



## 132 Edgeworth Close , Redditch, B98 8QH

**£950 Per Month**



A Two bedroom terrace house available in Church Hill within close proximity of local amenities. This property comprises: Entrance Hall, Living Room, Kitchen-Diner, Two Double Bedrooms, Family Bathroom and Separate WC. The property also benefits from having Gas Central Heating, Double Glazing and Rear Garden.

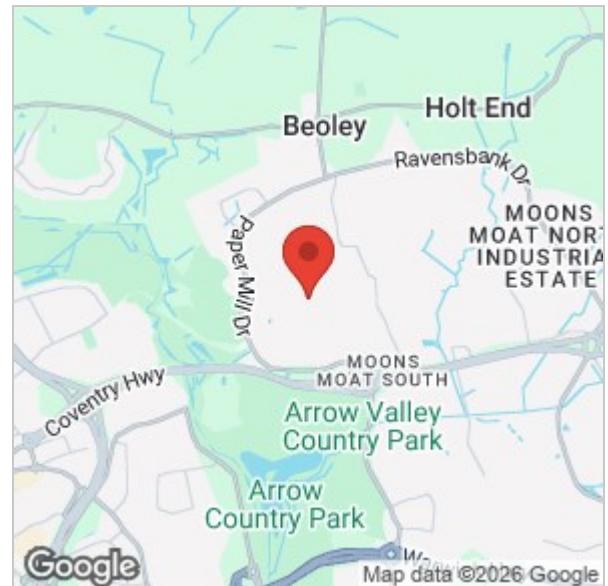
A Holding Deposit of £213 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Lamberts is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

All tenancies start with an initial 6 month fixed term, unless agreed by negotiation.

COUNCIL TAX BAND: Band B - Redditch Council (Correct at the time of marketing commencement)

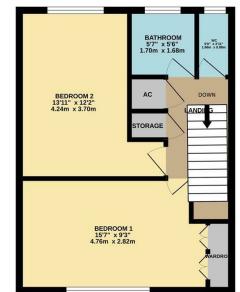
EPC Rating: C (Correct at the time of marketing commencement).





GROUND FLOOR  
405 sq ft. (37.0 sq m.) approx.

1ST FLOOR  
407 sq ft. (37.8 sq m.) approx.



TOTAL FLOOR AREA : 812 sq ft. (75.8 sq m.) approx.  
The plan is for indicative purposes only.  
Made with ArchiCAD 2022

Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC		

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

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