





24 Pashmina Gardens,
Guide Price £420,000

 4  3

Built in 2018 by David Wilson Homes | Set across 3 spacious floors | Four generously sized bedrooms | En-suite and dressing room to main bedroom | Stylish open-plan kitchen/diner | Private rear garden | Detached garage and parking | Immaculate condition | Excellent transport links nearby | 3 years NHBC warranty remaining

Floor Area
1647 sq. ft.

Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- 4 Bedrooms, including a luxurious en-suite with dressing room
- Three bathrooms across all floors for added convenience
- Detached garage plus off-road parking
- Ideal for families, professionals, and those needing flexible space
- EPC Rating: B
- Spacious dual-aspect lounge and open-plan kitchen/diner
- Separate utility room and ground floor WC
- Immaculately presented throughout – move-in ready
- Excellent location for schools, transport, and amenities
- Council Tax Band - F | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	