



GILSON ROAD, COLESHILL, B46
£2,000 per month*

Carter Jonas

GILSON ROAD, COLESHILL, B46

A well-presented four-bedroom detached period family home with a large garden to the rear, a brick-built outbuilding for storage and off-street parking for 3 cars located in Coleshill.

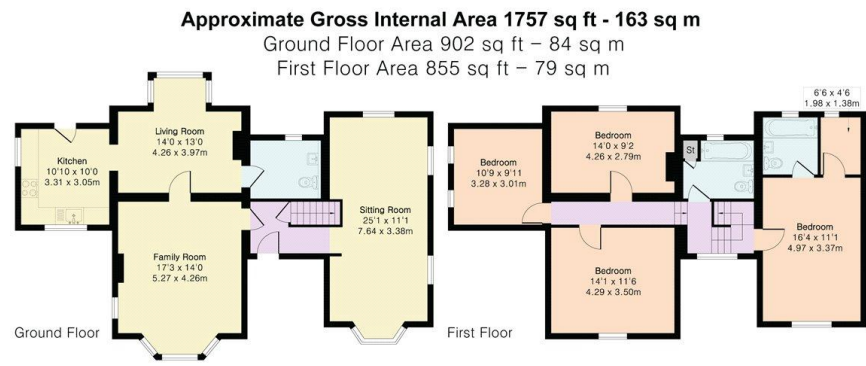
The property hosts a welcoming entrance lobby which leads through to the entrance hall. The ground floor accommodation comprises three reception rooms, a kitchen and a downstairs W/C.

The first floor hosts a principal bedroom with en-suite bathroom, three further well-proportioned bedrooms and a family bathroom.

Outside the property there is a gated entrance a small front garden and off-road parking for three to four vehicles. The rear garden provides outdoor space for relaxation and entertaining, while a brick-built outbuilding offers additional storage.

- Council Tax Band = E
- Deposit Required = £2,307.69
- Minimum term 12 months
- 4 Bedrooms
- 3 Receptions
- Cloakroom
- Kitchen
- En suite
- Family Bathroom
- Off street parking
- EPC = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

Carter Jonas

Birmingham Lettings 0121 389 9670
birmingham.lettings@carterjonas.co.uk



IMPORTANT INFORMATION
These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.