



The Knoll, 20 Sutton Park Road

£2,250PCM (Deposit: £2,596)

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Tax Band: E Furnished: Not specified

Truly exceptional four bedroomed detached residence in highly sought after Kidderminster address. We are delighted to offer to the market this rare opportunity to rent a property of this magnitude. Set back from the roadside, this period property is packed full of character while also benefitting from having been fully refurbished. Internal accommodation briefly comprises: large entrance hall, lounge, dining room, kitchen, utility, downstairs wc, cellar, four good sized bedroom, two en-suites and house bathroom. Outside there is parking, gardens and substantial patio area. Energy band: E. Must be viewed to be truly appreciated. Available immediately on an unfurnished basis.

Minimum basic employment income required: £67,500 per annum (singular or jointly).





Energy performance certificate (EPC)

26 Sutton Park Road RODGEMASTER DY11 6AG	Energy rating E	Valid until: 12 July 2023
		Certificate number: 0800-8978-0322-2288-3373

Property type: Detached house
Total floor area: 210 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.