



Quorn Grove  
BIRMINGHAM

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# Quorn Grove BIRMINGHAM B24 9SZ

for sale offers in excess of  
**£240,000**



## Property Description

Positioned within a popular residential pocket of Erdington, this well-proportioned three-bedroom family home offers a balanced layout, generous internal space, and a substantial rear garden. The property suits buyers seeking immediate functionality with clear scope to personalise over time.

The ground floor centres around a spacious living room, extending to over 5.2 metres in length, providing a strong main reception space with excellent flexibility for seating and dining arrangements. To the rear, the kitchen sits comfortably at the heart of the home and connects through to a conservatory, creating a natural flow between indoor living and the garden beyond.

Upstairs, the first floor offers three well-sized bedrooms, including a particularly generous principal bedroom spanning the full width of the property. The layout is practical, family-oriented, and well balanced, with no wasted space.

Externally, the rear garden is a key strength, offering depth and privacy, while the front provides off-road parking. Overall, this is a solid, well-laid-out home in a consistently strong Erdington location.

## Hall

Providing access to the living room, kitchen, and staircase to the first floor.

## Living Room

A well-proportioned main reception room offering ample space for both lounge and dining furniture. A strong central living area with excellent versatility.

## Kitchen

Positioned to the rear of the property, the kitchen provides good worktop and storage potential and offers direct access through to the conservatory.

## Bathroom

Fitted with a bath, WC, and wash basin, conveniently located on the ground floor.

## Conservatory

A useful additional reception space overlooking and opening onto the rear garden, ideal for dining, relaxing, or flexible family use.

## Bedroom One

A large principal bedroom spanning the width of the property, offering excellent floor space for bedroom furniture.

## Bedroom Two

A well-sized double bedroom positioned to the rear of the property.

## Bedroom Three

A comfortable third bedroom, suitable as a child's room, home office, or guest space.

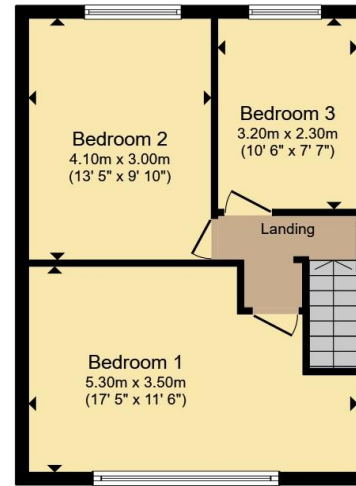








**Ground Floor**



**First Floor**

Total floor area 94.4 m<sup>2</sup> (1,016 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: B

Tenure: Freehold

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