



Scholars Gate, Hill Ridware, WS15 3FS

£270,000

# Hill Ridware

£270,000



Occupying a secluded position in Scholars Gate, a select development of houses located in the ever-desirable village of Hill Ridware is this beautifully presented semi-detached property, available with NO ONWARD CHAIN, offering an appealing combination of modern living, practical accommodation and private outdoor space.

The ground floor features a welcoming lounge, providing a comfortable setting for relaxation, alongside a contemporary fitted kitchen with integrated appliances and ample space for both cooking and dining. A convenient downstairs WC and separate generous cloakroom cupboard complete the ground-floor accommodation.

To the first floor are two well-proportioned bedrooms, offering versatile accommodation for couples, small families or those requiring a dedicated home office. To the main bedroom are high quality fitted wardrobes with sliding doors. The bathroom is fitted with a white suite, including a bath with shower over.

Externally, beautifully landscaped front and rear lawns enhance the property's appeal. The rear garden features a paved patio creating an inviting space for outdoor dining, entertaining guests or enjoying a quiet moment outdoors. Additional features include an outside tap, electric points, security lighting and a secure side gate to the driveway.

An excellent addition is the detached garage measuring over 6 meters and ideal for storing a vehicle, motorcycles or ideal for conversion to an office or home gym if required.

Combining a peaceful location with stylish interiors and attractive outdoor space, this property presents an excellent opportunity for a range of buyers.

Call Paul Carr Lichfield today to arrange your viewing!





## Property Specification

Immaculately Presented Semi-Detached Property  
Secluded Modern Development Overlooking Greenery  
Desirable Hill Ridware Location  
Driveway & Large Detached Garage  
Stylish Living Room & Kitchen/Diner  
**NO ONWARD CHAIN**

**Lounge**  
4.13m (13'7") x 3.80m (12'6")

**Kitchen/Diner**  
4.13m (13'7") x 3.60m (11'10") max

**Ground Floor WC**  
1.60m (5'3") x 1.00m (3'3")

**Bedroom 1**  
3.55m (11'8") x 4.13m (13'7")

**Bedroom 2**  
2.53m (8'4") x 4.13m (13'7")

**Bathroom**  
1.95m (6'5") x 1.84m (6')

**Detached Garage**  
20' 2" x 9' 4" (6.14m x 2.84m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 21<sup>ST</sup> October 2026

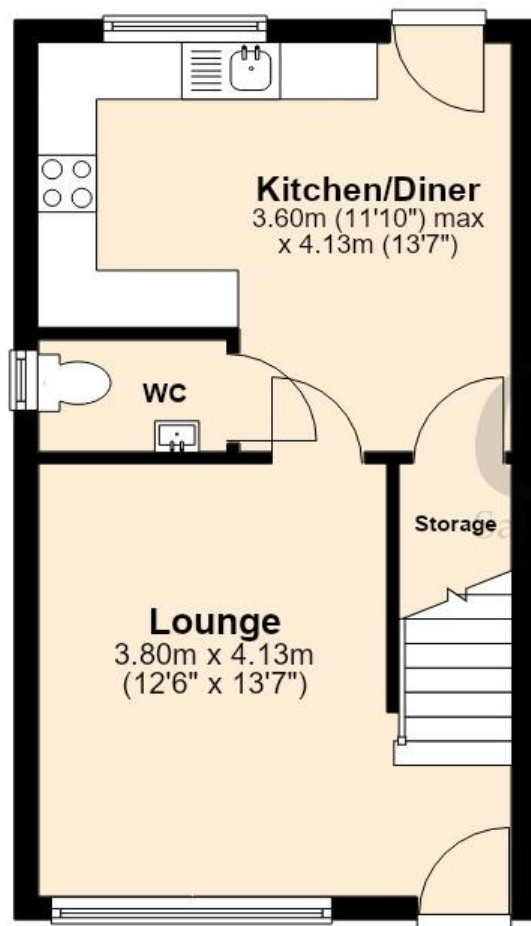
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Services connected: Gas, Electric, Water, Mains Drainage  
Council tax band: C  
Tenure: Freehold  
Maintenance Charges: £346 per annum payable for EstateCharge to Ground Solutions.

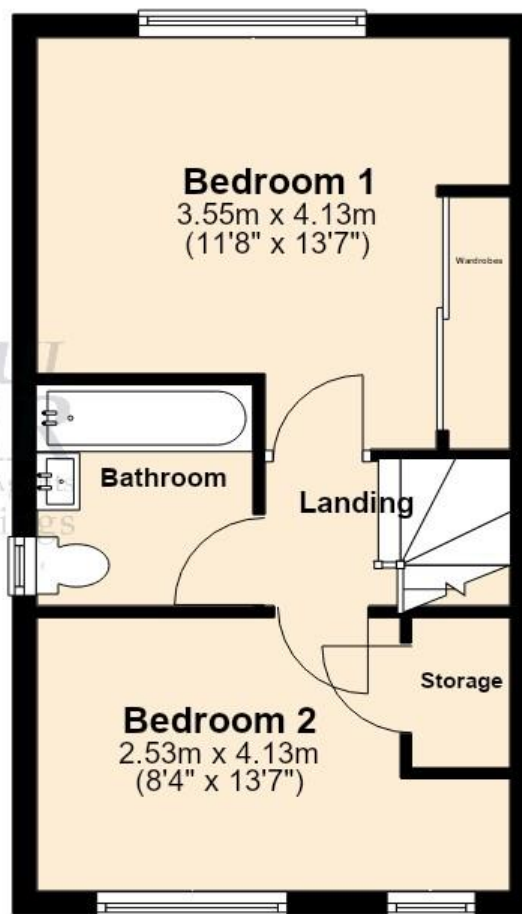
# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

## Ground Floor



## First Floor



Total area: approx. 60.6 sq. metres (651.8 sq. feet)

## Energy Efficiency Rating

| 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             |         |           |

## Map Location

