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Property Experts



Alpine Rise  
CV3 6NT



# Alpine Rise

## CV3 6NT

Welcome to this stunning three-bedroom semi-detached house located in the sought-after Alpine Rise, Coventry. Situated in the prestigious Styvechale Grange estate, this property is a gem waiting to be discovered with views overlooking open greens.

As you step into this beautifully presented home, you are greeted by three spacious reception rooms with one that could be a fourth bedroom, all offering ample space for entertaining guests or simply relaxing with your family. The modern fitted kitchen with granite worktops is a chef's delight, complete with space for appliances and plenty of room for all your culinary creations. Throughout the downstairs there is character grade solid oak flooring and the lounge is fitted with French doors that lead you out to the rear garden.

Venturing upstairs, you will find two double bedrooms, a cosy single bedroom, and a family bathroom. The layout is perfect for a growing family or those in need of a home office space. The loft, 'with hinged roof space is accessed by a pull down loft ladder which has electric lighting and majority boarding.

Outside, the property boasts a blocked driveway with parking for two cars and a fully enclosed private garden - ideal for enjoying those sunny British afternoons with a cup of tea.

Located within the Finham Park School catchment area and with excellent transport links via the nearby A45 dual carriageway and Coventry train station, this home offers both convenience and tranquillity. With popular local primary schools, the War Memorial Park, and the vibrant Coventry City Centre within easy reach, the location is simply unbeatable.

Don't miss the opportunity to make this house your home sweet home. Book a viewing today and step into a world of comfort, style, and endless possibilities.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Reception Hall

Lounge

4.39m x 3.23m

Kitchen

3.38m x 2.49m

Dining Room

2.59m x 2.21m

Study/Bedroom

3.51m x 2.21m

### FIRST FLOOR

Bedroom One

3.58m x 3.48m

Bedroom Two

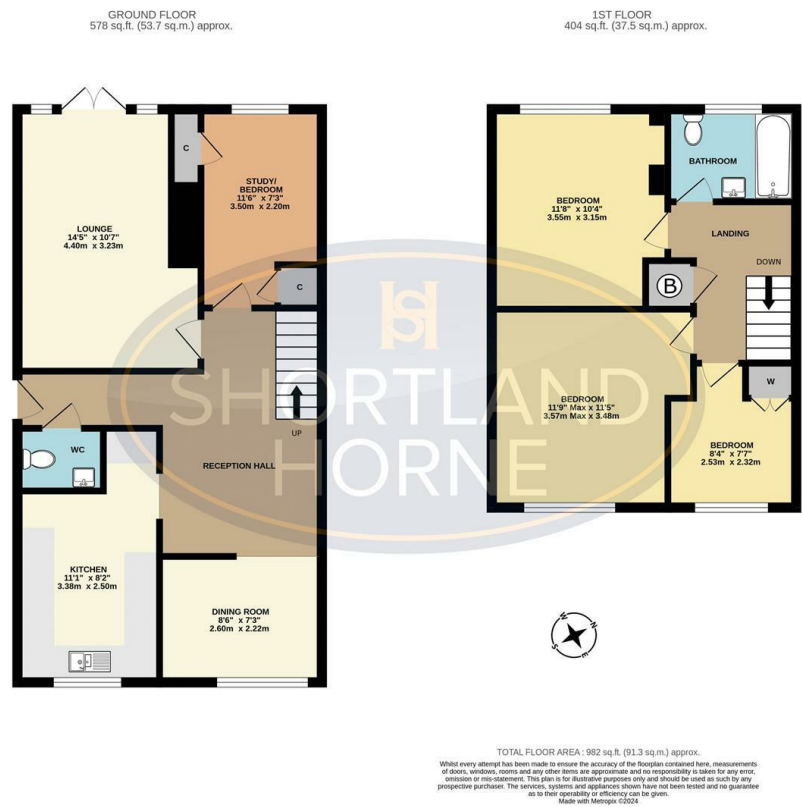
3.56m x 3.15m

Bedroom Three

2.54m x 2.31m

Bathroom

# Floor Plan



Total area: 982.00 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.

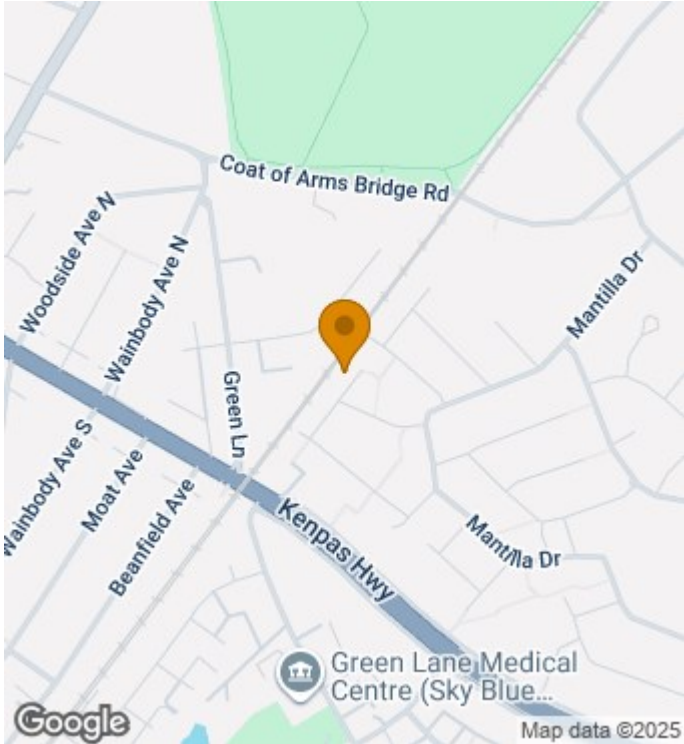
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

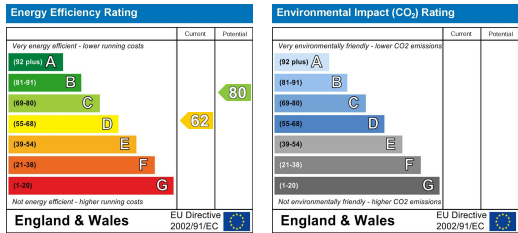
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

# Location Map



# EPC



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