

654-656 Kenilworth Road

■ Balsall Common ■

CV7 7DD

FREEHOLD SALE

Two detached freehold buildings sold as a pair situated in a prime village location

Total Floor area
3,864 sq ft
359 sq m
Site area
0.25 acres

654-656
Kenilworth Road
Balsall Common
Coventry
CV7 7DD

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

AN OPPORTUNITY TO PURCHASE AN EXCEPTIONAL COMMERCIAL / RESIDENTIAL PROPERTY IN A PRIME VILLAGE LOCATION

- Two detached freehold buildings sold as a pair
- Opportunity for reinstatement as a day nursery or an educational setting
- Opportunity for redevelopment (Subject to planning)
- Substantial Plot
- Prime location
- Freehold ownership

This property is available for sale freehold. Offers are invited in the region of **£1,000,000**





No. 654







LOCATION

654-656 Kenilworth Road is ideally situated in the heart of Balsall Common, one of the most desirable and well-connected villages in the West Midlands. This premium location combines strong transport connectivity with the charm of greenbelt living, making it highly attractive for both residential and commercial ventures.

This dual-property site enjoys excellent visibility on the A452 (Kenilworth Road), a key commuter route between Solihull, Coventry and Kenilworth.

The location offers immediate access to:

-  **M42/M6/M40**
motorway network
-  **Birmingham (BHX)** **7.0 miles**
International and domestic flights
-  **Berkswell Station** **0.7 miles**
Direct to Birmingham and London
-  **Village centre amenities**



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.





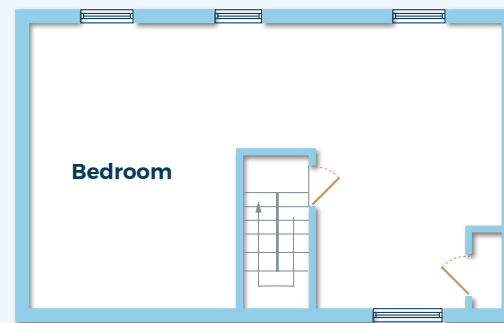
654 Kenilworth Road Fernhill House

A detached residence with traditional architecture and character appeal, Fernhill House offers spacious accommodation across two floors. Internally, the layout includes multiple flexible-use rooms, a fitted kitchen, cloakroom facilities, and direct access to the rear garden. The property retains its original residential features and lends itself to renovation or redevelopment for residential or commercial use (STPP).

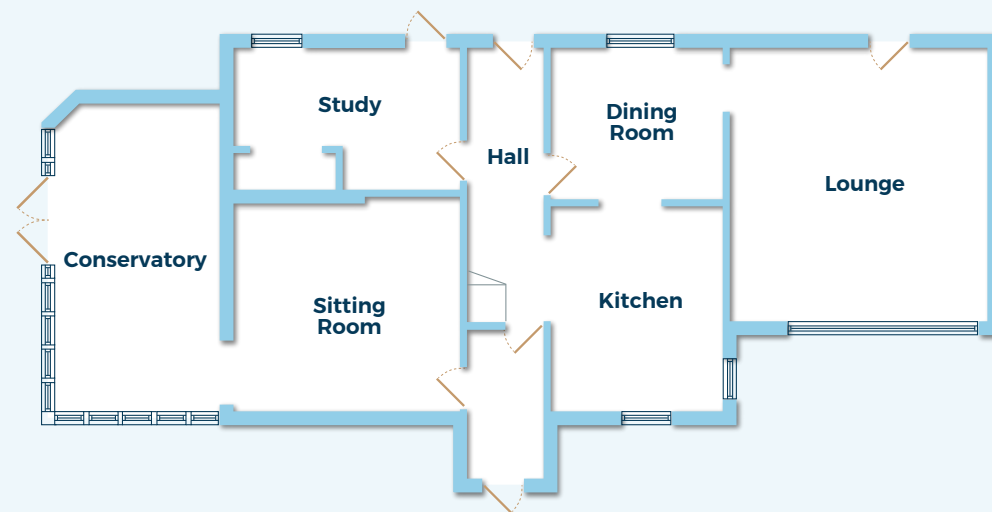
TENURE
1,733 sq ft (161.1 sq m)

EPC
Energy rating of D96

No. 654



First Floor



Ground Floor



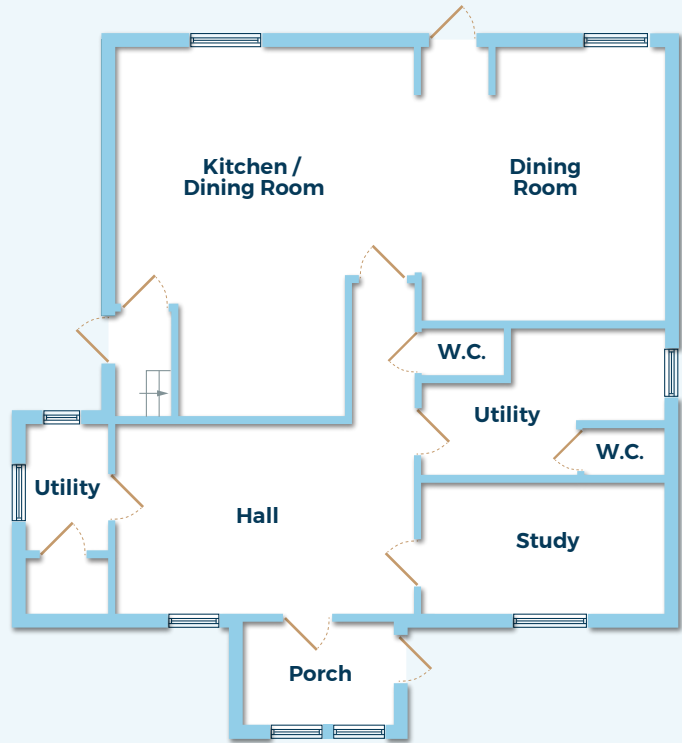
656 Kenilworth Road

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.

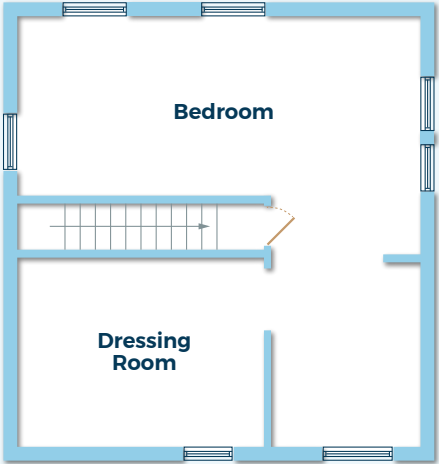
TENURE
2,131 sq ft (197.9 sq m)

EPC
Energy rating of B44

No. 656



Ground Floor



First Floor



FURTHER INFORMATION

TENURE
Freehold

VAT

TBC

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.

ANTI-MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

VIEWING

By appointment through the joint agents.



Tom Bromwich

tom.bromwich@bromwichhardy.com

02476 308 901
07718 037 150



Rob Lord

rob.lord@bromwichhardy.com

02476 308 900
07385 663 147



Bromwich Hardy

1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE



Atkinson Stilgoe

150 Station Road
Balsall Common
Solihull
CV7 7FF

1676 535 234

atkinsonstilgoe.co.uk

Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representations or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. September 2025.