




**Birmingham Road, Kings Coughton, B49 5QQ**

**Offers in the region of £425,000**

  
**KING**  
HOMES



**\*\* FANTASTIC DEVELOPMENT OPPORTUNITY \*\* GROUNDS PLUS FIELDS APPROACHING 3 ACRES IN TOTAL \*\* 3 BEDROOM SEMI DETACHED PROPERTY \*\* GARAGE \*\* NUMEROUS OUTBUILDINGS AND STABLES\*\* POTENTIAL FOR EQUESTRIAN \*\* 2 SEPARATE TITLE DEEDS.** We are pleased to present Kinghurst, a semi-detached property with endless possibilities to extend and refurbish with the 3 acres of adjoining land. Located in a semi-rural area, the property offers wonderful countryside views, all within easy access to Alcester. This is an excellent opportunity for the right buyer. The internal accommodation in brief comprises Living room, Dining Room, Kitchen, Utility area and downstairs W.C. To the first floor there are 3 good-size bedrooms, the main family bathroom and a separate W.C. The property further benefits from an adjoining garage and driveway parking for numerous vehicles.





## Key Features:

- \*Semi-Detached Property
- \*3 Bedrooms
- \*Garage
- \*Numerous Outbuildings and Stables
- \*Potential for Equestrian Use
- \*Approximately 3 Acres of Land (2 Separate Title Deeds)
- \*Countryside Views
- \*Development Potential

## Internal Accommodation:

### Ground Floor:

- Living Room
- Dining Room
- Kitchen
- Utility Area
- Downstairs W.C.

### First Floor:

- 3 Good-Size Bedrooms
- Main Family Bathroom
- Separate W.C.

## External Features:

- \*Adjoining Garage
- \*Driveway Parking for Numerous Vehicles
- \*Outbuildings and Stables Suitable for Equestrian Use
- \*Extensive Grounds and Fields (Approaching 3 Acres)

## Location:

Semi-Rural Area  
Easy Access to Alcester

## Development Potential:

\*The property presents numerous possibilities for extension and refurbishment, taking advantage of the spacious adjoining land. Ideal for those seeking a project with significant scope for personalisation and enhancement.

## Ideal Buyer:

This property is perfect for buyers looking for a development opportunity, equestrian enthusiasts, or those seeking a semi-rural lifestyle with ample outdoor space.

## Summary:

Kinghurst offers a unique and fantastic development opportunity. With its extensive grounds, numerous outbuildings, and potential for equestrian use, it is ideal for the right buyer looking to create their dream home or develop the property further. The combination of semi-rural tranquility and accessibility to Alcester makes this a desirable location for various lifestyle needs.

## \* PLEASE NOTE

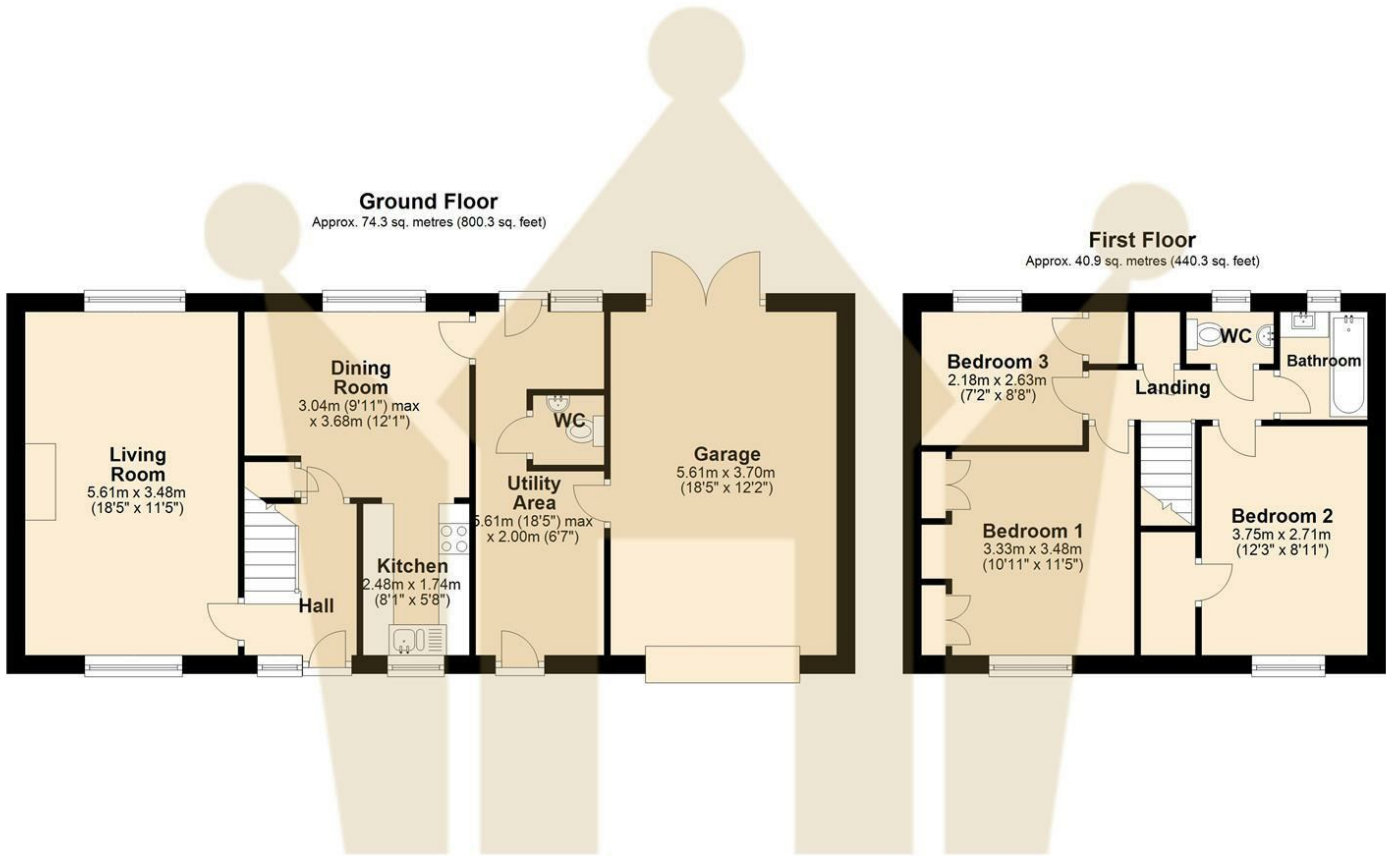
There is an overage clause on the front field (approx 1 acre). Which essentially means that should any planning permission approval be granted in respect of this land a payment will need to be made to the transferors, to 30% of the difference between the market value of the land prior to development and the value of the land with the benefit of the planning permission. This clause will remain in place for a period of 25 years and will expire at Midnight on the 18<sup>th</sup> November 2039.











Total area: approx. 115.3 sq. metres (1240.6 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC