

## 17 CRABTREE CLOSE., REDDITCH, B98 7JT

**£825 PCM**

This well presented top floor flat is set in the popular district of Lodge Park and comprises; generous lounge with attractive balcony off, two double bedrooms, modern white bathroom suite, modern fitted kitchen, double glazing and fisher heating system. This property also has access to a garage and shared parking facility. Viewing is recommended, available June 2025.

A Holding Deposit of £190.00 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.

All tenancies start with a initial 12 month fixed term, unless agreed by negotiation.

COUNCIL TAX BAND: B (correct at the time of marketing commencement)

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

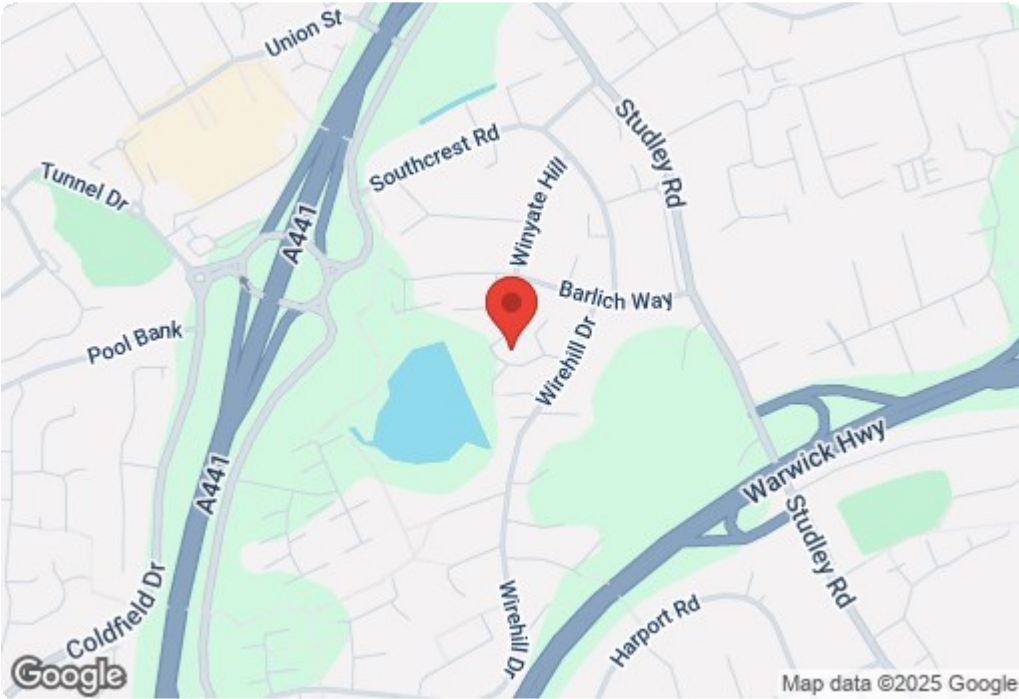
## Vizors Estate Agents Ltd

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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