



## 2 Gravel Pit Cottage, Kenilworth Road, Temple Balsall

- Selling in Conjunction with Barlow Associates
- Kitchen and Two Reception Rooms
- Generous Garden with Small Outbuilding and Greenhouse
- Chain Free Accommodation
- Three Bedrooms Character Cottage
- Ample Vehicle Parking
- Approximately 961 sq.ft

**Offers Over £450,000**



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### DESCRIPTION

OPEN HOUSE ON SATURDAY 22ND BY APPOINTMENT ONLY |  
CALL TO REGISTER YOUR INTEREST |

Charming Red Brick and Tile Character Cottage

Situated in the sought-after village of Temple Balsall just a short distance from Knowle, this attractive cottage offers a wonderful blend of charm and a great deal of improvement potential.

The property features three well-proportioned bedrooms, good size sitting room, and a separate dining room which could also serve as an additional reception. Having been occupied until recently, the cottage is ready for its next chapter.

Gravel Pit Cottage also offers excellent scope for extension (subject to the necessary planning consents). Imagine an oak-framed garden room with floor-to-ceiling glazing, perfectly positioned to take in views over the gardens.

The private gardens create a peaceful and private setting and include half of the brick and tile building in the front, and a separate shed and greenhouse to the side.

Offered with No Upward Chain and Freehold on Completion





