



Connells  
FOR SALE

KATINA  
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### Property Description

This end of terrace property is situated in the highly sought-after area of Lower Gornal and has been well-maintained. It offers the advantage of a recently refurbished bathroom and is available with no upward chain, making it perfect for families and first-time buyers. Additionally, it is conveniently located near amenities, schools, and transportation links

### Utility Room

Plumbing for washing machine, space for domestic appliances, double glazed window to the rear, double glazed door to the side.

### Entrance Porch

Double glazed door to the side.

### Lounge / Dining Room

25' 3" x 10' 9" ( 7.70m x 3.28m )

Double glazed window to the front, door to the front, double glazed patio doors to the rear, gas fire with feature surround, central heating radiator, stairs to first floor accommodation.

### Kitchen

14' 9" x 8' 9" ( 4.50m x 2.67m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and a half bowl sink & drainer unit with mixer tap over, electric oven & gas hob with extractor over, space for domestic appliances, central heating radiator, double glazed window to the rear, door to the rear.

## First Floor

### Landing

### Bedroom One

15' x 9' 2" ( 4.57m x 2.79m )

Double glazed window to the rear, central heating radiator, storage space, loft access

### Bedroom Two

12' 6" x 11' 5" ( 3.81m x 3.48m )

Double glazed window to the front, central heating radiator, fitted wardrobes, built-in storage cupboard.

### Bedroom Three

8' 5" x 7' 8" ( 2.57m x 2.34m )

Double glazed window to the front, central heating radiator.

### Bathroom

Bath with shower over, wash hand basin in vanity unit, low level w.c., heated chrome towel rail, tiling, double glazed window to the rear.

### Outside

To the front of the property block paved driveway giving off road parking. Rear garden having block paved patio area, lawned area with various shrubs & border, side access.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



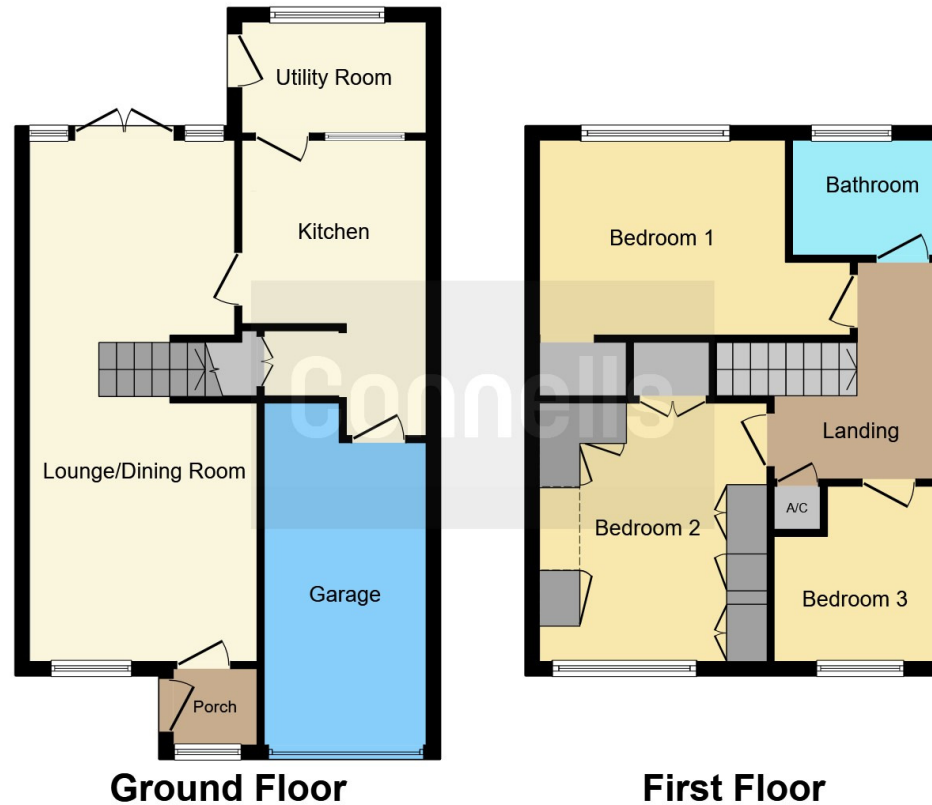












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01384 214 770**  
**E dudley@connells.co.uk**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD312223](http://connells.co.uk/Property/DUD312223)**



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Property Ref: DUD312223 - 0005