



**Connells**

Lily Street  
West Bromwich



### Property Description

Located at the heart of a residential area estate known as The Tantany is this ex council 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 diner, 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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### Frontage

The property benefits from a front hardstand with block paving with access into the property via a double glazed door into the entrance hall.

### Entrance Hall

Featuring a double glazed door to the front, stairs to the first floor and doors leading to the lounge and dining room.

### Lounge

Featuring double glazed windows to the front and rear and a central heated radiator.

### Dining Room

Featuring a double glazed window to the front, a central heated radiator and door leading into the kitchen.

### Kitchen

The fitted kitchen comprises a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and complementary splashback tiling. Further features include an integrated oven and hob with fitted cooker hood, space and plumbing for a washing machine, a double glazed window to the rear, a door to the WC and a double glazed door providing access to the rear garden.

## Wc

Double glazed window, low level WC and a central heated radiator.

## First Floor Landing

Stairs from the entrance hall and doors leading to;

## Bedroom One

Two double glazed windows to the front.

## Bedroom Two

Two double glazed windows to the front.

## Bedroom Three

Double glazed window to the rear.

## Bathroom

The bathroom is fitted with a panelled bath with shower over, wash hand basin and WC, complemented by a central heating radiator and partial wall tiling.

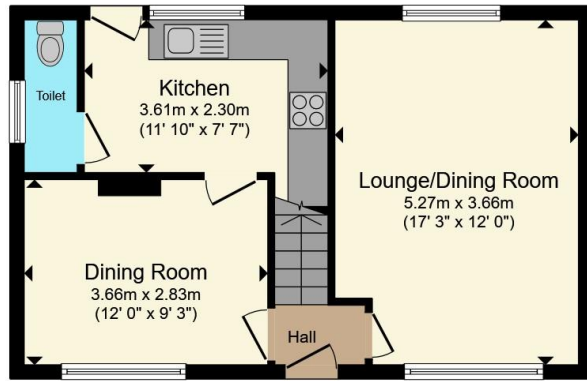
## Rear Garden

The property benefits from a generously sized rear garden, mainly laid to lawn and is bordered by mature hedging.

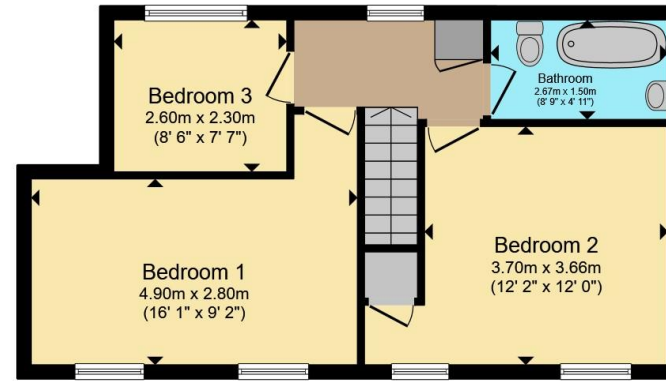








**Ground Floor**



**First Floor**

Total floor area 89.9 m<sup>2</sup> (967 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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