



WOOTTON GREEN LANE, COVENTRY, CV7 7EZ  
OFFERS IN EXCESS OF £725,000

**xact**  
homes

- Exciting Development Opportunity
- Set Within 3/4 Of An Acre
- Short Distance From All Local Amenities
- Planning Consent Granted
- Rare Development Opportunity
- Rural Views
- Single Story Dwelling With Additional Garage
- Bespoke Detached Property
- Ref PL/2021/02504/PPFL

## PROPERTY OVERVIEW

An exciting development opportunity to acquire a substantial building. With planning consent granted for conversion of former pool building to form single story dwelling with associated garage and parking.

These buildings are set within 3/4 of an acre of land

This development presents a rare opportunity for anyone who is looking to build their own bespoke detached property.

Planning details can be found by using the ref PL/2021/02504/PPFL

**VIEWING IS STRICTLY BY APPOINTMENT**

## PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

## TENURE

Freehold

## SERVICES

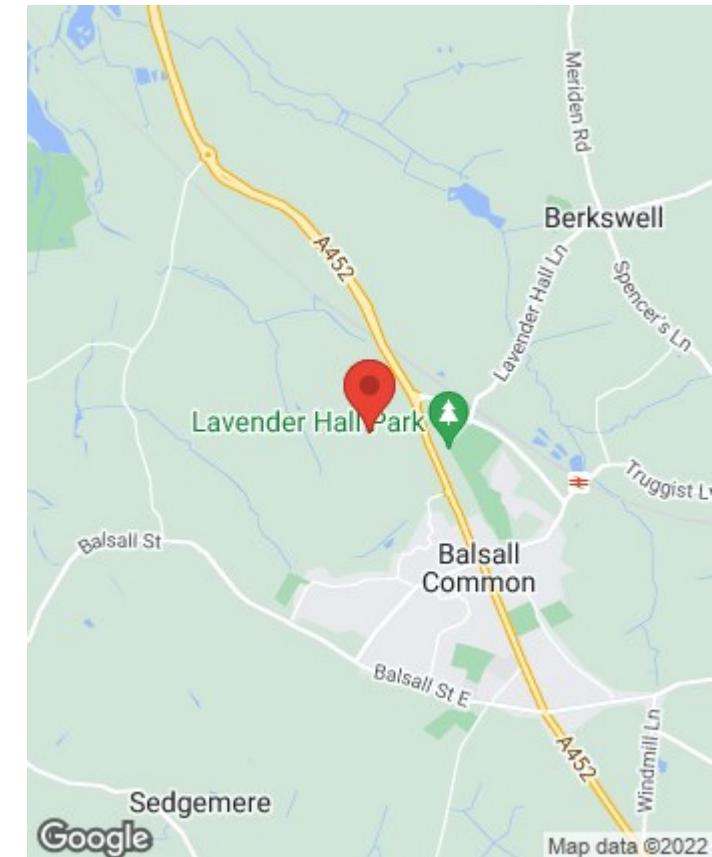
Oil, electricity and mains sewers

## ITEMS INCLUDED IN THE SALE

All blinds, all light fittings, garden shed and greenhouse (This is a pool house it has no residential amenities)

## MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-90)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		36
(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 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.







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