



## 17 Glendale Terrace

Wells Close, Crabbs Cross, B97 5GL

**£825 PCM**

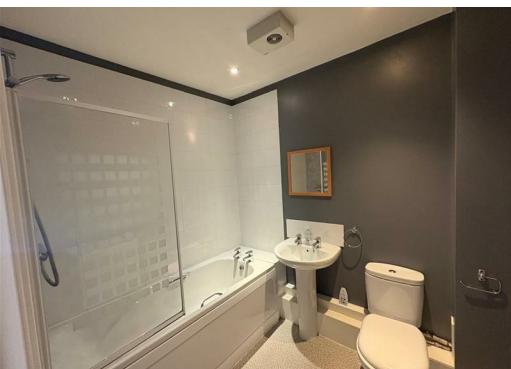


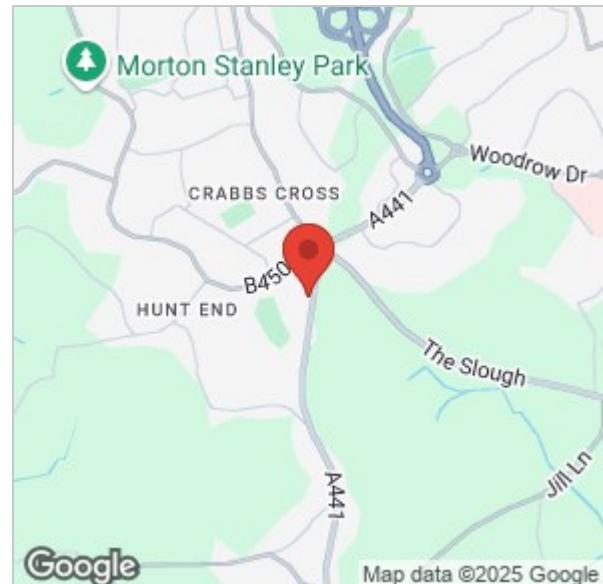
A modern two bedroom first floor maisonette with communal garden and allocated parking, situated in the sought after area of Crabbs Cross. Available May.

A Holding Deposit of £190 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 A (Correct at the time of marketing commencement)  
 EPC RATING: C (Correct at the time of marketing commencement).

Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1800Mbps / Highest available upload speeds 220Mbps. This information is provided by Ofcom 07/04/2025.





Map data ©2025 Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(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		
(81-91)	B	83	83
(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.

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