



**GILSON ROAD, COLESHILL, B46**  
£1,500 per month\*

**Carter Jonas**



# GILSON ROAD, COLESHILL, B46

A three bedroom semi detached property with annexe situated within the market town of Coleshill.

Accommodation comprising:- Sitting Room, Dining Room, Downstairs Cloakroom, Kitchen and Utility Room. To the first floor are three bedrooms and separate family bathroom. The Annexe comprises Bedroom, Shower Room and Kitchen/Reception Room. Externally there is an enclosed rear garden. No Parking.

Available late May 2025 for a 12 month tenancy unfurnished.

EPC - C - Council Tax Band D - Please see Warwickshire County Council for current costs.

No access to Loft. Pets considered. Mains gas, electricity, water and drainage are connected to the property. Gas Central Heating.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk - Low.

At a rent of £1500 per calendar month

Holding deposit of 1 week's rent £346

Security deposit of 5 weeks rent £1730

- Council Tax Band = D
- Deposit Required = £1,730
- Minimum term 12 months
- 3 Bedrooms
- Living Room
- Family Room
- Kitchen
- Family Bathroom
- Annexe
- Garden
- No Parking
- Unfurnished
- EPC = C

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92-100) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                  |         | 86        |
| (69-80) <b>C</b>                                  | 72      |           |
| (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       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

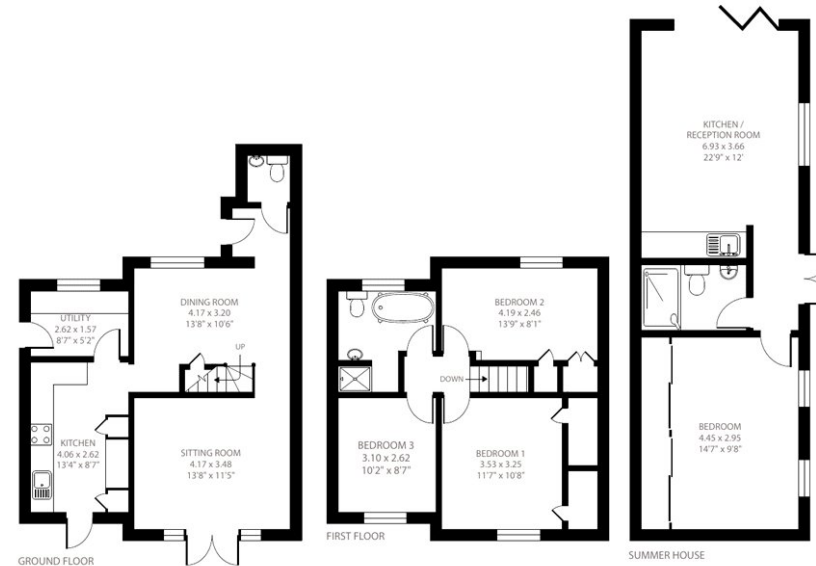
## Gilson Road, Coleshill, Birmingham, B46

Approximate Area = 1064 sq ft / 98.8 sq m

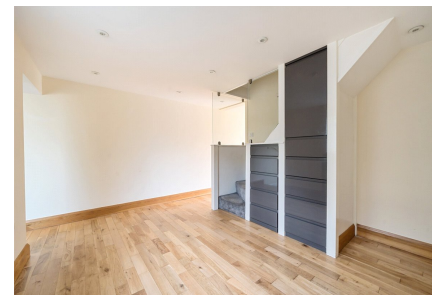
Summer House = 456 sq ft / 42.4 sq m

Total = 1520 sq ft / 141.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Carter Jonas. REF: 1094069



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Classification L2 - Business Data

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