

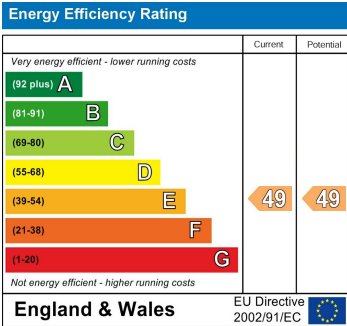
Floor Plan

GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2025

EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

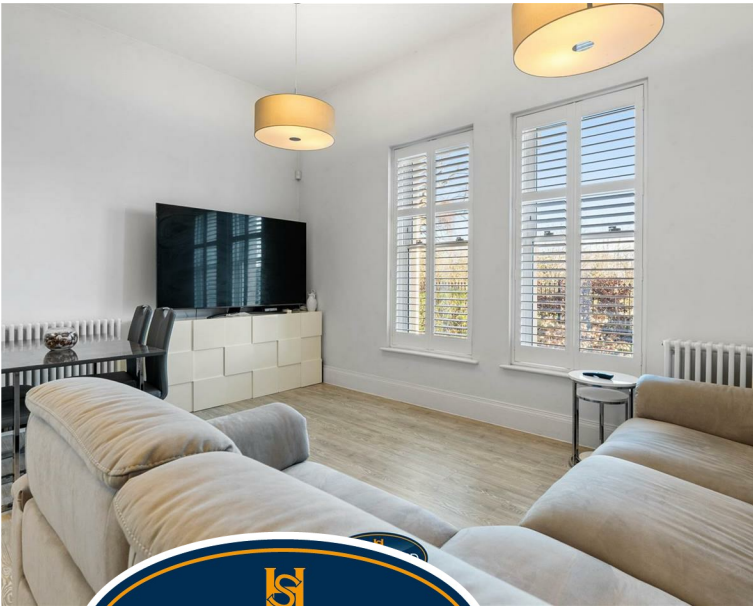
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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51 Gwendolyn Drive
CV3 1QU



£240,000

Bedrooms 2
Bathrooms 2

Nestled within the historic Copsewood Grange, a magnificent Victorian building dating back to 1870, this exceptional ground floor apartment offers a rare opportunity to own a slice of history, beautifully blended with contemporary living. Rich in heritage and once featured in the iconic film *The Italian Job*, Copsewood Grange was meticulously rebuilt and transformed into 12 exclusive apartments in 2015, all set within immaculately landscaped grounds.

This spacious ground-floor apartment is up for sale with no onward chain, making the whole moving process that bit easier. It is the second largest in the building, with a footprint similar to a two-bedroom house. Inside, you will find soaring ceilings, large sash windows and elegant proportions that hint at the building's grand history.

With its spacious single-level layout, this apartment presents a superb alternative to a bungalow—ideal for downsizers or anyone seeking practical, stylish living on one floor without compromising on character or space.

The property combines Victorian character—such as high ceilings and large sash windows—with a modern fit-out, including Amtico flooring, stylish shutter blinds, and a sleek, open-plan layout. Natural light floods the expansive kitchen and living space, creating a bright, inviting environment with uninterrupted views of the mature grounds.

Step through the striking main entrance, secured with a modern electronic system, and you are welcomed by a beautifully kept communal hallway leading to the private front door of this one-of-a-kind home. Currently let to a disabled tenant, the flat features wide doorways and a step-free layout throughout, making it especially well suited for anyone with reduced mobility.

Stepping inside, a spacious hallway opens into a stunning open plan kitchen and lounge area. Bathed in natural light from a large double glazed sash window, this bright and airy space provides the perfect setting for both relaxing and entertaining. The modern kitchen is a home chef's dream, fitted with high end integrated Neff appliances and sleek contemporary finishes.

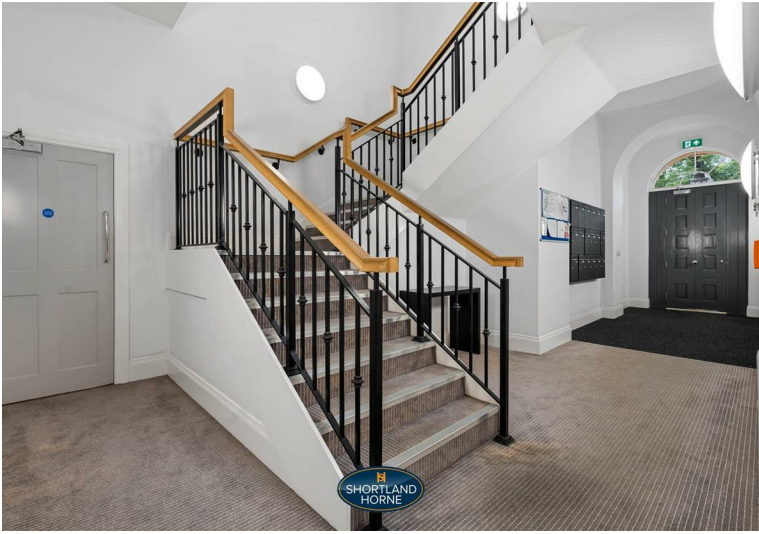
The apartment boasts two generously sized double bedrooms, both thoughtfully designed for comfort and practicality. The primary bedroom features a stylish ensuite shower room and a built in wardrobe, while the second double bedroom also benefits from its own fitted wardrobe, making it ideal for use as a guest room, home office or cosy retreat. Both bedrooms are beautifully finished with plush grey carpets and large windows that frame idyllic views of the lush communal gardens.

A well appointed main bathroom, complete with a full size bath, complements the accommodation, while a handy storage cupboard in the hallway ensures day to day practicality. This ground floor setting is ideal for those seeking easy access without compromising on style, character or space, particularly appealing for individuals with limited mobility.

The apartment is surrounded by beautifully landscaped communal grounds, with mature trees, expansive lawns, and designated residents' and visitor parking bays, offering a sense of peace and privacy rarely found so close to city amenities.

Situated in the heart of Binley, this home enjoys excellent connectivity. Local shops, parks and schools are within walking distance, while Warwickshire Business Park with its cafés, gym and shopping facilities is just a short drive away. For healthcare, University Hospital Coventry is only five minutes from your doorstep.

Commuters will appreciate the easy access to Coventry City Centre, Coventry Train Station and major road links including the A46, M6 and M69, offering seamless travel to surrounding cities and business hubs such as JLR, Peugeot Citroen and beyond.



INTERNAL

Communal Entrance

Property Hallway

Openplan Lounge/Dining/Kitchen

Bedroom 1

En-Suite

Bedroom 2

Bathroom

19'6 x 16'6

10'8 x 10'

14'3 x 8'11

OUTSIDE

1 x Allocated Parking Space

Visitor Parking

Communal Grounds