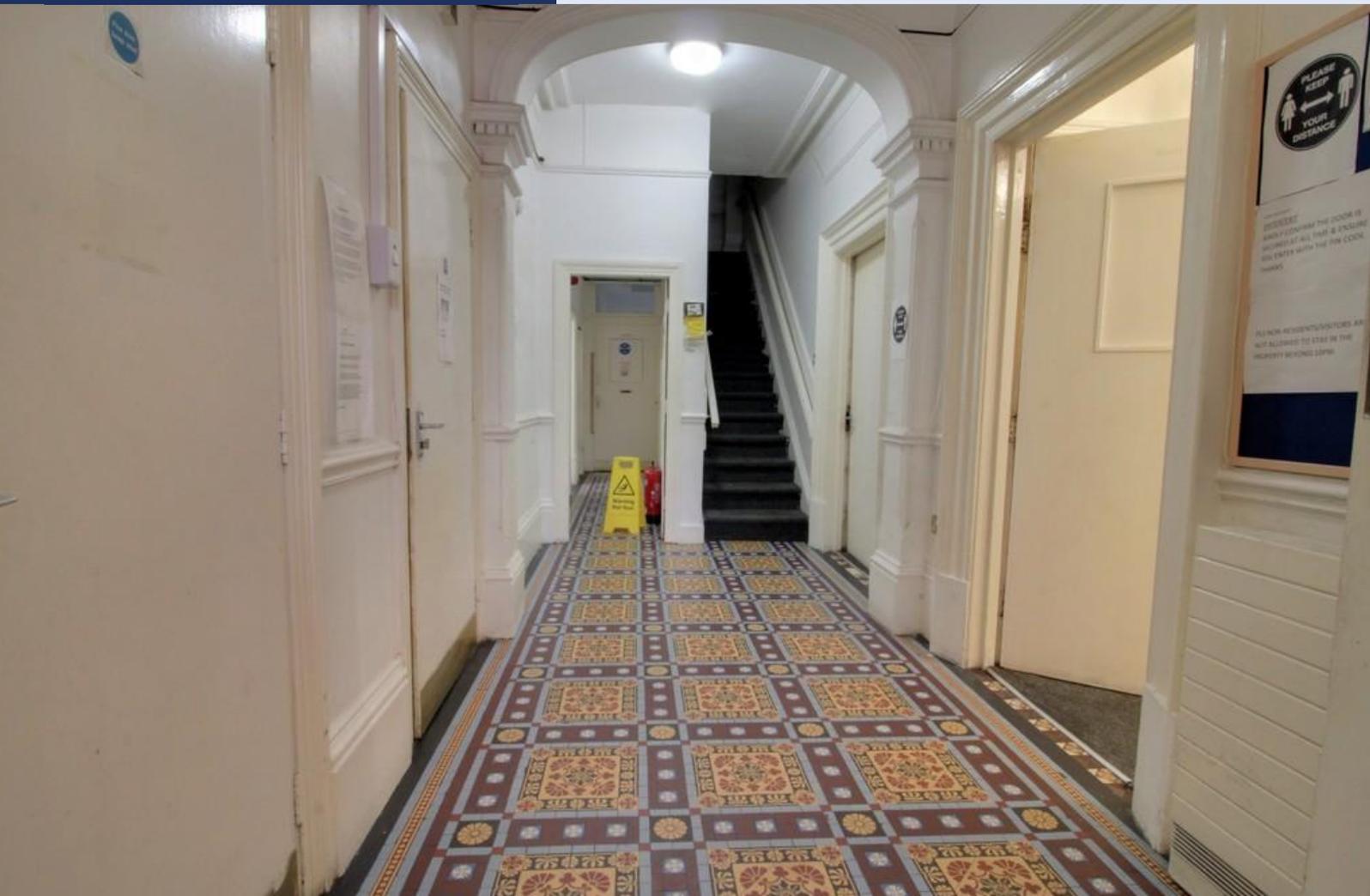




James *J* LaurenceTM
Sales and Lettings

GILLOTT ROAD, BIRMINGHAM, B16 0ES
£3,500 PCM





DESCRIPTION

Looking for a large detached house, perfect for a company let? Look no further. Located on Gillott Road, offering fantastic access links to Edgbaston and the city centre. One not to be missed.

This extremely large home offers on the ground floor, 4 Double bedrooms, one with an en-suite, Conservatory and a spacious living room that could be used as an extra bedroom if required, with access to a rear garden, fitted kitchen with utility space, another utility room, bathroom and a further separate WC. There is also cellar access.

On the first floor - 7 further double bedrooms, one with an en-suite, then 3 separate WC's, and 2 bathrooms.

On the second/top floor - 4 double bedrooms, a second kitchen, 2 separate WC's, and 2 bathrooms.

Externally the property offers a spacious rear garden with gated access to Edgbaston Reservoir !

Also benefits from Gas Central Heating and On Road Parking with no restrictions.

This property is perfect for a company let as the property is set up to suit HMO requirements and allows plenty of space and communal areas.

Offered Part Furnished and Available Immediately.

AREA

Situated on Gillot Road, this property offers great access to the city centre, with New Street station under a fifteen minute drive away. Greenspaces are in abundance here too, with Edgbaston Reservoir, Deans Leap Wood and Summerfield Park all within walking distance of the property. For eating out and entertainment, you're a short drive from bars and restaurants such as The Physician and Fiesta Del Asado. This property is also a short drive from the M5, so you'll have great motorway links too.

TENANT FEE ACT 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		