



14 Amina Gardens

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

ROYSTON
& LUND

- THREE BED MODERN FAMILY HOME
- WELL PRESENTED THROUGHOUT
- GARAGE WITH DRIVEWAY FOR TWO VEHICLES
- FREEHOLD
- DOWNSTAIRS WC
- DECEPTIVELY SPACIOUS
- SOUTH FACING REAR GARDEN
- CUL-DE-SAC LOCATION
- ENSUITE TO MASTER
- STILL UNDER NHBC GUARANTEE!!





Welcome to this beautifully presented three-bedroom family home in the desirable Amina Gardens, Bradmore, Wolverhampton. Built in 2018, this modern property offers 893 sq ft of well-designed living space.

The inviting reception room features a stylish media wall with integrated fire, while the contemporary kitchen diner includes integrated appliances such as a fridge-freezer—ideal for family living and entertaining. The home is finished to a high standard throughout, with herringbone flooring and a panelled hallway, stairs, and landing.

Upstairs offers three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes and a modern ensuite. A convenient guest WC is located on the ground floor. Blinds are fitted throughout, with shutters to the two main front windows.

The south-facing rear garden has been landscaped with low-maintenance artificial grass, providing a bright and practical outdoor space. To the front, there is off-road parking for two vehicles and a garage.

Ideally located in Bradmore, the property is close to local amenities, with further facilities in nearby Tettenhall and Wolverhampton city centre. Excellent transport links include easy access to Wolverhampton railway station, and well-regarded schools such as Warstones Primary, St Chad's Catholic Primary, and The Royal School are nearby.

Annual Service Charge - £100





Total Area: 96.8 m² ... 1042 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 JOEWPOTOGGRAPHY.CO.UK)

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.



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



ROYSTON
& LUND