



**Connells**

Lily Street  
West Bromwich





### Property Description

Located at the heart of a residential area estate known as The Tantany is this Victorian style family home is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. The property benefits from being with the catchment for All Saints & George Salter. The spacious home offers two large reception rooms, a kitchen, three generously sized bedrooms and a family bathroom. The rear garden offers a great space for outside seating and borders for plants and shrubs.

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### Entrance Hall

Single door to the front, stairs to first floor and door to the dining room.

### Dining Room

13' 1" x 12' 4" ( 3.99m x 3.76m )

Double glazed window to the rear, gas fire, double doors to the lounge and door to lobby.

### Lounge

14' 8" max x 11' 11" max ( 4.47m max x 3.63m max )

Double glazed window to the front, double door to dining room and gas fire.

### Lobby

Pantry, door to rear garden and door to kitchen.

### Kitchen

10' 4" x 8' 5" ( 3.15m x 2.57m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink, plumbing, splash back tiling and door to the lobby.

## Bedroom One

13' 2" x 11' 2" ( 4.01m x 3.40m )

Double glazed window to the rear.

## Bedroom Two

12' 2" x 10' 10" ( 3.71m x 3.30m )

Two double glazed windows to the front.

## Bedroom Three

8' 6" x 6' 2" ( 2.59m x 1.88m )

Double glazed window to the front.

## Bathroom

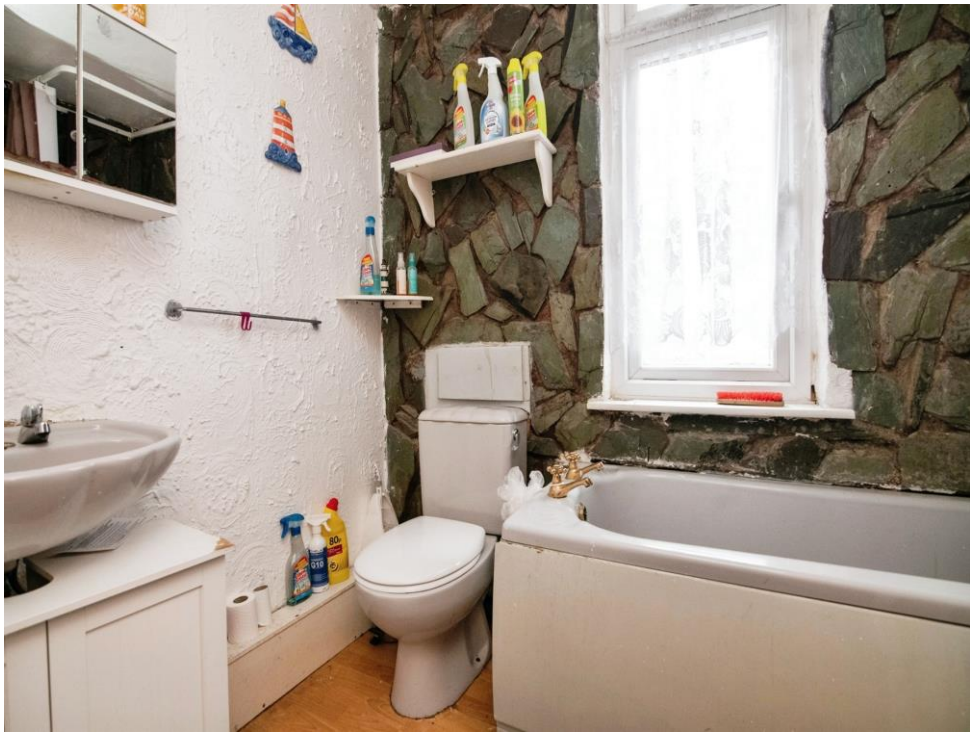
Double glazed window to the rear, bath with shower over, wash hand basin, WC and water tank.

## Rear Garden

Slabbed housing garden shed and greenhouse with grass to the rear.















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**EPC Rating: F**

Tenure: Freehold

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