



12 Amina Gardens

Bradmore | WV3 7BD | Offers In Excess Of £280,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Contemporary Kitchen with Integrated Appliances
- Principal Bedroom with En-suite
- Garage with Off-Road Parking
- Cul-De-Sac Location
- Inviting and Spacious Living Room
- Fully Renovated South-Facing Garden
- Ground Floor WC
- Freehold Property
- Still Under NHBC Guarantee!!





This well-presented three-bedroom semi detached home is set within a quiet cul-de-sac, surrounded by nearby parks and green spaces. On entering the property, you are welcomed by a striking marble-effect tiled hallway which flows seamlessly through to the spacious living room and kitchen.

The living area is ample in size and enhanced by stylish wall cladding, setting a contemporary and elegant tone throughout the ground floor. This continues into the modern kitchen, fitted with neutral cabinetry and coordinating worktops, and equipped with integrated appliances including a gas hob, oven, and dishwasher.

Patio doors from the kitchen open onto a fully renovated, low-maintenance south-facing garden, featuring porcelain slab paving, astro turf, and sleeper-style raised plant beds. The garden also benefits from side access leading to the adjoining garage. A convenient ground-floor WC completes the accommodation on this level.

Upstairs, the principal bedroom enjoys the added benefit of an en-suite shower room. Two further well-proportioned bedrooms are served by a family bathroom.

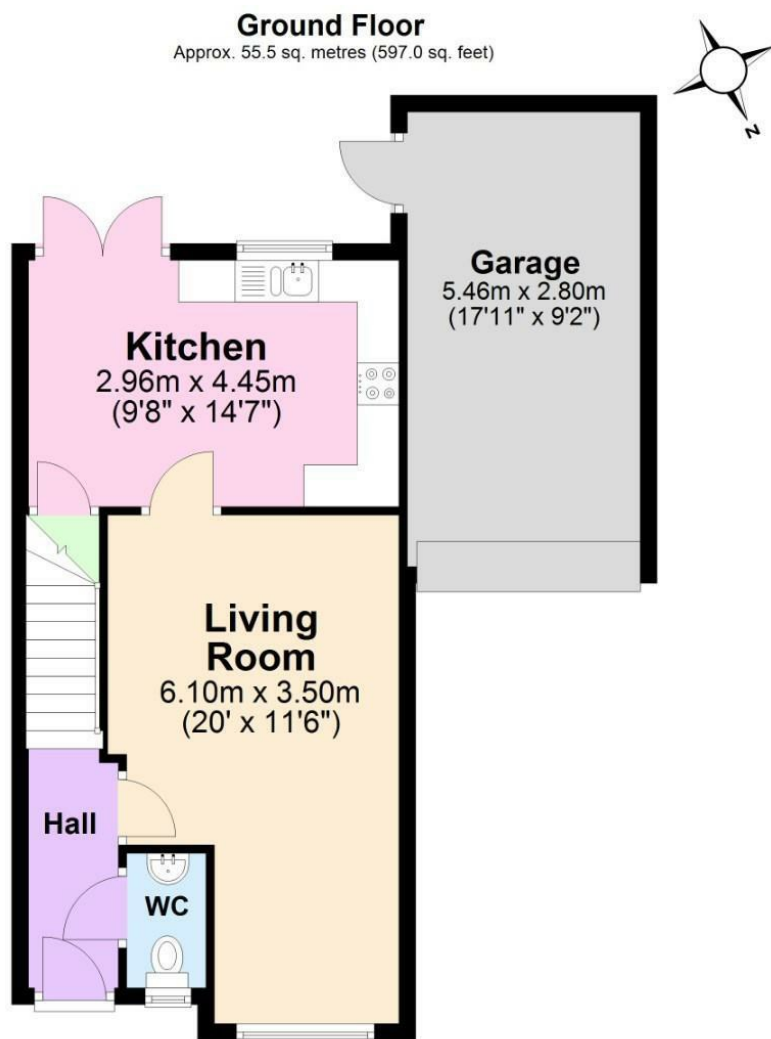
To the front of the property, there is off-road parking for two vehicles.

This property is situated in the popular Bradmore area of Wolverhampton, close to local shops and everyday amenities, with further facilities available in nearby Tettenhall and Wolverhampton city centre.

The area is well served by public transport and provides easy access to Wolverhampton railway station. Well-regarded local schools include Warstones Primary School, St Chad's Catholic Primary School and The Royal School, while nearby parks, green spaces and recreational facilities add to the appeal of this convenient residential location.

*Annual Service Charge - £100





Total area: approx. 95.2 sq. metres (1025.0 sq. feet)



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 (CO ₂) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**