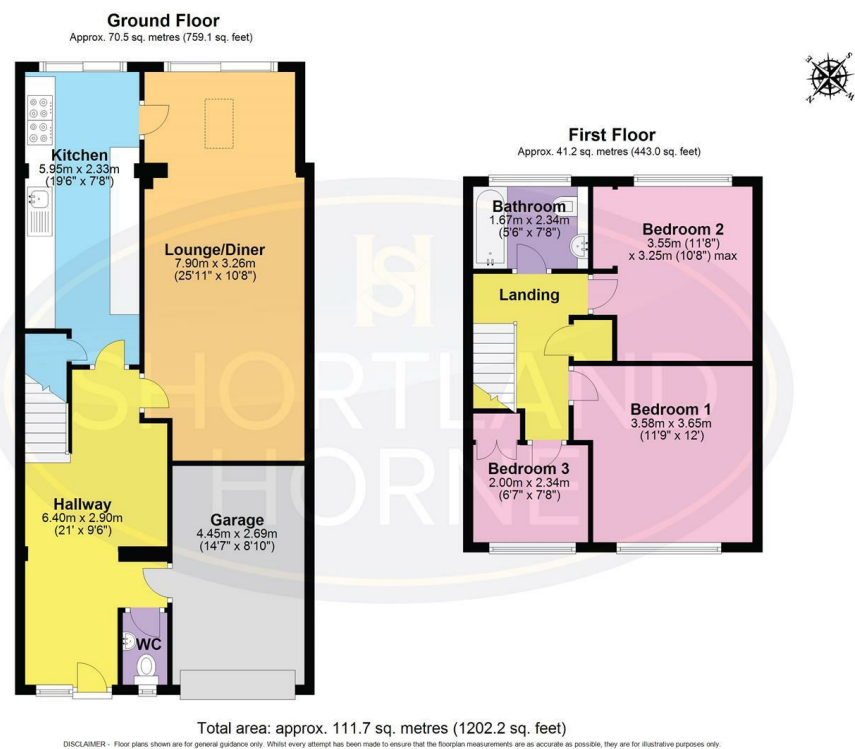
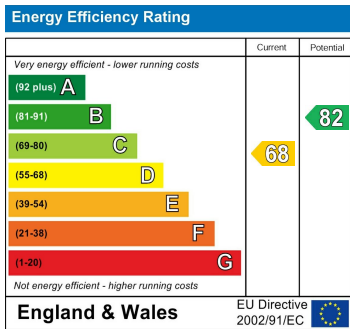


Floor Plan



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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Alpine Rise**  
**CV3 6NR**



# £335,000 Guide price | Bedrooms 3 Bathrooms 1

A beautifully presented extended three bedroom semi-detached property situated on the popular Styvechale Grange estate which is well placed being within the Finham Park School catchment area, having excellent access to the A45 dual carriageway and also within easy reach of popular local primary schools, the War Memorial Park, Coventry train station and access to the City Centre and offered with no upward chain.

This lovely family home offers a grand entrance hallway with doors leading off to a modern fitted kitchen with a range master gas cooker, space for a dishwasher, American fridge/freezer and a washing machine, the lounge/diner has been extended which is a lovely size, there also a W/C and access to the integral garage.

On the first floor you will find two double bedrooms with both of the bedrooms featuring built in wardrobes, a single bedroom and a family bathroom completes the first floor.

Outside to the front of the property is a block paved driveway providing space for two cars with access to a garage and to the rear there is a fully enclosed private garden.

This property also features double glazing and gas central heating.



GROUND FLOOR		Bedroom One	11'7 x 10'4
Grand Entrance Hllway		Bedroom Two	11'7 x 9'1
Lounge	18'4 x 10'8	Bedroom Three	7'9 x 7'8
Kitchen	19'6 x 7'4	Bathroom	5'6 x 7'8
Dining Area	6'9 x 9'7	OUTSIDE	
W/C		Garage	16'5 x 8'4
FIRST FLOOR			