
SHORTLAND HORNE
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Alpine Rise
CV3 6NS

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Nestled in the charming area of Styvechale, Coventry, this delightful semi-detached house on Alpine Rise offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The house features a well-appointed bathroom, catering to all your daily needs. An added bonus is the extended layout, which enhances the living space and allows for a more flexible arrangement of your home. The garden room is a lovely addition, providing a serene spot to enjoy the outdoors, whether for a quiet read or a place for children to play.

For those with vehicles, the property boasts a garage and a driveway, offering convenient off-road parking. The outdoor space is perfect for gardening enthusiasts or for simply enjoying the fresh air in your private garden.

This home is not just a property; it is a sanctuary that combines practicality with a warm, inviting atmosphere. With its desirable location and thoughtful features, this

selling quality
property since 1995




12 One Two
9 Three
Four
6 Five
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Custom text box
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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge
6.80 x 3.80

Dining Room
3.55 x 2.77

Kitchen
3.15 x 3.00

W/C

FIRST FLOOR

Bedroom One
3.47 x 3.06

Bedroom Two
3.54 x 3.25

Bedroom Three
3.02 x 2.57

Bathroom

OUTSIDE

Garden Room
4.75 x 2.95

Garage
5.40 x 2.50

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Floor Plan



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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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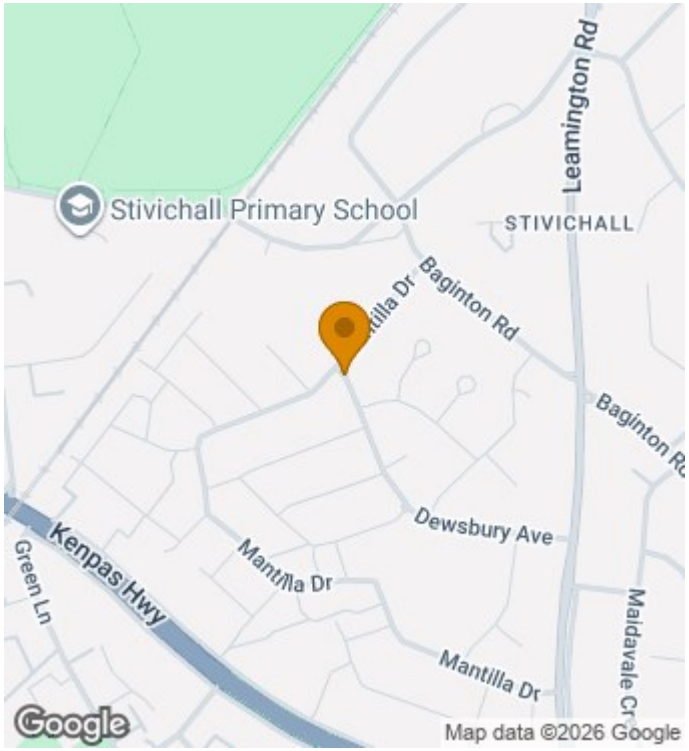
Total area: sq ft

Disclaimer

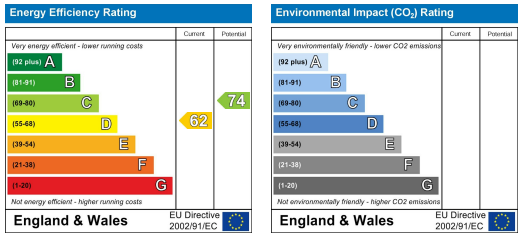
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

Location Map



EPC



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