



2 Amina Gardens, Bradmore, Wolverhampton, WV3 7BD

BERRIMAN
EATON

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A three bedroom semidetached residence providing well-presented accommodation standing in a convenient location

LOCATION

Amina Gardens stands at the heart of Bradmore which is a popular and sought after area with a comprehensive range of local facilities being nearby. The more extensive amenities of the City Centre are easily accessible, and the area is well served by schooling.

DESCRIPTION

2 Amina Gardens is a modern semidetached property with a driveway providing parking for two vehicles and an enclosed rear garden. The property benefits from a lounge, dining kitchen, cloakroom, en-suite to the master bedroom, two further bedrooms and family bathroom.

ACCOMMODATION

A double glazed door opens into the HALL having tiled flooring and a GUEST CLOAKROOM with WC, wash hand basin with tiled splash back and a window to the front. The LOUNGE has a double glazed front window and a door to the DINING KITCHEN comprising a range of wall and base mounted units with fitted work top and tiled splash back, an integrated oven with gas hob above and integrated dishwasher, space for a fridge freezer and washing machine, sink and drainer, a window and French doors to the rear.

Stairs rise to the FIRST FLOOR LANDING having an airing cupboard housing a wall mounted gas central heating boiler. BEDROOM ONE is a double room with a window to the front and EN SUITE SHOWER ROOM with WC, wash hand basin, shower cubicle with rainfall shower and separate shower attachment and window to the front. BEDROOM TWO is a double room with a rear window and BEDROOM THREE also has a window to the rear. The BATHROOM is well appointment with a panelled bath with shower attachment, WC, wash hand basin with vanity draws below, inset ceiling down lights and a window to the side.

OUTSIDE

The property has a tarmacadam DRIVEWAY providing off street parking for two vehicles, a shaped lawn, paved pathway to the front door, a GARAGE with up and over door and a door to the rear. The REAR GARDEN is easily maintainable having a shaped lawn and paved patio.

ESTATE CHARGE

There is a annual estate charge of £100.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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£285,000

EPC: B

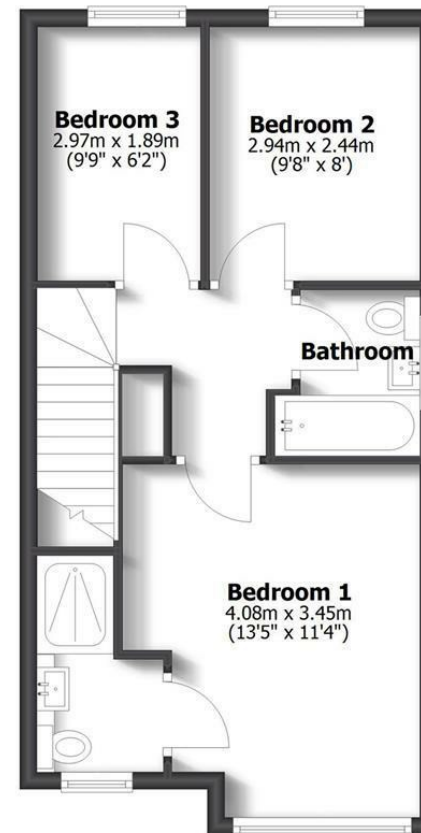
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



2 Amina Gardens Bradmore



Ground Floor



First Floor

HOUSE: 78.8sq.m. 849sq.m.
 GARAGE: 15.9sq.m. 171sq.m.
TOTAL: 94.7sq.m. 1020sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

