



## 25 Crabtree Close

, Redditch, B98 7JT

**£1,200**



A well presented three bedroom mid terraced house in the popular area of Lodge Park. The property briefly comprises of; living room, fitted kitchen and dining area, three bedrooms, bathroom with overhead shower, rear garden and communal parking. Further internal photos to follow.

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)  
EPC RATING: D (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.





Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential			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			
		62	79				
England & Wales		EU Directive 2002/91/EC		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.