



37 Well Close , Redditch, B97 5LU

£1,200 PCM



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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		88
(81-91) B			(81-91) B		
(69-80) C	77		(69-80) C	78	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.