



## 13 Millrace Road

Riverside, B98 8HX

**£1,250 PCM**



A Well Presented Three Bedroom Semi-Detached Three Storey Home. This property located within the Riverside area of Redditch. Comprises: Ground Floor; Entrance, WC, Bedroom 2, internal access to the garage, First Floor; Kitchen, Living Room with sliding patio door to Conservatory which provides access to the rear garden, Second Floor; Bedroom 3, Family Bathroom and Bedroom 1. The property also benefits gas central heating, electronic motor garage door, driveway parking, and side access to the rear garden.

A Holding Deposit of £288 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 C (Correct at the time of marketing commencement)

EPC RATING: Awaiting Results - Previously Recorded D (67).

Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1800Mbps / Highest available upload speeds 220Mbps. This information is provided by Ofcom 13/02/2026.





TOTAL FLOOR AREA: 90.1 sq m (96.3 sq m) approx.  
The plan is not drawn to scale and is for illustrative purposes only.  
Measured 02/07/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		67
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		83
(81-91)	B		65
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.