



## 37 Well Close

, Redditch, B97 5LU

## £1,200 PCM



3 1









A well presented three bedroom property situated in the popular area of Crabbs Cross. The property comprises; Hallway with Storage, Living Room and Modern Kitchen/Dining Area with Patio Doors leading to an Enclosed

Rear Garden. The stairs to the first floor lead to Three Bedrooms and a Family Bathroom with Overhead Shower.

A Holding Deposit of £276 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Lamberts 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: Band B (Correct at the time of marketing commencement) EPC RATING: C

 $Broadband\ Availability\ -\ Virgin\ Media\ /\ Open\ Reach\ -\ Highest\ available\ download\ speeds\ 1000Mbps\ /\ Highest\ available\ upload\ speeds\ 100Mbps\ .$  This information is provided by Ofcom 05/11/2025.







Living Room

Kitchen

Principle Bedroom

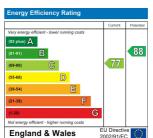
Bedroom 2

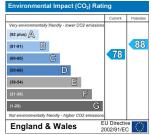
**Bathroom** 

**Exterior** 

Garden







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