



KINGSMAN
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*Our Passion
For Property Will
Move You*



490a Kenilworth Road, Balsall Common, CV7 7DQ

Offers invited £300,000 PLUS

A wonderful opportunity to acquire a Two bedroomed Detached Cottage with scope to extend and or develop, subject to the usual permissions, in a fantastic central location.

Key Features

- Large Living Room
- Wealth of Fore Court Parking
- Large attached Barn / garage / Workshop
- Vacant possession
- Garden to rear

OFFERED FOR SALE IN ASSOCIATION WITH



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01926 494556



The Property

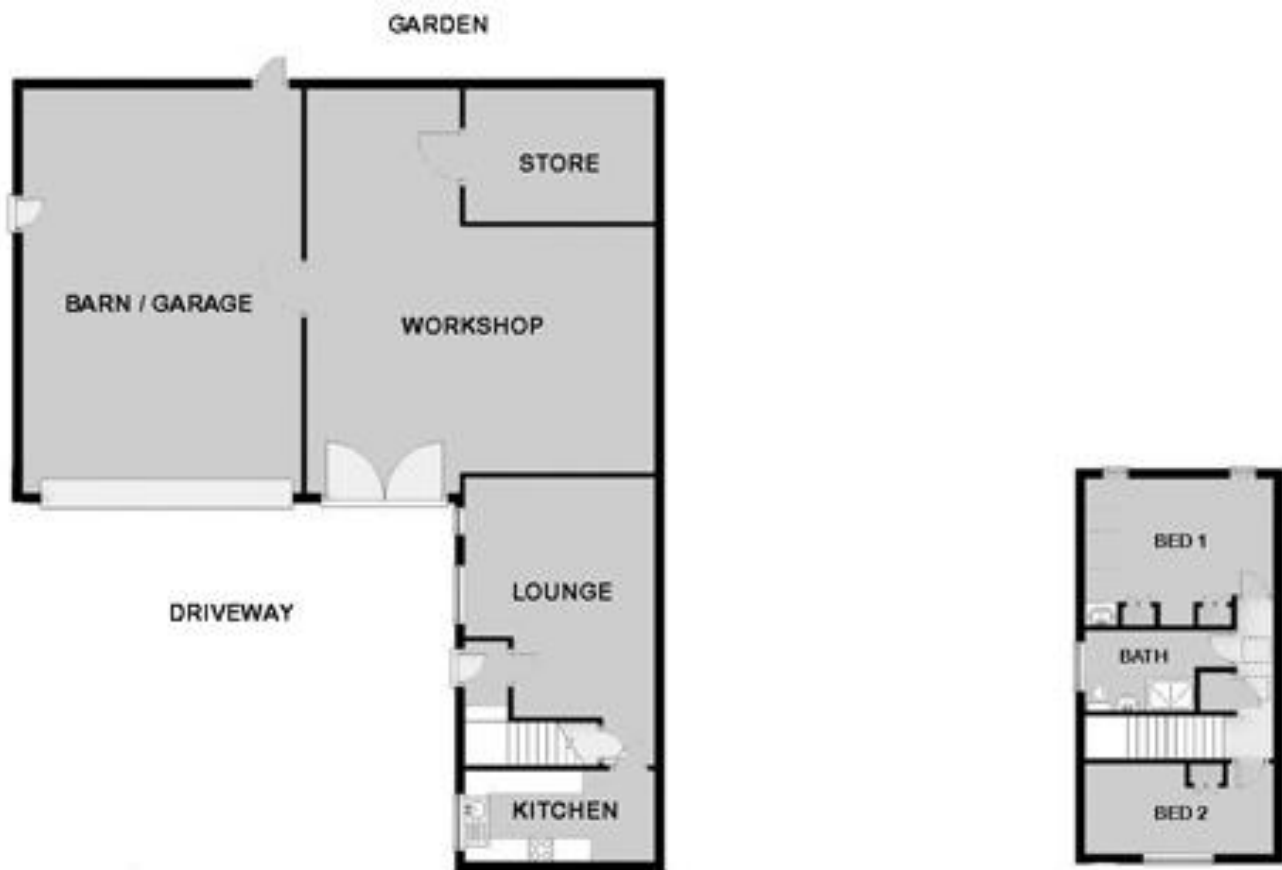
It is becoming increasingly rare to find properties such as this. Offering great potential to extend or develop (subject to the usual permissions). With ample off road parking – a Large garage and barn with workshop and small, easily maintained courtyard garden to rear what more could you ask for? Perhaps walking distance to amenities – Well that box is ticked to!

Ideal for a couple looking to 'right-size' but still have need of extensive storage or garaging for the vintage car, a younger couple looking for the dream project – or indeed an investor weighing up the development potential.

The accommodation has gas central heating and provides in brief:

- Reception Hallway
- Lounge 16'6" x 13'2"
- Kitchen 13'2" x 6'3" (max)
- Bedroom 1 13'2" x 10'6"
- Bedroom 2 13'2" x 6'5"
- Shower Room 7'7" x 5'8"
- Workshop / Store 25'10" x 14'2" (max)
- Barn / Garage 30'1" x 28' (max)

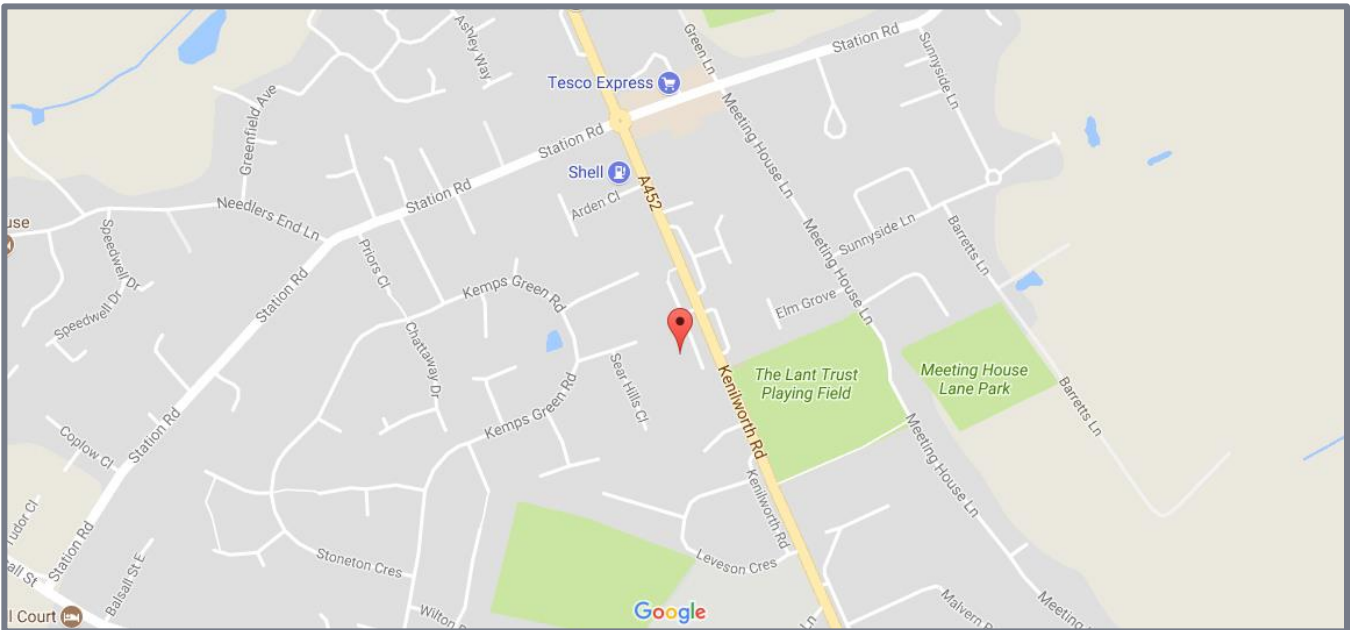




Location

Balsall Common is a vibrant Village. The centre or High Street offers the main hub of the amenities which include a selection of local traders and convenience stores. Turn off from the main roads and you soon realize it is surrounded by Green Belt countryside and yet is within 10 minutes' drive of excellent transport communications. The M42 and M6 Motorways are within easy reach. Birmingham International Train Station and Airport can be reached by car within 10 minutes or using the local Berkswell Train Station. There are a variety of clubs – sporting and hobby groups to cater for all ages and excellent Primary and Secondary schooling for those with family considerations.

Solihull Town Centre, the Historic Market town of Kenilworth and Knowle are nearby and Larger Cities of Birmingham and Coventry also available for anyone looking for a change of scene or larger shopping excursions.



Things to Know

We are advised the Property is of Freehold Tenure and will be offered with Vacant Possession upon Completion.

Services – We are informed by the owner that all mains Services are connected to the Property.

The Full Address is understood to be: 490a Kenilworth Road, Balsall Common, Solihull, CV7 7DQ.

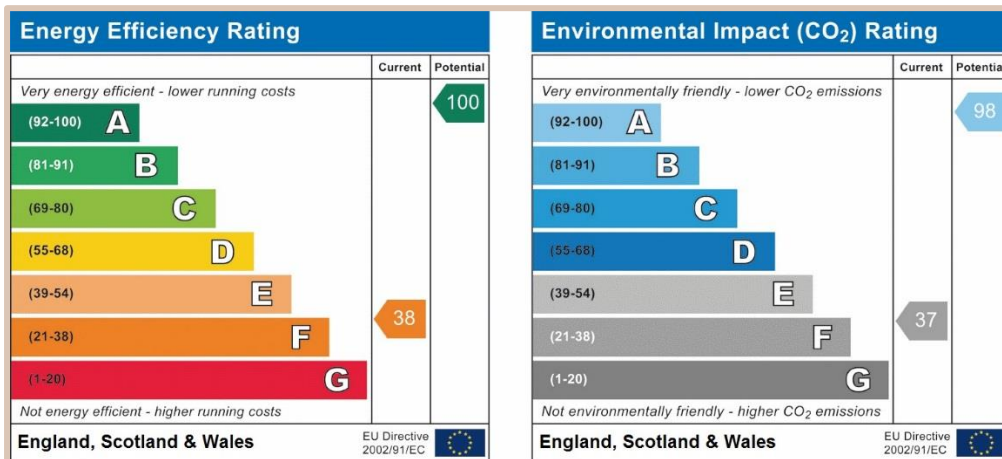
The Local Authority is Solihull.M.B.C.

Money Laundering – We have procedures in place to forestall and prevent Money Laundering. Should we be concerned that an offence is being committed we will act in accordance with the Proceeds of Crime Act 2002 and disclose our concerns to the National Crime Agency.

Should you require Mortgage Advice please let us know as we have excellent relationships with Mortgage Advisors, equally we can assist with referrals to competent, qualified, local Solicitors and Surveyors who can assist you through a purchase.

Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally the opinions of the purchasers may differ. The details are for guidance only and do not form part of the contract. It is advisable that prior to exchange of contracts purchasers walk the boundaries and ensure they are in accordance with the title plan. We also suggest Fixtures and Fittings are confirmed at the point of negotiation.

JOINTLY MARKETED WITH



David Savigar, Founder



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rightmove

