



**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

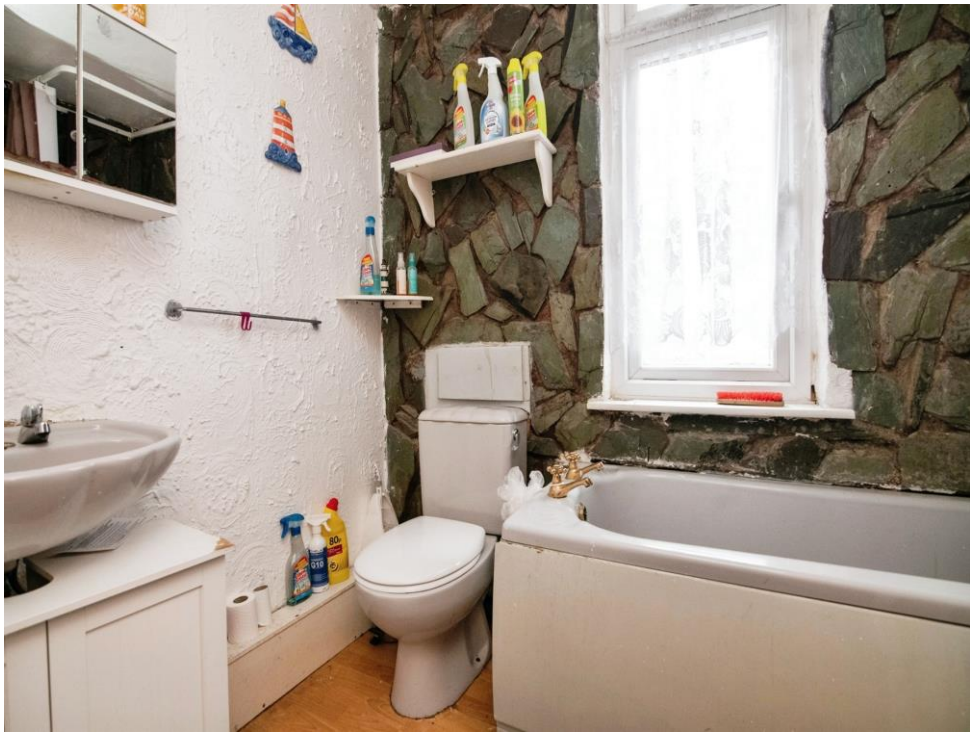
Double glazed window to the rear, bath with shower over, wash hand basin, WC and water tank.

## Rear Garden

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















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: F Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: WBW310373 - 0004