



# 87 Meadow Road

, Alcester, B49 6BB

**£1,000 PCM**



A two bedroom end of terrace property set in a convenient location close to the schools and within walking distance of the shops. The property briefly comprises of a lounge, kitchen, enclosed rear garden, two bedrooms and a family bathroom. The property also benefits from a garage and driveway parking.

A Holding Deposit of £230 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 10000Mbps / Highest available upload speeds 10000Mbps. This information is provided by Ofcom 15/07/2025.



can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls. This means there may be differences between the coverage prediction and your experience.

	Variable in-home, good outdoor
2	Good in-home and outdoor
1	Variable in-home, good outdoor
1	Variable in-home, good outdoor

ing to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband text messages.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	85	England & Wales		EU Directive 2002/91/EC	71

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.