

## 13 CROFT CLOSE, REDDITCH, B98 0JT

**£1,195 PER CALENDAR MONTH**

This property is about to undergo a refurb including new kitchen, new carpets, new doors and redecorating throughout! It is set in a cul-de-sac position within walking distance to the Arrow Valley Lake and comprises; living room, dining room, brand new fitted kitchen, three bedrooms and bathroom. Driveway, low maintenance garden to the rear with garden room/workshop.. Book your viewing now to appreciate all that this lovely home has to offer! Available late August and subject to all refurb works being complete.

A Holding Deposit of £275.76 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.

Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

All tenancies start with a initial 12 month fixed term, unless agreed by negotiation.  
COUNCIL TAX BAND: C (correct at the time of marketing commencement)



### Approach

Driveway leads to the side of the property, with side gate access to the rear garden, main front entrance via entrance porch, open plan into;

### Entrance Hall

With stairs off to the first floor and leads into;

### Living Room

13'1" max x 13'1" max (4.00m max x 4.00m max)



Which leads into;

### Dining Room

11'10" max x 9'10" max (3.63m max x 3.00m max)



Access out to the rear garden and leads into;

### Kitchen

11'5" max x 7'2" max (3.50m max x 2.20m max)



Which has door out to the rear garden.

### Landing

Doors lead off to;

### Bedroom One

13'9" max x 10'8" max (4.20m max x 3.26m max)



### Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road  
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01527 584533  
info@vizorestates.com  
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### Bedroom Two

9'10" max x 9'6" max (3.00m max x 2.90m max)



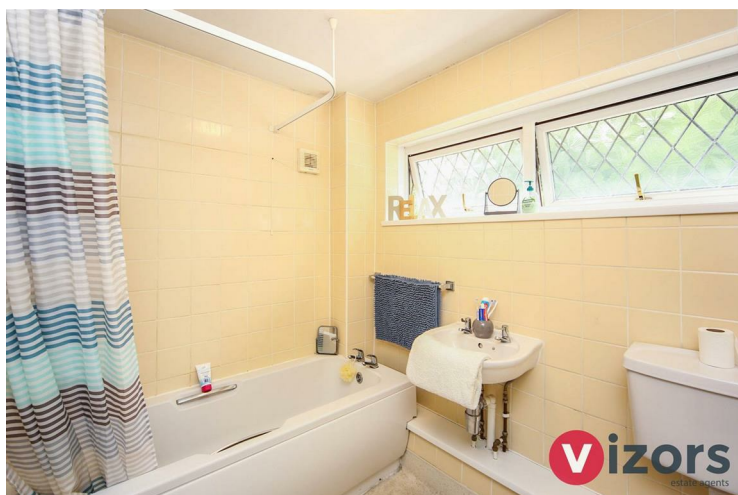
### Bedroom Three

10'6" max x 6'6" max (3.21m max x 2.00m max)



### Bathroom

7'2" max x 6'6" max (2.20m max x 2.00m max)



### Outside



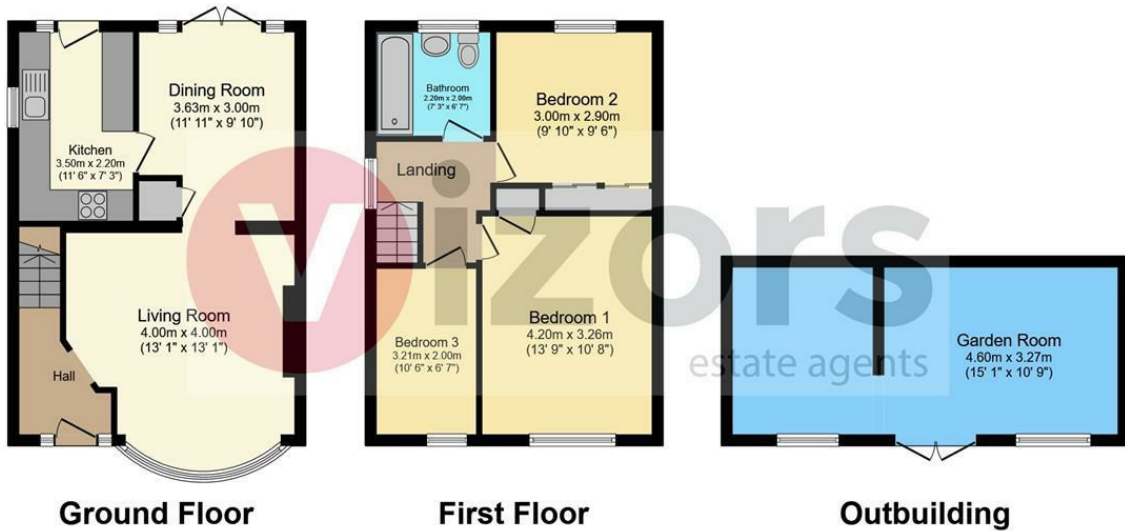
The rear garden is mainly paved and stone chipped, with a side gate access and a garden room/workshop/man cave.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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