



163 HALL GREEN ROAD
CV6 7BS

£225,000
FREEHOLD

*** ATTENTION INVESTORS/DEVELOPERS - THREE BEDROOM HOME INCLUDING LAND
WITH PLANNING FOR SECOND DWELLING & 4 X PARKING SPACES ***



fosterlewis&co
residential property services

163 HALL GREEN ROAD

- Land with planning permission
- Existing three bedroom house
- Planning for a second three bedroom house
- Planning for 4 parking spaces with rear vehicular access
- Huge potential for willing and experienced investor
- Existing home requiring modernisation
- Gas central heated & double glazed
- Existing garage
- Popular location
- cash buyer



Freehold

Foster Lewis and Co are delighted to offer for sale this combined plot of property and land with full planning permission granted for a second dwelling with rear vehicular access and parking for four.

The existing property requires some modernisation, it is a traditional three bedroom home with two reception rooms, spacious fitted kitchen, ground floor WC, first floor bathroom with shower and central staircase landing and hallway.

To the rear is a large garden with future planned space for rear parking as well as an existing garage.

The property has gas central heating and double glazing.

This property forms part of the large plot of land which has 2024 granted planning permission for a second three bedroom home. (See plans for restrictions and details).

Offering huge potential for any willing and experienced cash buyer to add two properties to their portfolio or for investment and re-sale.

Money laundering Act – intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax – please refer to www.voa.gov.uk to verify this information.

Tenure – the vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

Description – measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another.

Consent – we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are

advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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