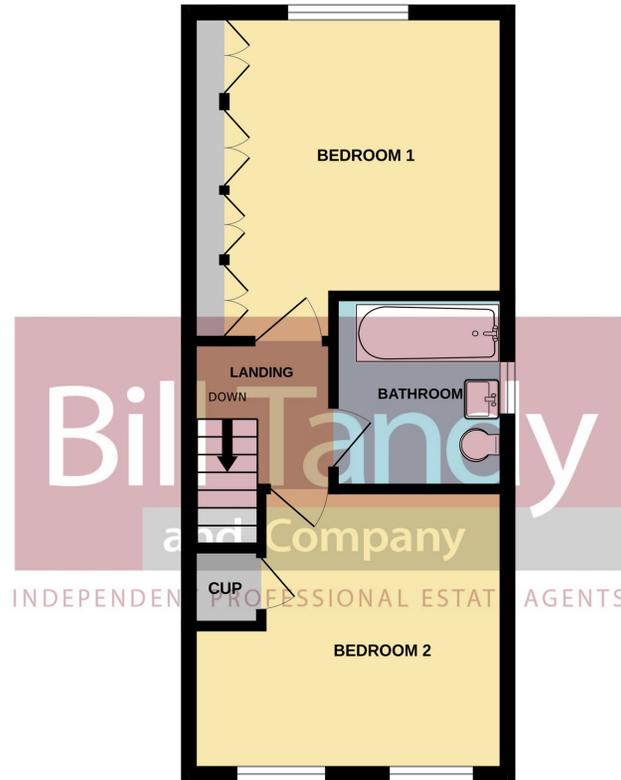
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

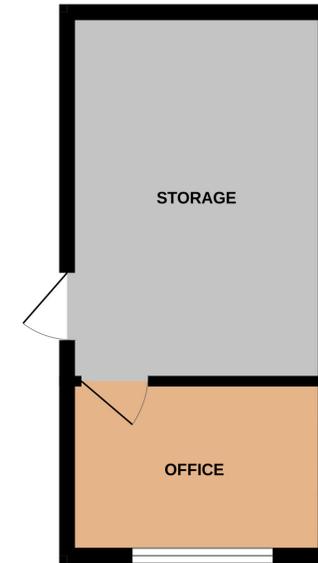
GROUND FLOOR



1ST FLOOR



GARAGE



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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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