



GILSON ROAD, COLESHILL, B46
£1,400 per month*

Carter Jonas

GILSON ROAD, COLESHILL, B46

Rose Cottage, Gilson Road, Coleshill, Birmingham, B46

Approximate Area = 1233 sq ft / 114.5 sq m
For identification only - Not to scale



A recently refurbished 3 bedroom semi-detached house.

Accommodation comprises - GF: Sitting Room, Kitchen (to include oven, hob & extractor hood), Cloakroom. FF: 3 Bedrooms and a Family Bathroom.

Externally - A decoratively laid outdoor area, off-road parking and a single garage in a shared garage block.

Pets considered. No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Heating. Flood Zone 1 – Low Risk.

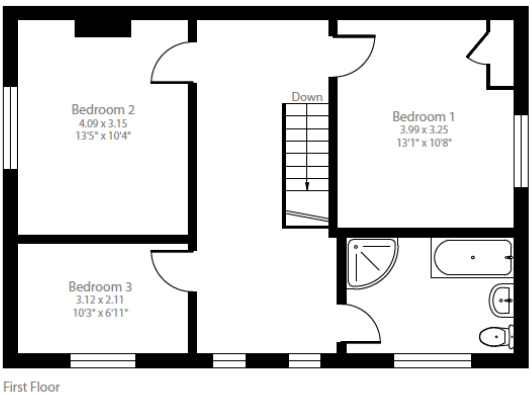
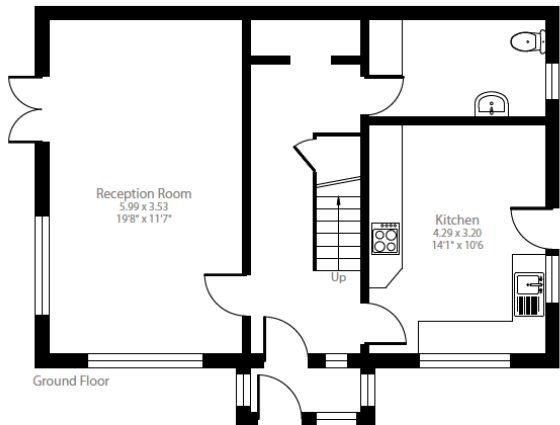
Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from late August 2024 for an initial 12 month term.

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

- Council Tax = E
- Deposit Required = £1,615.00
- Minimum term 12 months
- 3 Bedrooms
- 1 Reception
- Downstairs Cloakroom
- 1 Bathroom
- Garden
- Single Garage
- Off-street Parking
- EPC = C

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | A | |
| (81-91) | B | |
| (69-80) | C | 70 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickshom 2024. Produced for Carter Jonas. REF: 1110792



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Classification L2 - Business Data

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