



# 9 Lingen Close

, Redditch, B98 0LG

**£1,200 Per Month**



A well presented mid-terrace family home. The property comprises; Entrance Hall, Lounge, Kitchen, Dining Room, Downstairs WC, Sun Lounge, Three bedrooms and Shower room. The property also benefits from having a garage with internal access, easily maintained garden, gas central heating and double glazing.

A Holding Deposit of £276.00 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).

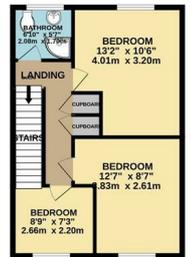
Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1000Mbps / Highest available upload speeds 100Mbps. This information is provided by Ofcom 24/03/2025.





GROUND FLOOR  
769 sq ft (71.0 sq m) approx.

1ST FLOOR  
475 sq ft (44.1 sq m) approx.



TOTAL FLOOR AREA: 1244 sq ft (115.6 sq m) approx.  
The plan is not drawn to scale and is for guidance purposes only.  
Made with Lettingo 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		70	
(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			83
(81-91) B		70	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.