



## Lilacvale Way, Coventry

£2,000 Per Calendar Month

- Four Bedroom Detached House
- EPC Rating - C
- Re-Decorated and Re-Carpeted
- Unfurnished/Furnished
- Council Tax Band F
- Close to Warwick University
- Gas Central Heating
- Fitted Kitchen and Utility
- Garage
- Available Mid July 2026

# Lilacvale Way, Coventry, CV4 7EL

A four-bedroom detached house ideally situated for Warwick University and Jaguar Land Rover in a cul-de-sac location of Cannon Hill Road. This extensive family home accommodation comprises a hallway, lounge and dining room, fitted kitchen, utility, four bedrooms (3 doubles) and one en-suite, one family bathroom, downstairs WC, driveway with single garage and rear garden. The property has the option to come unfurnished/furnished. Available Mid July 2026.



4



2



C - 74

Council Tax Band: F



## **Approach**

The property is approached across a hardstanding driveway. Leading to the porch with Upvc entrance door

## **Hallway**

Through upvc door with glazed insets, radiator, with stairs to first floor with useful understairs storage.

## **Lounge**

Double glazed window to the fore, radiator, feature electric fireplace,

## **Dining Room**

central ceiling light, radiator, window overlooking rear elevation

## **Kitchen**

Dining area with Upvc composite door out onto rear garden, archway through to fitted kitchen with shaker style base and wall units with rollover worktop with ceramic tile splashback and stainless steel sink unit with mixer tap and four ring gas hob with double electric oven and grill, 50/50 fridge/freezer,

## **First Floor Landing**

With access to insulated and boarded loft with power, airing cupboard with lagged water cylinder and slatted shelving.

## **Utility**

With radiator, side window, useful storage cupboard with shelving, base unit with rollover worktop over, bosch dishwasher and bosch washing machine.

## **Downstairs WC**

With low level WC, central ceiling light, pedestal wash hand basin.

## **Double Bedroom One**

radiator, double in built wardrobes with hanging rail and shelving with arch way through to

## **En-Suite**

Step in electric shower unit with glazed shower screen, cabinet, wash hand basin, low level wc, opaque glazed window and extractor.

## **Double Bedroom Two**

radiator, window overlooking rear elevation. built in wardrobe with hanging rail and shelving

## **Double Bedroom Three**

Central ceiling light, radiator, window overlooking rear garden

## **Large Single Bedroom**

Radiator, window overlooking rear elevation, central ceiling light.

## **Family Bathroom**

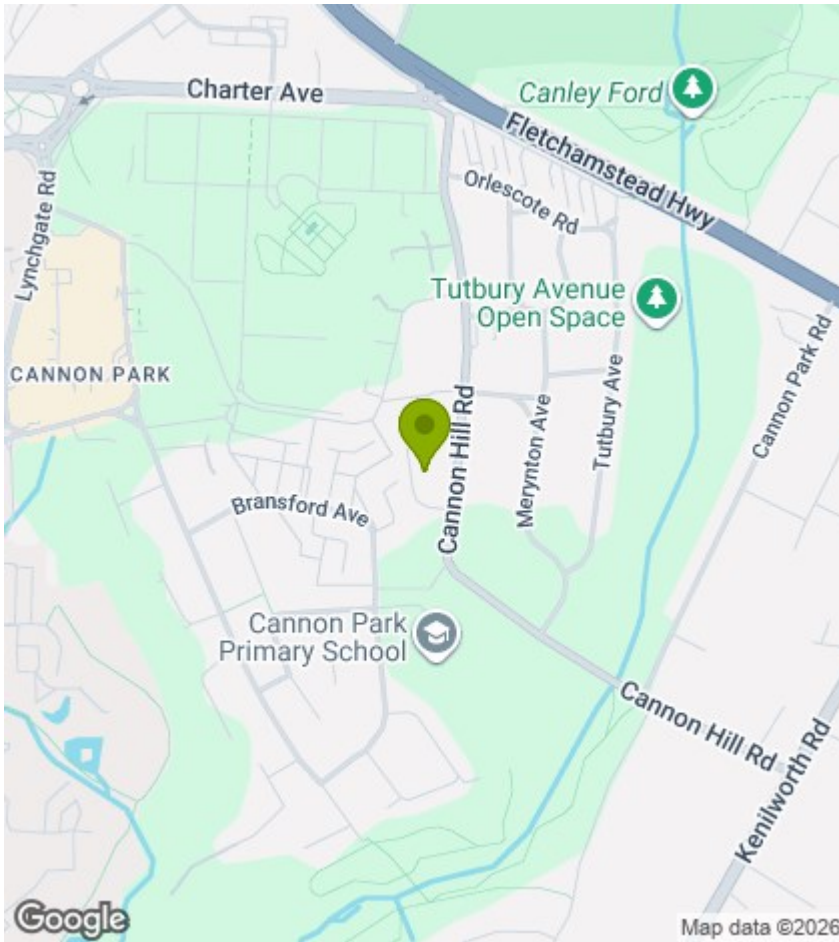
With panelled bath with electric shower over with panel screening, fully tiled surround, pedestal wash hand basin, low level w.c., opaque glazed window and radiator.

## **Rear Garden**

Enclosed by timber panel fencing, mainly laid to lawn with side access.

## **Front**

Parking for 2/3 vehicles on tarmac drive with fore garden laid to lawn.



## Viewings

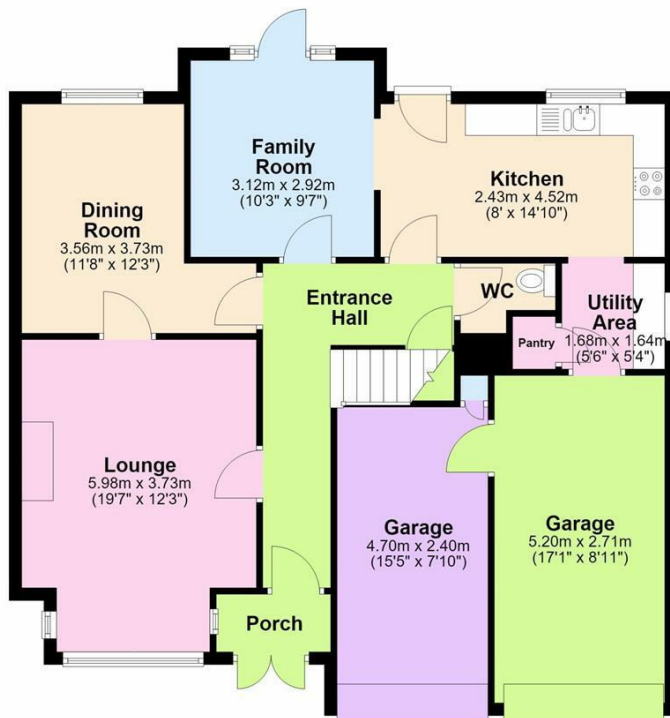
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor

