



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

Carter Jonas

GILSON LODGE, GILSON ROAD, COLESHILL, BIRMINGHAM, WARWICKSHIRE, B46 1LN

- 4 Bedrooms
- 3 Receptions
- Cloakroom
- Kitchen
- 1 En suite
- 1 Family Bathroom
- Off street parking

THE PROPERTY

Accommodation comprises - GF: Entrance lobby, entrance hall, three reception rooms, kitchen, downstairs WC/utility/boiler room. FF: Four bedrooms with en suite to main bedroom and family bathroom.

Externally - Parking for three cars, a rear garden and a brick built outbuilding for storage.

Pets considered. No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Central Heating. Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Late May 2025 for an initial 12 month term.

EPC Rating D. Council Tax Band E (please see Warwickshire County Council Website for current cost)

At a rent of £2,000 per calendar month

Holding deposit of 1 week's rent £461

Security deposit of 5 weeks rent £2,307

A 4 bedroom detached house.



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
--------	---

Viewing	Strictly by appointment
---------	-------------------------

Local Authority	Warwickshire County Council - Council Tax Band E
-----------------	--

Directions	
------------	--



Approximate Gross Internal Area 1757 sq ft - 163 sq m

Ground Floor Area 902 sq ft – 84 sq m

First Floor Area 855 sq ft – 79 sq m



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 practise. 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.



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

A member of



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.