



Quorn Grove, BIRMINGHAM





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.



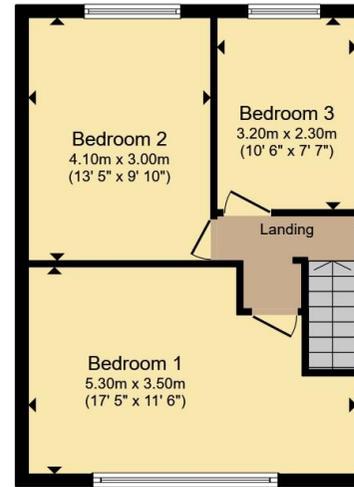








Ground Floor



First Floor

Total floor area 94.4 m² (1,016 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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