



All enquiries Ref: Callum Glenn



- Freehold three-bedroom end of terrace house
- Various permission in place (see note)
- Full vacant possession

Location:

The property is situated on Birch Grove. Public transport links include Polesworth Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. The property is well situated for the M42 Motorway which can be accessed to Junction 10 with shopping amenities being found locally within Polesworth. Recreational pursuits can be found at Kitwood Avenue Recreational Grounds to the south.

Planning (Note):

The property has the benefit of two planning permissions. Planning permission 1 is for extension of 12 Birch Grove. Planning permission 2 is for an additional new dwelling within the land adjoining 12 Birch Grove.

Planning Permission 1 for Rear Extension to 12 Birch Grove.

On 3rd September 2025 North Warwickshire Borough Council granted planning permission via certificate of lawful development (Application ref PAP/2025/0364) for a single storey ground floor extension and re-arrange the ground floor accommodation to provide a rear kitchen dining room, reception room and separate family dining room.

Planning Permission 2 for Additional Dwelling in Land adj 12 Birch Grove:

On 6th January 2026 North Warwickshire Borough Council granted planning permission (Application ref PAP/2025/0363) to develop the land to the side of 12 Birch Grove with the demolition of the existing single garage and construction of a new bungalow (use Class C3) and associated private amenity space, parking and refuse storage . Once completed the bungalow shall comprise : One Bedroom, Study, Reception Room, Kitchen, bathroom/wc with outside rear garden and off-street parking.



Accommodation:

First floor: Three bedrooms, bathroom/WC
Ground floor: Reception room, kitchen
Outside: Garage, off street parking, front and rear garden

EPC Rating: D

Council Tax Band: B

To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

