



26 Salford Close

, Redditch, B98 7UN

£1,300 PCM

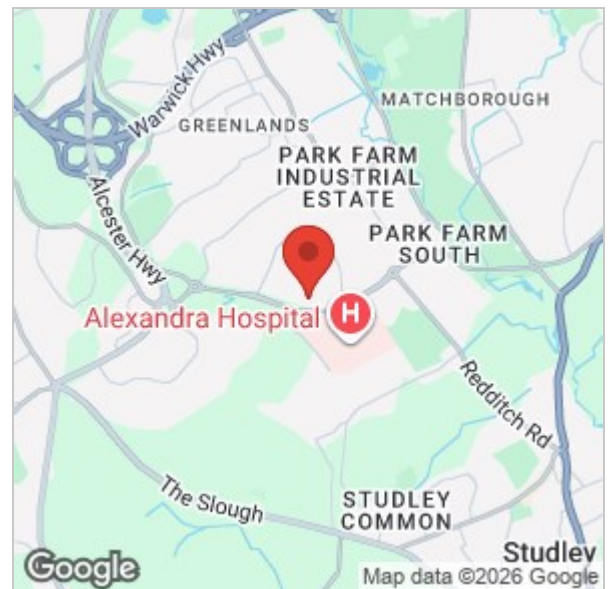


This Well-Presented Three Bedroom Link Detached Family Home conveniently located, being situated close to the Alexandra Hospital and local amenities. The property features an Entrance Hall leading into a Spacious Lounge. The Modern Kitchen/Diner is fitted with a range of contemporary units creating a practical space for cooking and dining. Upstairs, there are Three Bedrooms, each offering ample space for bedroom furniture and storage along with a Modern Shower Room. Outside offers a Low Maintenance Rear Garden with Artificial Grass, Single Car Port and Block Paved Driveway for Multiple Vehicles.

A Holding Deposit of £300 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.

The tenancy will be an assured periodic tenancy, unless agreed by negotiation.
COUNCIL TAX BAND: Band C (Correct at the time of marketing commencement)
EPC RATING: D





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			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.