



Glendower Lodge | Coventry Road | LE10 3LD

GLENOWER LODGE - DETACHED FAMILY HOME LOCATED ON COVENTRY ROAD WOLVEYSPACIOUS ACCOMMODATION THROUGHOUT INCLUDING FOUR DOUBLE BEDROOMS*** In brief the property comprises; entrance vestibule, impressive split level entrance hall, and balcony style landing, generous split level lounge and dining room, kitchen breakfast room, utility room, guests WC, four double bedrooms, including master with en-suite, and family bathroom. Double garage, ample parking to the front, stunning private garden with log cabin, and workshop, and side area with pergola, and grapevines. A delightful property with bags of character!!! Freehold. Council Tax Band G. EPC Commissioned.

Asking Price Of £750,000

- Unique Detached Family Home
- Four Double Bedrooms & Ensuite
- Two Bathrooms / Study / Guests WC
- Split Level Lounge & Dining Room
- Kitchen Breakfast Room



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE VESTIBULE

4' 8" x 7' 7" (1.42m x 2.31m) Access to the property via UPVC double glazed entrance door, UPVC double glazed window to front aspect, wooden framed door to;

ENTRANCE HALL

18' 6" x 17' 5" (5.64m x 5.31m) Split level, with staircase rising to first floor landing, storage cupboard, panel radiator, and doors leading to;

STUDY

14' 7" x 8' 9" (4.44m x 2.67m) With UPVC double glazed window to side aspect, panel radiator.

GUESTS WC

With obscure glazed internal window to side aspect, low level WC, wash basin set in vanity unit, panel radiator, and extractor fan.

LOUNGE AREA

19' 1" x 14' 3" (5.82m x 4.34m) With UPVC double glazed window to front aspect, panel radiator, feature fireplace, split level steps leading to;

DINING AREA

16' 5" x 22' 5" (5m x 6.83m) With UPVC double glazed windows to rear aspect, panel radiator, and UPVC double glazed French doors leading to the rear garden. Side door back to entrance hall.

KITCHEN/BREAKFAST ROOM

11' 7" x 26' 8" (3.53m x 8.13m) With UPVC double glazed windows to rear aspect, UPVC double glazed French doors leading to the garden, panel radiator. Kitchen comes with a range of wall and base units with solid oak work tops, inset 'Belfast' style sink, integrated double electric oven and hob. Door to;

SIDE LOBBY

With obscure wooden framed door leading to side access, panel radiator, and door to;

UTILITY ROOM

6' 8" x 11' 7" (2.03m x 3.53m) With wooden framed double glazed window to side aspect, panel radiator, base cupboards with work tops and stainless steel sink and drainage unit, plumbing for washing machine, door to garage.

DOUBLE GARAGE

21' 7" x 17' 7" (6.58m x 5.36m) With steps leading to a generous garage space, with location of boiler and oil tank. Folding doors to the front with direct access from the driveway. Wooden framed obscure glazed window to side aspect.

LANDING

18' 8" x 16' 5" (5.69m x 5m) Balcony style landing, with UPVC double glazed window to side aspect, Airing cupboard housing hot water cylinder, access to a very generous loft space with pull down ladders. Doors leading to;

MASTER BEDROOM

13' 10" x 16' 3" (4.22m x 4.95m) With UPVC double glazed window to rear aspect, panel radiator, door to;

ENSUITE

5' 4" x 10' 0" (1.63m x 3.05m) With obscure double glazed wooden framed window to side aspect, corner shower unit, low level WC, bidet, "his and hers" sink built into vanity unit, heated chrome towel rail.

BEDROOM TWO

14' 9" x 13' 3" (4.5m x 4.04m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM THREE

13' 2" x 13' 3" (4.01m x 4.04m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM FOUR

14' 0" x 10' 5" (4.27m x 3.18m) With UPVC double glazed

window to rear aspect, panel radiator.

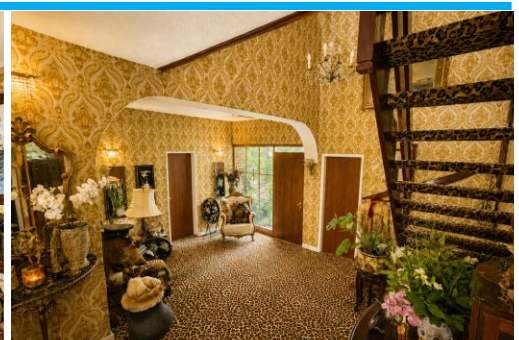
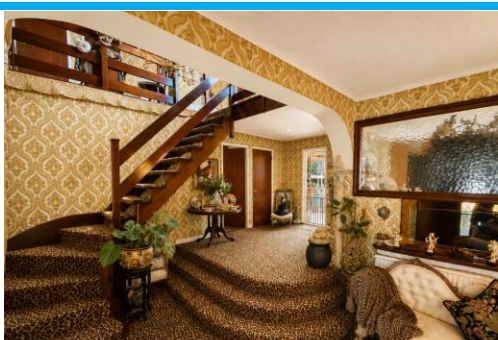
FAMILY BATHROOM

12' 7" x 10' 0" (3.84m x 3.05m) With wooden framed obscure double glazed window to side aspect, feature corner bath to a split level floor, shower cubicle, low level WC, wash basin set in vanity unit, panel radiator.

OUTSIDE

To the front is a double wrought iron gate, leading a generous gravelled driveway with turning circle for exit. Corner laid to lawn garden with feature tree's and shrubs. Raised paved pathway leading to entrance door, and gravelled frontage.

Side paved pathway to the left of the property. To the right side of the property is a delightful pergola with grapevine providing a planting or





seating area, and access to the rear garden.

The rear garden is secluded with various trees and hedges providing a private and generous outdoor space.

A raised paved patio area, with additional seating area's to the rear of the garden, feature pond, wooden shed, and greenhouse.

LOG CABIN

18' 0" x 9' 0" (5.49m x 2.74m) With wooden framed glazed windows to front aspect, and French doors leading onto the garden. Space for a log burner.

WORK SHOP

10' 7" x 14' 6" (3.23m x 4.42m) With wooden framed glazed windows to front aspect, space for log burner.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Rugby Borough Council. Council Tax Banding G. EPC Commissioned.

Low Flood Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

Housing development being built on neighbouring land.

We have been made aware the property is Standard Brick Construction.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

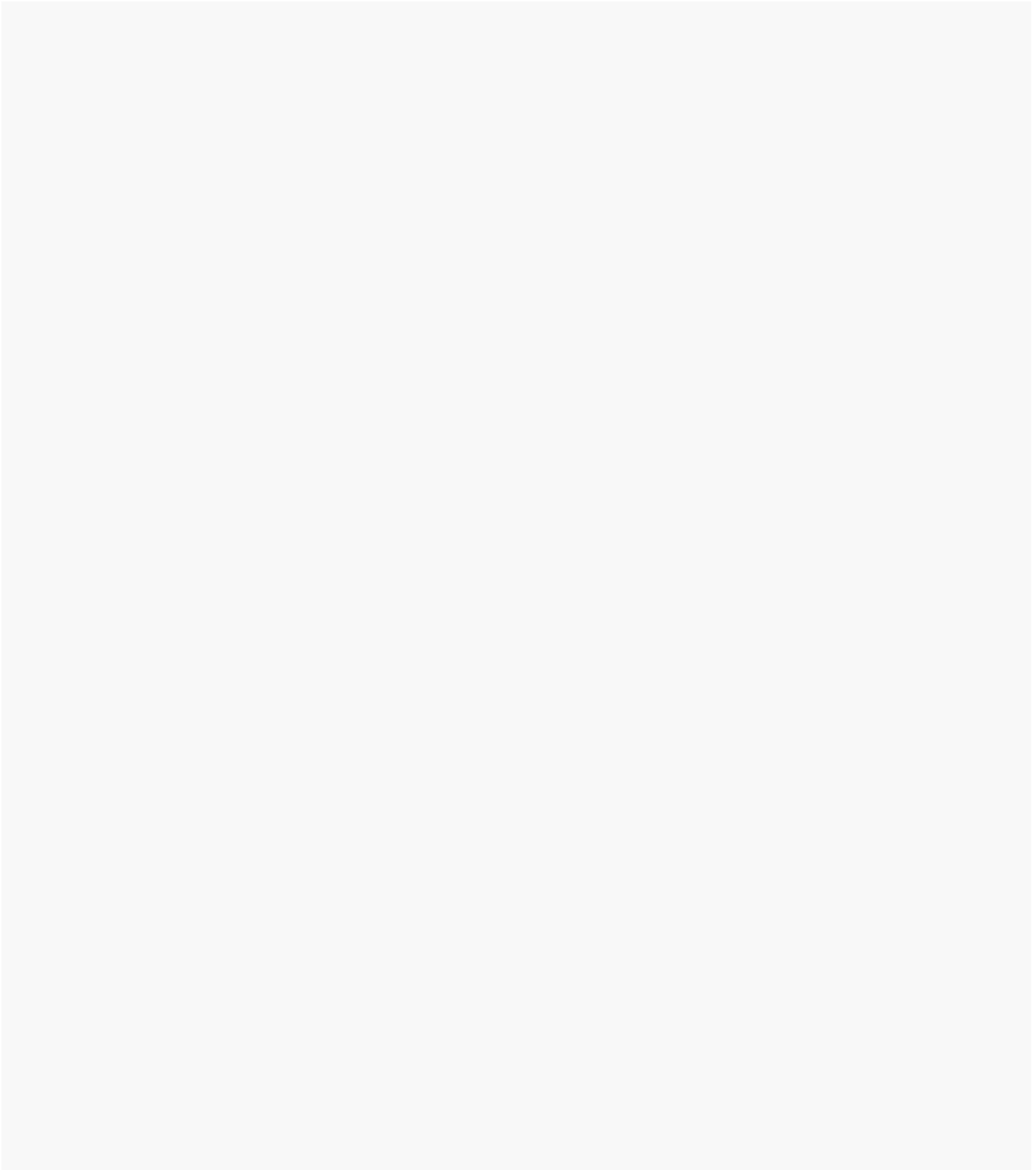
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

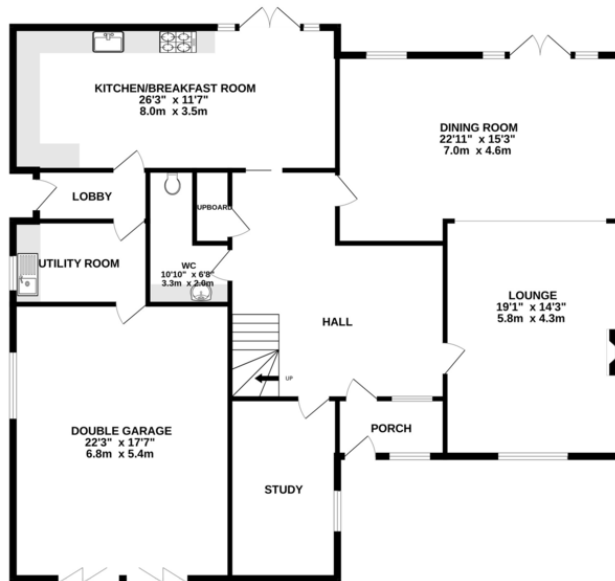
AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and

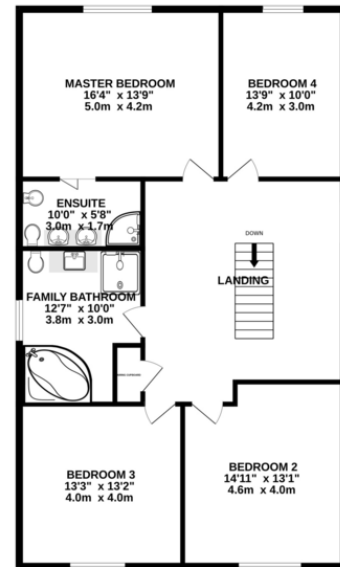
source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR
1908 sq.ft. (177.3 sq.m.) approx.



1ST FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 3094 sq.ft. (287.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Tenure

Freehold

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Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements