



## **13 CROFT CLOSE, REDDITCH, B98 0JT**

**£1,300 PER CALENDAR MONTH**

This property is set in a cul-de-sac position within walking distance to the Arrow Valley Lake and comprises; living room, dining room, brand new fitted kitchen, three bedrooms and bathroom. Driveway, low maintenance garden to the rear with garden room/workshop.. Book your viewing now to appreciate all that this lovely home has to offer! Available August 2026

A Holding Deposit of £300.00 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.

Vizors 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 will commence on a APT (Assured periodic Tenancy)  
COUNCIL TAX BAND: C (correct at the time of marketing commencement)

## Approach

Driveway leads to the side of the property, with side gate access to the rear garden, main front entrance via entrance porch, open plan into;

## Entrance Hall

With stairs off to the first floor and leads into;

## Living Room

13'1" max x 13'1" max (4.00m max x 4.00m max)  
Which leads into;

## Dining Room

11'10" max x 9'10" max (3.63m max x 3.00m max)  
Access out to the rear garden and leads into;

## Kitchen

11'5" max x 7'2" max (3.50m max x 2.20m max)  
Which has door out to the rear garden.

## Landing

Doors lead off to;

## Bedroom One

13'9" max x 10'8" max (4.20m max x 3.26m max)

## Bedroom Two

9'10" max x 9'6" max (3.00m max x 2.90m max)

## Bedroom Three

10'6" max x 6'6" max (3.21m max x 2.00m max)

## Bathroom

7'2" max x 6'6" max (2.20m max x 2.00m max)

## Outside

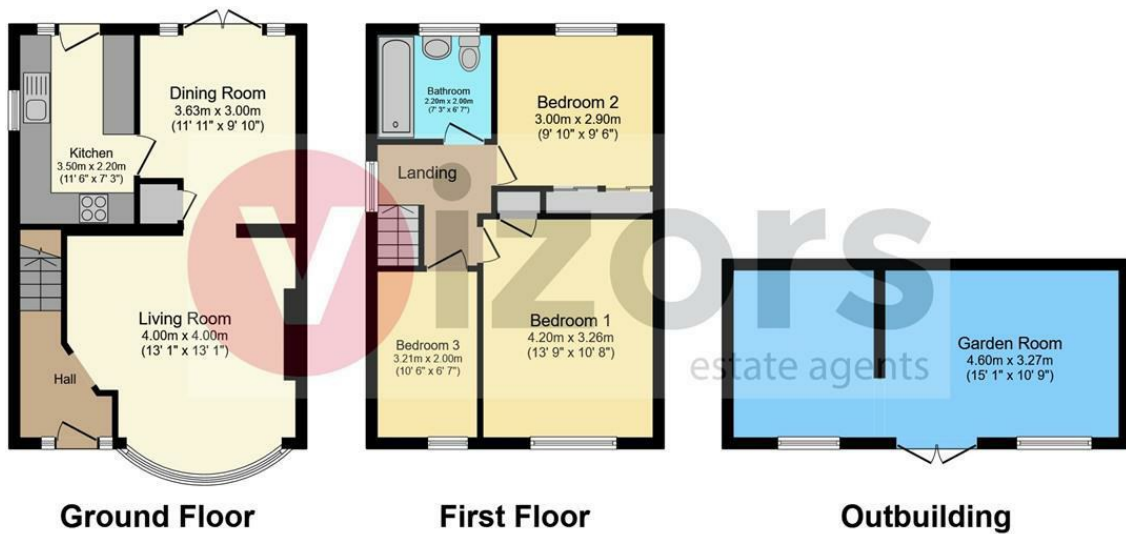
The rear garden is mainly paved and stone chipped, with a side gate access and a garden room/workshop/man cave.

## Vizors Estate Agents Ltd

📍 Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by [www.focalagent.com](http://www.focalagent.com)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 84        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 69      |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
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