



## **2 MILLSTREAM GARDENS CHERRY TREE WALK, REDDITCH, B97 6DQ**

**£750 PER CALENDAR MONTH**

A converted ground floor flat that must be viewed to appreciate what it has to offer! In brief this property boasts: entrance hall, double bedroom, open plan kitchen/lounge with built in oven/hob and spacious bathroom with shower over bath. Gas central heating, Double glazing. One allocated parking space. Available start of September 2024!

A Holding Deposit of £173.07 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 an initial 6 month fixed term, unless agreed by negotiation.

COUNCIL TAX BAND: predicted Band A (predicted at the time of marketing commencement due to being new conversion and awaiting banding from the Local Authority)

**Vizors Estate Agents Ltd**

📍 Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(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>		
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