



42 Kenilworth Road, Coventry, CV3 6PG

£1,100,000

- Available By Informal Tender - Closing Date 26th May 2026
- Extensive Accommodation Extending To 4,700sqft
- Requiring Extensive Modernisation
- Six Bedrooms Arranged Over Two Floors
- Offered For Sale With No Onward Chain
- Handsome Detached House Set On 1 Acre Site
- EPC Rating D - 58
- Set Behind Kenilworth Road Copse With In Out Driveway
- Three Reception Rooms, Kitchen And Double Garage
- Coventry City Council Tax Band G

42 Kenilworth Road, Coventry CV3 6PG

Constructed in 1914, this handsome detached house is offered for sale with no onward chain and via informal tender. Set on a stunning 1-acre plot behind the mature copse lining Kenilworth Road, the property combines privacy with an impressive position.

The house offers approximately 4,700 sq ft of accommodation across three floors, complemented by an in/out driveway and a double garage. While the property requires modernisation, it provides excellent scope for improvement or redevelopment, allowing the next owner to restore or transform it into a spectacular family home.

The gardens, though currently overgrown, reveal hints of their original formal layout, adding further charm and potential. Gas central heating is installed throughout, providing the framework for a comfortable, contemporary living environment. This is a rare opportunity to acquire a substantial Edwardian home in a prime location with immense potential.



Council Tax Band: G



42 Kenilworth Road

Constructed in 1914, 42 Kenilworth Road is one of the earliest houses on this prestigious tree-lined avenue. Originally part of the historic Stivichall Estate, the property occupies a generous plot, reflecting the early 20th-century trend of affluent families seeking space and status beyond Coventry's city centre. While the house has not been fully maintained in recent years, it presents a fabulous opportunity for refurbishment or redevelopment, allowing a buyer to restore its Edwardian charm and create a stunning contemporary family home set within mature gardens.

Informal Tender Process

The property is offered for sale by informal tender, with interested parties invited to submit their best and final written offers. All bids should be submitted by 12 noon on 26th May 2026. The seller is not obliged to accept the highest or any offer and reserves the right to withdraw the property from the market at any time.

Please submit offers to:

John Ansell, Boothroyd & Co. 19 The Square,
Kenilworth. CV8 1LY

Reception Hallway

With a dog leg staircase rising to the first floor landing, parquet flooring and doors off to;

Cloakroom

With a lobby and coat hanging space, close coupled wc and pedestal wash hand basin. Frosted window and a radiator.

Study

With a bay window to the side and further window to the fore. Three radiators.

Drawing Room

The drawing room has twin bay windows to the rear terrace and gardens. French doors into the conservatory, panelling to walls and a focal point provided by a stone fireplace with a dark oak Adams style surround and mantel.

Dining Room

With tiled floor, twin radiators and twin patio doors.

Breakfast Kitchen

A spacious and light-filled kitchen/breakfast room

offering excellent scope for modernisation. Fitted with a range of base units with work surfaces over and tiled splashbacks, incorporating a sink beneath twin rear-facing windows that provide a pleasant outlook and plenty of natural light. There is ample space for a family dining table, making it an ideal everyday living and entertaining area. Additional features include a side access door, useful storage and generous floor space, presenting an exciting opportunity to create a contemporary open-plan kitchen to suit individual tastes

Conservatory

Having tiled floor, vaulted ceiling and french doors onto the gardens.

Lobby

With tiled floor, radiator and further door into

Landing

Having windows on the turn, staircase to the second floor, radiator and doors off to

Bedroom One

Windows to front and side, radiator and vanity basin.

Bedroom Two

Windows to side and rear, twin radiators and a vanity basin.

Bedroom Three

Bay window to the rear, radiators and a door into the en-suite.

En Suite

Having a panelled bath, close coupled wc and vanity wash hand basin. Tiling to splashbacks, heated towel rail and extractor.

Family Shower Room

Walk in shower, close coupled wc and vanity wash hand basin with vanity mirror. Frosted window with a radiator beneath, laminate flooring and a heated towel rail.

Bedroom Four

Windows to the rear, radiator and a built in cupboard.

Second Bathroom

With a panelled bath,, pedestal wash hand basin and a close coupled wc..

Second Floor Landing

With a radiator, storage cupboards and doors to

Bedroom Five

Dormer window to the rear.

Bedroom Six

Dormer window to the rear.

Outside

The property is sited on a plot of approximately 0.94 acres and is set behind a copse to the fore. The formal rear garden has formal lawn and some of the architecture from when the house was built.

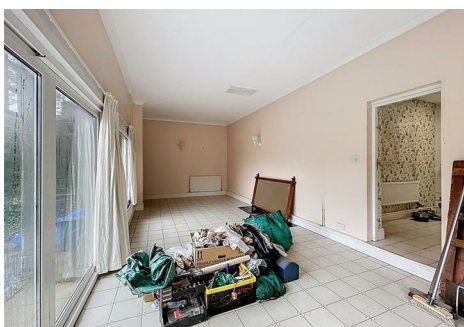
In Out Driveway

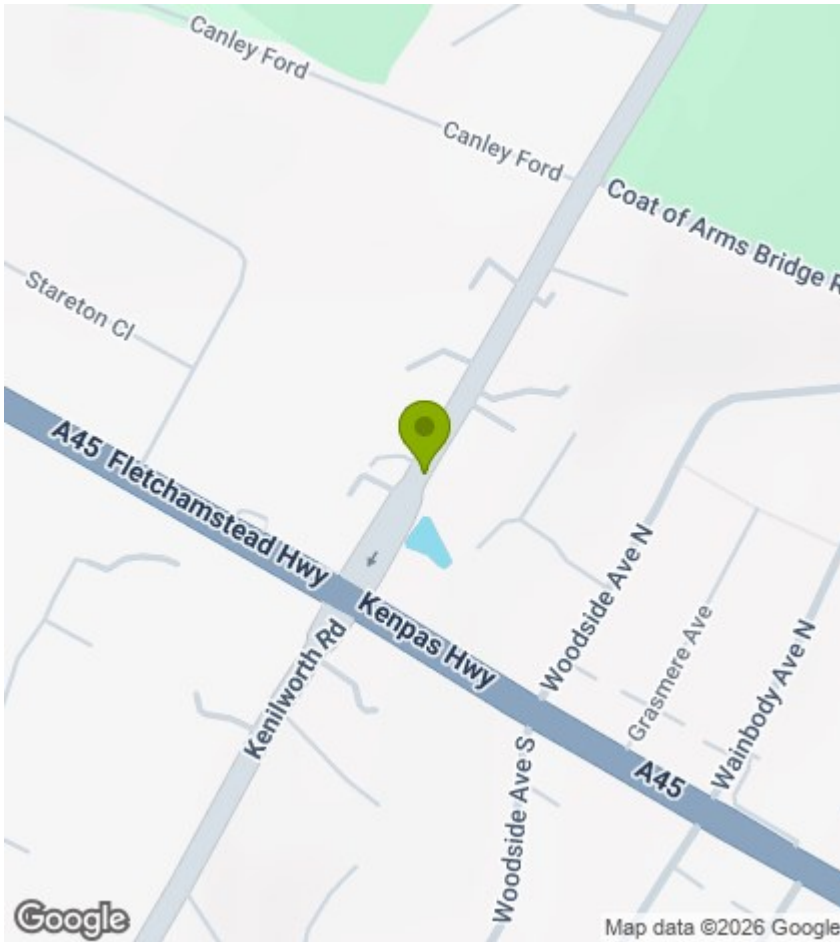
To the front of the property it is approached across an in/out driveway.

Double Garage

There is a side double garage with single up and over door.







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

