



Connells

Alpine Rise
Coventry



Property Description

****NO UPWARD CHAIN**** A semi detached property situated in the popular area of Styvechale Grange, ideally located for Finham Park School, War Memorial Park and the local road network. The accommodation briefly comprises: ground floor lounge with patio doors opening onto rear garden, reception room and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Externally to the front there is off road parking & garage and a garden to the rear.

Approach

Entrance door.

Lounge

Radiator and double glazed patio doors opening onto the rear garden.

Dining Room

Double glazed window to the front elevation and radiator.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated oven and hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, door leading to the rear garden.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation, fitted wardrobe and radiator.

Bedroom Three

Double glazed window to the front elevation, fitted wardrobe and radiator.

Fitted Bathroom

Comprising bath, wash hand basin set into vanity unit, toilet and double glazed window to the rear elevation

Outside

Front Of Property

Off road parking to the front.

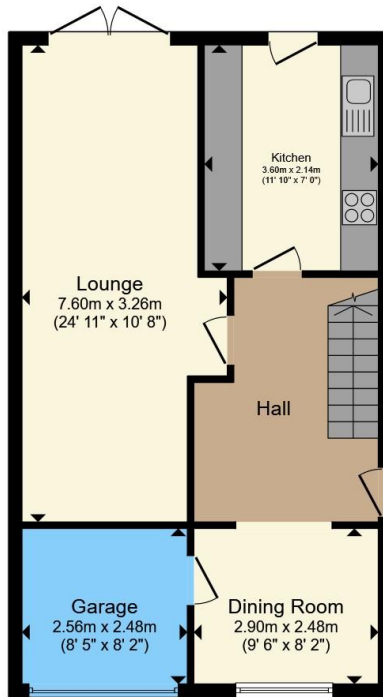
Rear Garden

Garage

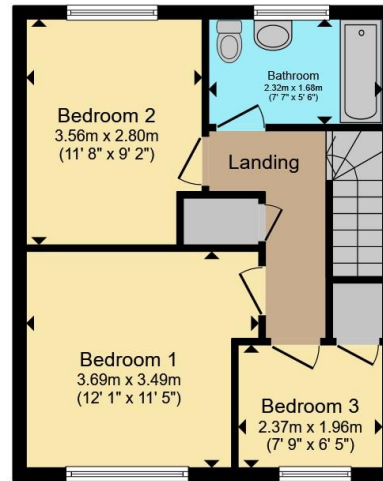
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor

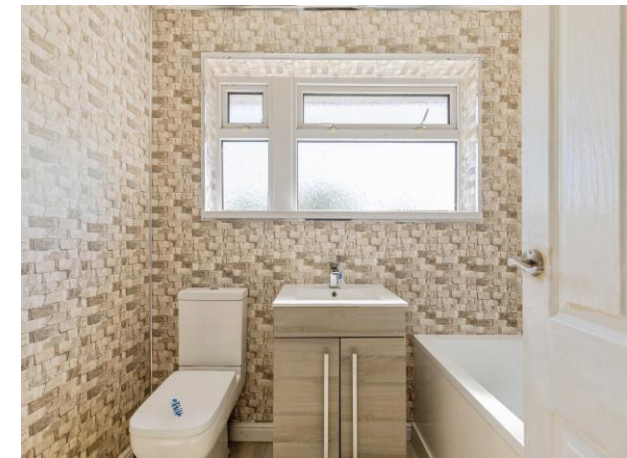


First Floor

Total floor area 98.2 m² (1,057 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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38 New Union Street
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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/COV323740

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: COV323740 - 0006