



## 16 Kenneth Vincent Close , Redditch, B97 5TZ

**£1,300 Per Month**



A superb 3 bedroom family home located at the head of a cul de sac on the outskirts of Astwood Bank. Comprising: Reception hall, Cloakroom, Dining Kitchen, first floor Sitting Room with Juliet Balcony, Bedroom three, Family bathroom and substantial storage on landing. On the second floor is the Master bedroom with Ensuite shower room and Bedroom two having new carpets. There is an enclosed rear garden parking for two vehicles and the garage has an electronic remote door.

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.

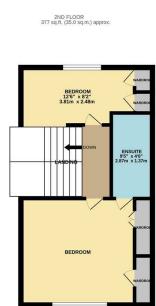
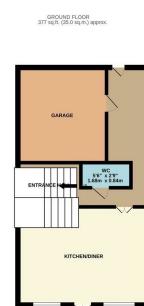
The tenancy will start with an initial 6 month fixed term, unless agreed by negotiation.

COUNCIL TAX BAND: Band D (Correct at the time of marketing commencement)

EPC RATING: EXPIRED Awaiting results - previously registered C (72).

Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1800Mbps / Highest available upload speeds 1000Mbps. This information is provided by Ofcom 02/02/2026.





TOTAL FLOOR AREA: 1131 sq.ft. (105.0 sq.m.) approx.  
The plan is not drawn to scale and is for illustrative purposes only.  
Made with MicroArchitects.

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (A) to 'Not energy efficient - higher running costs' (G). The current rating is A (92 plus), and the potential rating is A (92 plus). The chart uses a color gradient: A (green), B (light green), C (yellow), D (orange), E (red-orange), F (red), and G (dark red).

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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.

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