

# Scholars Gate

Hill Ridware, Rugeley, WS15 3FS



A modern two bedroom semi-detached family home nestled on a small development within the ever-desirable village of Hill Ridware.

£270,000



John German

This attractive, modern two-bedroom semi-detached family home is ideally situated on a small development of homes, occupying a popular position within a small cul-de-sac that has an open green area. The village of Hill Ridware has an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the home is the village hall, primary school, and The Chadwick Arms pub. The cathedral city of Lichfield has plenty of picturesque beauty spots to explore including Beacon Park and Stowe Pool and is also home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. The village is ideally situated for commuters, having convenient access to the A38, A50 and M6. From Lichfield's two train stations there are services to Birmingham and London and nearby airports including Birmingham and East Midlands.

A canopy porch sits above a composite front entrance door that opens into the living room, with carpeted stairs rising to the first floor landing, a fitted media wall combining storage shelving, feature lighting and space for TV plus two ceiling light points and uPVC double glazed window overlooking the front. A door leads to the open plan kitchen/diner which has a range of matching Shaker style kitchen units with an inset stainless steel sink, an inset oven with four ring electric induction hob with glass splashback surround and extractor fan, integrated fridge/freezer and dishwasher plus space for washing machine along with a useful under stairs store cupboard. There are spotlights to the ceiling, a rear facing double glazed window and a door opening to the rear garden. A door leads into the guest WC.

Upstairs on the first floor landing there is loft access and doors off to the two double bedrooms and family bathroom comprising a bath with shower over, tiled splashback surround, chrome style heated towel rail, low level WC, spotlights to the ceiling and an obscured uPVC double glazed window to the side aspect.

The master bedroom has a range of bespoke fitted wardrobes with floor to ceiling storage and bedroom two has a useful storage cupboard.

Outside to the front of the home is a lawned front garden, a block-paved driveway to the right hand side of the property with an EV car charger and a side gate leading to the rear garden that has a paved patio with lawn beyond surrounded by display borders.

The former garage has been converted to offer a large store area to the rear of the garage plus a superb home office to the front of the garage complete with power, lighting , UPVC double glazed window to the front aspect, and air-conditioning.  
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** There is an estate maintenance charge of £346 per annum.  
It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08072026

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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