



Hodge Hill Common, Birmingham

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## Property Description

Burchell Edwards are delighted to offer this very well presented four bedroom detached home sitting on the sought after Hodge Hill Common (B36).

Upon arrival you will discover the property has off-road parking and briefly comprises a porch, entrance hall, two reception rooms, kitchen, downstairs modern shower room and a conservatory. To the first floor you will discover four double bedrooms, a family bathroom and a second modern shower room.

Whilst this property is tucked away from the road it is still only a short walk to the local transport links and to the many local amenities/shops and eateries. Given its' superb locality, the property falls within a great catchment area for local schools making this an ideal home for a growing family!

There are gardens to both the front and rear with fenced boundaries and the internal is very spacious, carrying a beautiful natural light throughout. Additional benefits also include double glazing and gas central heating.

Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Porch

Double glazed windows to front and side elevations and vinyl flooring.

## Entrance Hallway

Laminate flooring, central heating radiator, storage cupboard, stairs to first floor accommodation and cupboard housing meters.

## Reception Room One

21' 9" x 7' 9" ( 6.63m x 2.36m )

Double glazed door and window to rear elevation, central heating radiator and laminate flooring.

## Reception Room Two

Double glazed window to front elevation, double glazed patio doors to rear elevation, verticle central heating radiator, further central heating radiator, spotlights and laminate flooring.

## Shower Room

Shower cubicle with rainfall shower, W.C, wash hand basin, extractor, tiling to walls and tiled flooring.

## Kitchen

11' 6" max into bay x 9' 4" max into door recess ( 3.51m max into bay x 2.84m max into door recess )

Double glazed bay window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, integrated oven and grill, tiling to splash prone areas, space and plumbing for washing machine, central heating radiator, vinyl flooring and central heating boiler.

## Conservatory

7' 7" x 16' 3" ( 2.31m x 4.95m )

Four double glazed windows to rear elevation, two double glazed windows to side elevation, double glazed door to rear elevation, central heating radiator and laminate flooring.

## Landing

Laminate flooring, storage cupboard, spotlights and loft access via hatch.

## Bedroom One

12' 10" x 9' 6" max into recess ( 3.91m x 2.90m max into recess )

Double glazed window to front elevation, central heating radiator and laminate flooring.

## Shower Room Two

Shower cubicle with rainfall shower, W.C, wash hand basin, extractor, heated towel rail, tiling to walls and tiled flooring.

## Bedroom Two

12' 1" x 9' 7" ( 3.68m x 2.92m )

Double glazed window to rear elevation, central heating radiator and laminate flooring.

## Bedroom Three

9' 5" max into door recess x 14' 10" ( 2.87m max into door recess x 4.52m )

Two double glazed windows to rear elevation, central heating radiator and carpet.

## Bedroom Four

13' max into door recess x 9' 7" ( 3.96m max into door recess x 2.92m )

Double glazed window to front elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, jacuzzi bath with shower over, vertical wall radiator, extractor, tiling to walls and tiled flooring.

## Front Garden

Tarmac driveway providing off road parking, laid to lawn, outside tap and fencing to boundaries.

## Rear Garden

Laid to lawn, block paved patio area, outside tap and fencing to boundaries.

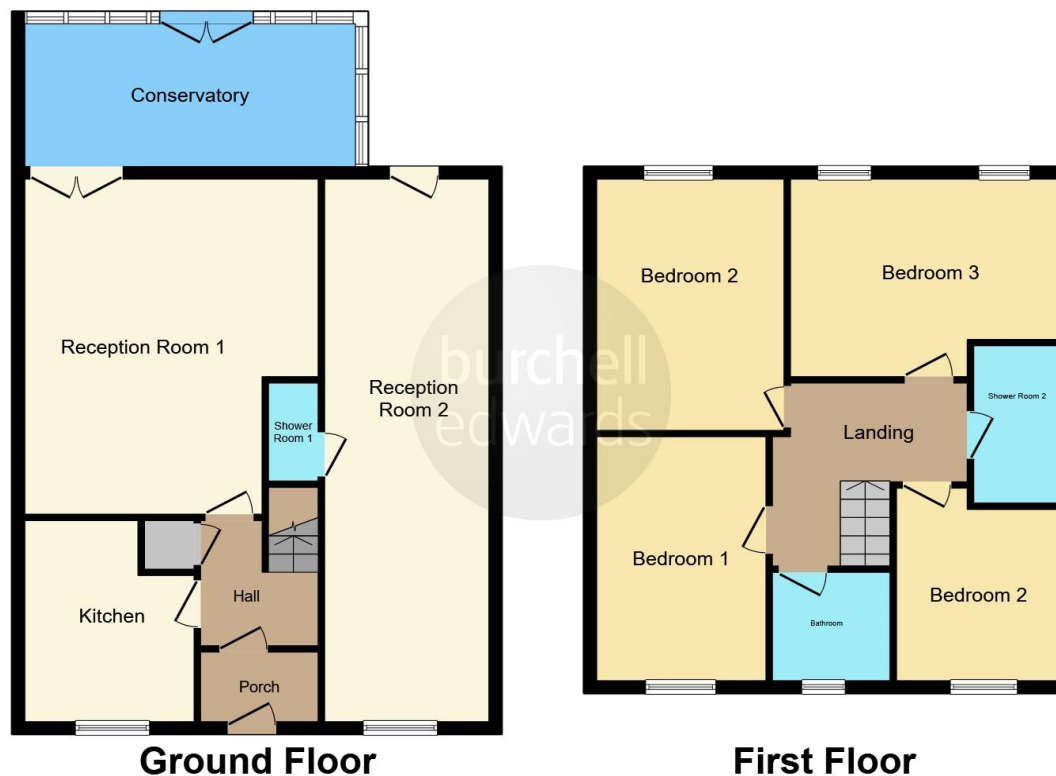












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D

Tenure: Freehold

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