



**GILSON DRIVE, COLESHILL, B46**

£1,400 per month\*

**Carter Jonas**

---

# 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



---

## **ADDITIONAL INFORMATION**

Offers Available for a term of 12 months

Viewing Strictly by appointment

Local Authority Council Tax Band B

---



**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**

**T: 01865 511444**

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

E: oxfordresilettings@carterjonas.co.uk

A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**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.