



Green Lane

Grendon, Atherstone, Warwickshire, CV9 2PL

Guide Price £325,000

Property Features

- Three Bedroom Semi-Detached House
- Building Plot
- Full Planning Permission For Additional Detached House
- Offering Excellent Communing Links
- Close To Local Amenities
- Freehold
- Vacant Possession - No Chain
- PAP/2023/0410 North Warwickshire Council
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Full Description

Taylor Cole Estate Agents are pleased to present you with a unique opportunity to acquire this three bedroom semi-detached property which offers land to the side aspect boasting full planning permission for a magnificent 5 bedroom detached dwelling. The opportunity, which is located on Green Lane, Grendon, will be of particular interest to both builders / developers and purchasers looking to 'self build'.

This superb opportunity is nestled upon a quaint lane with field views beyond. At present, there is a three bedroom semi-detached property with a fantastic side garden which presents a single building plot opportunity with full planning permission (application number PAP/2023/0410 North Warwickshire Council).

The total site is approximately 4305.56 sqft. The proposed dwelling will have a total floor area of approx 1819.1 sqft with a plan area of 807.29 sqft.

PRE-EXISTING DWELLING

Ground Floor

Entrance Hall

Lounge - 4.07m (13'4") x 3.93m (12'11")

Dining Room - 3.41m (11'2") x 2.61m (8'7")

Kitchen - 3.41m (11'2") x 2.96m (9'8")

Utility - 1.90m (6'3") x 1.83m (6')

Shower Room

First Floor

Bedroom One - 3.73m (12'3") x 2.97m (9'9")

Bedroom Two - 2.96m (9'8") x 2.60m (8'7")

Bedroom Three - 3.59m (11'9") x 1.66m (5'5")



ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

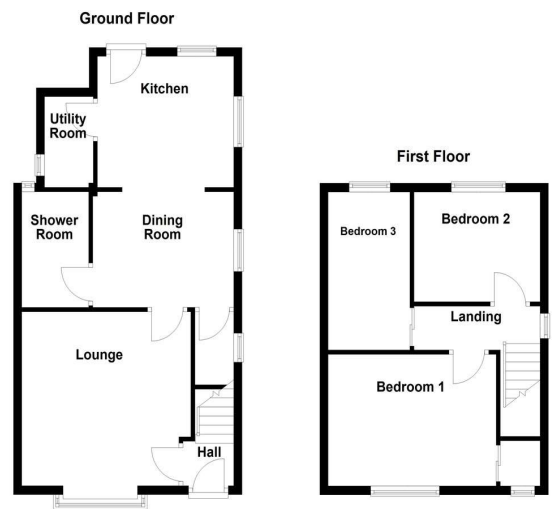
TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements