



R
&L

4 Amina Gardens

Bradmore | WV3 7BD | Offers In The Region Of £289,950

ROYSTON
& LUND

- MODERN THREE BED SEMI DETACHED RESIDENCE
- OPEN PLAN LIVING SPACE
- DOWNSTAIRS WC
- DRIVEWAY FOR TWO VEHICLES
- STILL UNDER BUILDERS WARRANTY
- ENSUITE TO PRINCIPLE BEDROOM
- THOUGHTFULLY IMPROVED THROUGHOUT
- FRONT & REAR GARDENS
- CUL-DE-SAC LOCATION
- INTERNAL VIEWINGS HIGHLY ADVISED





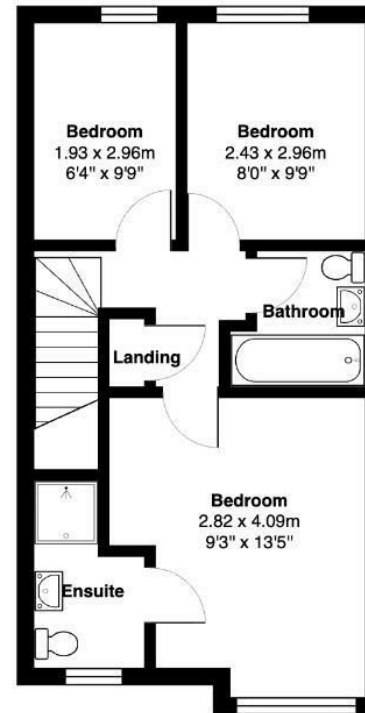
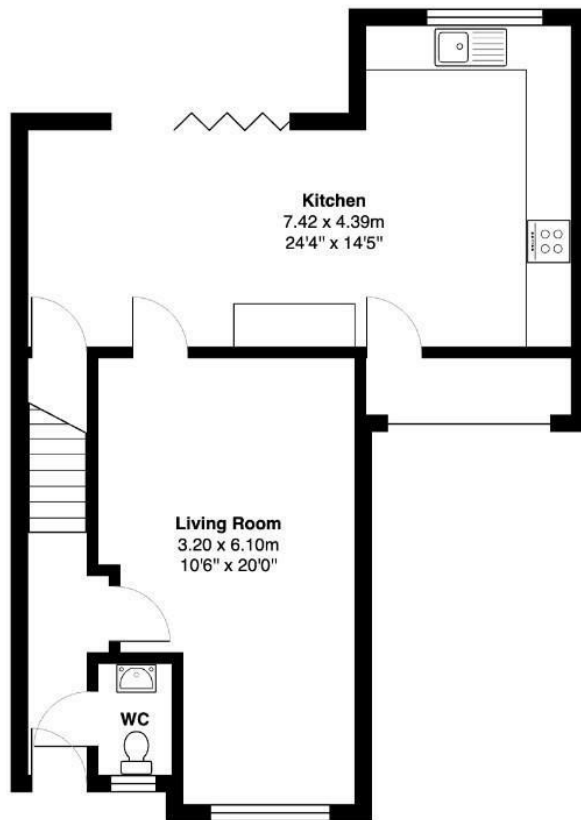
Nestled in the tranquil cul-de-sac of Amina Gardens, Bradmore, this modern semi-detached house offers a perfect blend of comfort and contemporary living. Built in 2021, this newly build property is a impressive and is a superb example of modern design throughout.

The home features a welcoming open plan living space, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is perfect for families or those seeking extra space. The additional bathroom ensures convenience for all residents and guests alike.

One of the standout features of this property is its prime location. Situated close to excellent schools, reliable transport links, and a variety of local amenities, it provides an ideal setting for both families and professionals. The peaceful surroundings of the cul-de-sac enhance the appeal, offering a safe and friendly environment.

This semi-detached house is not just a home; it is a lifestyle choice that combines modern living with accessibility to essential services and community facilities. Whether you are looking to settle down or invest, this property is a remarkable opportunity that should not be missed.





Total Area: 96.4 m² ... 1038 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**