



**GENTLESHAW LANE, SOLIHULL, B91**  
£1,800 per month\*

**Carter Jonas**



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## GENTLESHAW LANE, SOLIHULL, WEST MIDLANDS, B91 2SS

A four bedroom traditional semi-detached family home situated in a desirable location close to the centre of Solihull and a short walk from Brueton Park.

- 4 Bedrooms
- 2 Receptions
- 1 Bathroom
- Kitchen
- Cloakroom
- Double garage
- Parking, Gardens
- Unfurnished

### THE PROPERTY

Accommodation comprises Entrance Hall, Downstairs Cloakroom, Sitting Room, Dining Room and Kitchen. To the first floor are four bedrooms, bathroom and separate WC.

Externally there is a double garage, off road parking for 3/4 cars and front and rear gardens.

Available unfurnished early April for an initial 12 month tenancy.

No access to loft. Pets considered. Mains gas, electricity and water are connected to the property.

EPC - C. Council Tax Band E - Please see Solihull Metropolitan Borough Council for current costs.

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 £1800 per calendar month

Holding deposit of 1 weeks rent £415

Security deposit of 5 weeks rent £2076



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## ADDITIONAL INFORMATION

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Offers	Available for an initial 12 month term
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band E
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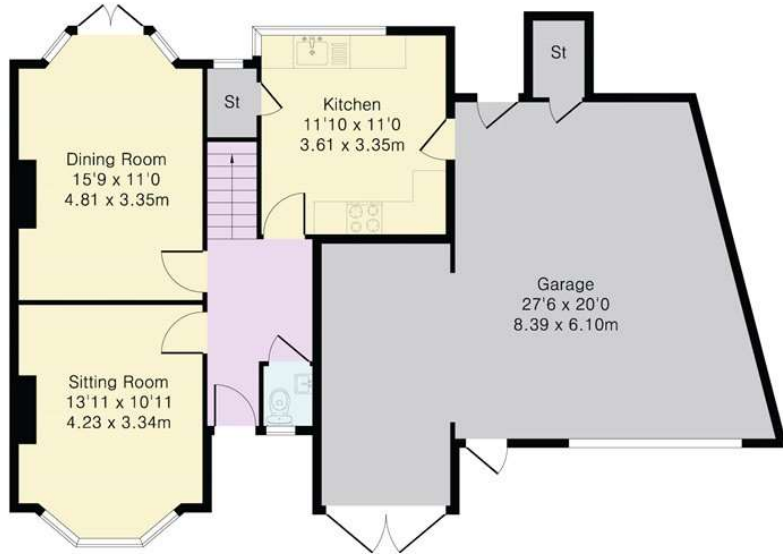
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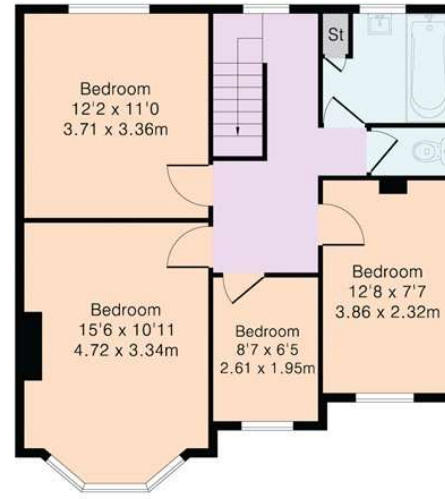
## Approximate Gross Internal Area 1662 sq ft - 155 sq m

Ground Floor Area 1029 sq ft – 96 sq m

First Floor Area 633 sq ft – 59 sq m



Ground Floor



First Floor



### 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](http://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.

T: 01865 511444

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

E: [oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

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