



**GILSON DRIVE, COLESHILL, B46**  
£1,400 per month\*

**Carter Jonas**



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# GILSON DRIVE, COLESHILL, BIRMINGHAM, WARWICKSHIRE, B46 1DN

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

- Sitting Room/Dining Room
- Kitchen
- Cloakroom
- Conservatory
- Three Bedrooms
- Bathroom
- Gardens
- Parking
- Unfurnished

## THE PROPERTY

Accommodation comprising: entrance hall, downstairs cloakroom, sitting room/dining room, kitchen and conservatory. To the first floor are three bedrooms and separate family bathroom.

Externally there is a small front garden, driveway with off road parking for two cars and enclosed rear garden.

Available Mid June for a 12 month tenancy unfurnished.

EPC D - Council Tax Band B - Please see North Warwickshire Council for current costs.

Pets considered. No access to loft. Mains gas, electricity and water 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 £1,400 per calendar month

Holding deposit of 1 week's rent £323

Security deposit of 5 weeks rent £1615



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## ADDITIONAL INFORMATION

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Offers	Available for a term of 12 months
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Viewing	Strictly by appointment
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Local Authority	Council Tax Band B
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**Approximate Gross Internal Area 1179 sq ft - 110 sq m**

Ground Floor Area 707 sq ft – 66 sq m

First Floor Area 472 sq ft – 44 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**

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INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

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