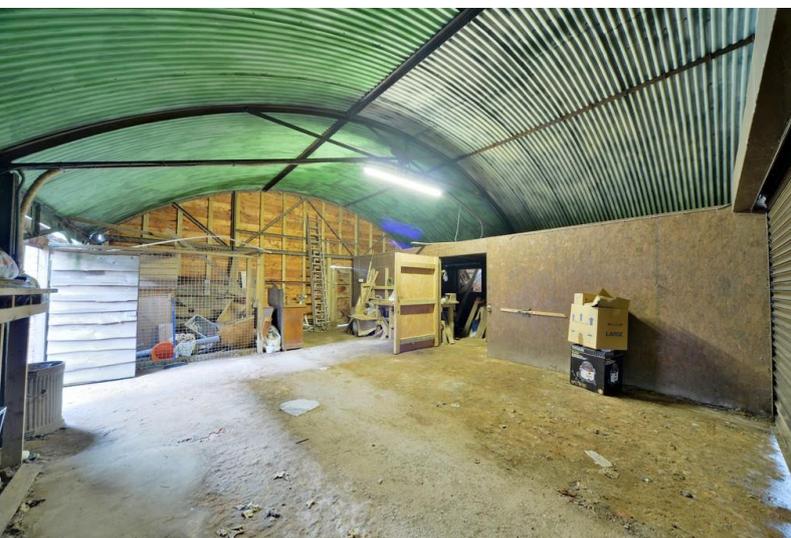




490a Kenilworth Road
Balsall Common, CV7 7DQ
£325,000



An ideal refurbishment or redevelopment opportunity in the heart of Balsall Common. The cottage has 2 bedrooms and an attached stable leading to a small rear courtyard and a Dutch barn with a corrugated steel roof and roller shutters.



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Balsall Common is a large, prosperous and popular village some 7 miles from the centre of Solihull. The village sits amidst delightful countryside and enjoys excellent local amenities including a medical centre, tennis and cricket club, supermarkets and local shops and banks. There are 2 outstanding primary schools and a well performing secondary school. The village has excellent transport links via roads due to its close proximity to the midlands motorway network and retains its own railway station due to Dr Beeching being a former resident!

LOUNGE 16'6 X 13'2 Having a window to the front elevation and under stairs cupboard.

KITCHEN 13'2 X 6'3 Having fitted wall and base units, a Potterton gas boiler and a window to the front elevation.

BEDROOM 1 13'2 X 10'6 Having a window to the front elevation, fitted wardrobes and wash hand basin.

BEDROOM 2 13'2 X 6'5 Having a window to the side fitted wardrobes and overhead wall cupboards

SHOWER ROOM 7'7 X 5'8 Having shower cubicle, wash hand basin, WC and airing cupboard.

REAR EXTENSION 25'10 X 14'2 There is an extension to the rear of the cottage, constructed of brick and tile with a tiled roof'. This single storey building was formerly stables.

DUTCH BARN 30'1 X 28' The barn sits to the side of the cottage and has a wooden frame with a corrugated steel roof and roller shutter door.



IMPORTANT: We would like to inform any prospective purchasers that these sales particulars have been prepared as a general indication only. A detailed survey has not been carried out, nor have the services, appliances and fittings been tested. Room sizes should not be relied on for furnishing purposes and are approximate. If floorplans are included, they are for guidance only, and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.