





Property Description

654 & 656 Kenilworth Road represent a rare opportunity to acquire two substantial detached freehold properties set on a generous combined plot in the heart of Balsall Common, a highly sought-after commuter village in the West Midlands.

Formerly operating as a successful day nursery (Capellas Nursery), the properties offer versatile internal layouts, extensive outdoor space, and excellent frontage along the A452, making them ideal for a range of future uses.

Description

This detached property has been extended and configured to support its former nursery use, featuring a large open-plan space, several classrooms/offices, a fitted kitchen, WC facilities, and multiple access points to outdoor play areas. Bright and spacious, it would suit continued educational or healthcare use or be adapted into a private residence or business premises.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: Exempt
Council Tax Band: Deleted

Tenure: Freehold

check out more properties at atkinsonstilgoe.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106468 - 0003

