



£625,000 Offers In Excess Of

Detached House with full planning for a further property- Solihull

Detached House | 4 Bedrooms

0121 249 6207

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Application No:	PL/2022/01946/PPFL
Case Officer:	
Date of Decision:	20.06.2023
Location:	9 Heather Grove, Solihull, B91 2SP,
Proposed Development:	Demolition of an attached garage and the erection of 1 No. detached residential dwelling.
Date Registered:	19th October 2022
Applicant:	I
Agent:	

The Solihull Metropolitan Borough Council as Local Planning Authority hereby **GRANTS PERMISSION SUBJECT TO CONDITIONS** as shown below, for the above described development.

The development must conform with the terms and approved plans and must remain in conformity with such terms and plans, subject to and save as may be otherwise required by any of the following conditions:-

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

Step Inside

Key Features

- Heather Grove Solihull B91
- 4 Bed Detached
- Full Planning to build a further detached home
- Planning Ref: PL/2022/01946/PPFL
- Chain Free
- Cul de sac
- Spacious Garden
- Off Road Parking

Property Description

Four-Bedroom Detached Home along Heather Grove B91 with FULL PLANNING GRANTED for a separate dwelling. NO UPWARD CHAIN. Planning Ref: PL/2022/01946/PPFL

Main Particulars

WANT TO BUILD YOUR OWN PROPERTY?!

This is a unique opportunity to purchase a 4 bedroom detached property with planning permission already granted to build a further detached home along side it.

PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations."

Full Details:

Viewings are highly recommended for this generously proportioned four-bedroom detached residence, situated on a corner plot on Heather Grove. This family home offers versatile living space and includes an entrance hallway, downstairs W.C., a front-facing study, a breakfast kitchen, a dining room, and a spacious living room.

The first floor features four well-sized bedrooms, including one with an en-suite shower room, alongside a family bathroom.

Externally, the property benefits from a double garage, off-road parking to the front, a large rear garden, and a plot of land to the side with potential for development, subject to planning permission. This is a fantastic opportunity for families or developers seeking a home with additional scope. Early viewings are encouraged to appreciate the potential on offer.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify

that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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