

# emma's

P R O P E R T I E S



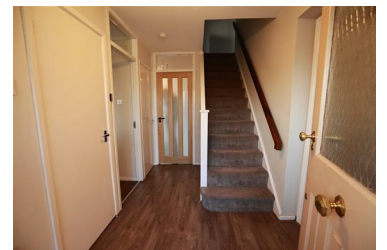
38 Hodge Hill Common, Birmingham, B36 8AG  
Offers in the region of £425,000



Welcome to 38 Hodge Hill Common, a beautifully presented four-bedroom detached residence offering modern comforts in a prime location. This property has been thoughtfully updated, featuring a new boiler and complete rewiring, ensuring a comfortable and efficient living environment.

**Key Features:**

**Bedrooms:** Four spacious bedrooms, providing ample space for family living.  
**Bathrooms:** Three modern bathrooms, including a convenient shower room on the ground floor.  
**Living Areas:** Lounge area perfect for relaxation and entertaining guests and a second reception room with access to the conservatory and rear garden.  
**Kitchen:** Fully-fitted kitchen equipped with appliances and ample storage space.  
**Garden:** A private rear garden.  
**Parking:** Off-road parking available, ensuring convenience for multiple vehicles.



- Spacious Four Bedrooms
- Recently Renovated
- Off Road Parking For Multiple Vehicles
- Superb Location

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