



 **2**  
Bedrooms

 **1**  
Bathroom



**Investment Opportunity! Land parcel with plans for 2 further dwellings. Refurbished semi-detached, former fishing shop to renovate. 0.3 acres, double garage. Explore possibilities now!**

Suttons Estate Agents is thrilled to present a lucrative investment opportunity—a prime land parcel in the sought-after Aldermans Green area. This plot, spanning approximately 0.3 acres, comes with plans for the conversion of a commercial unit (formerly a fishing shop) into two additional dwellings.

**Key Features:**

1. Development plans for 2 further dwellings
2. Refurbished semi-detached property
3. Former fishing shop for renovation
4. Spans approx. 0.3 acres
5. Double detached garage
6. Versatile possibilities
7. Sought-after Aldermans Green area
8. Convenient access to schools, shops, pubs, and industrial estate
9. Proximity to Coventry Canal
10. Easy access to M6, A444, and Ricoh/CBS area

The semi-detached property attached to the plot has already undergone refurbishment, offering a modern and stylish living space. The former fishing shop, brimming with potential, awaits renovation, providing an exciting blank canvas for your creative vision.

With a double detached garage on the premises, this plot offers versatile possibilities. Beyond the current plans for two dwellings, it could serve as a building site for

additional homes or potentially a block of flats, subject to planning.

Location-wise, this investment opportunity is strategically positioned just before the canal bridge on Aldermans Green Road. It provides easy access to schools, shops, pubs, Bayton Road Industrial Estate, Coventry Canal, and major transportation routes, including the M6, A444, and the Ricoh/CBS area.

Good to Know:

The property is understood to be on one title.

There is no option to tax on the building so no VAT would be payable

Council Tax Band - A

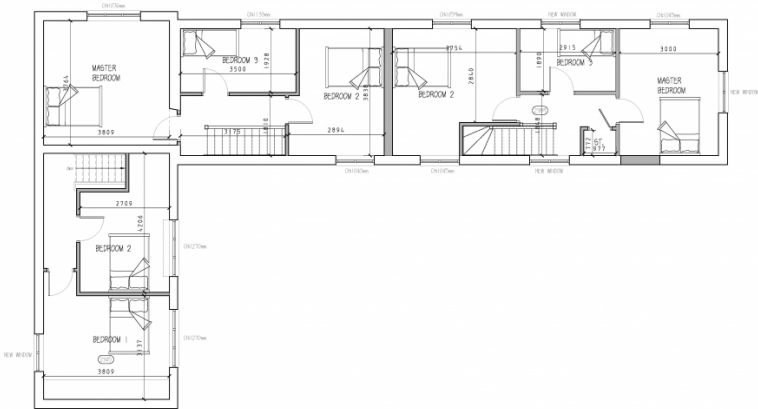
No onward chain

EPC - D

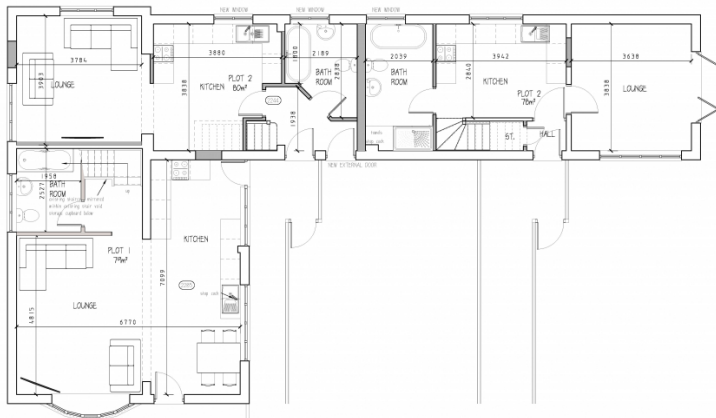
Plot is estimated to be around 0.3 Acres

Property to be sold as seen

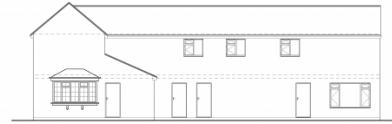
Seize this chance to be part of Coventry's growth and development! Contact us to explore the myriad possibilities this investment opportunity holds.



1:50 FIRST FLOOR PLAN



1:50 GROUND FLOOR PLAN



1:100 SOUTH-WEST ELEVATION



1:100 NORTH-EAST ELEVATION




1:100 NORTH WEST STREET ELEVATION



1:100 SOUTH-EAST ELEVATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>59</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: 360 Aldermans Green Road, CV2

