



Keating Gardens, Four Oaks,
Sutton Coldfield, B75 5QG

Offers Over £650,000

After 25 happy years, the owners are now looking to downsize. This home has been the backdrop for family celebrations, quiet moments in the garden, and many joyful Christmases by the fire. It's time for a new chapter — and a chance for someone else to make treasured memories here.

Set in an exclusive location on a wide, generous plot, this bungalow offers both immediate comfort and exciting potential to extend. Inside, you'll find a well-proportioned living room centred around a striking inglenook fireplace — the perfect setting for cosy evenings and festive gatherings.

A formal dining room flows seamlessly into a sun room overlooking the immaculate private garden, creating a light-filled space for entertaining and everyday living. The modern breakfast kitchen comes fully equipped with integrated appliances, blending style with practicality.

There are three double bedrooms, including a spacious main bedroom with ensuite, along with a modern family bathroom.

Outside, the property continues to impress: a double detached garage, a driveway that can accommodate up to six cars, and a beautifully maintained rear garden that ensures both tranquillity and privacy.

The property is close to Mulberry Walk. There is easy access to Four Oaks Train Station and Butlers Lane Train Station for a regular service to Lichfield and Birmingham Cities and there is an excellent choice of schooling readily available for primary and secondary age groups.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

Hall

Living Room

5.13m (16'10") x 4.88m (16')

Dining Room

3.76m (12'4") x 3.02m (9'11")

Kitchen

4.13m (13'7") x 3.76m (12'4")

Sun Room

Bedroom 1

3.63m (11'11") x 2.36m (7'9")

En-suite

Bedroom 2

3.63m (11'11") x 2.87m (9'5")

Bedroom 3

2.90m (9'6") x 2.87m (9'5")

Bathroom

Detached Double Garage

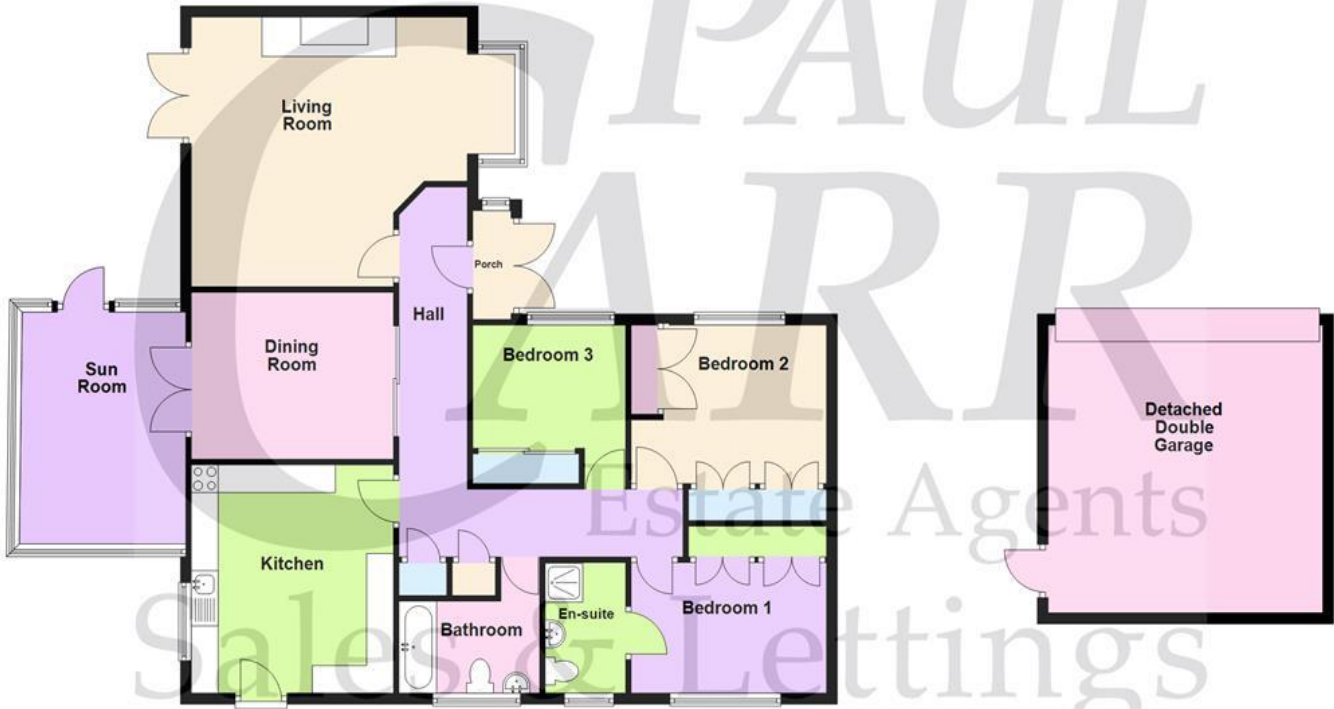




Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

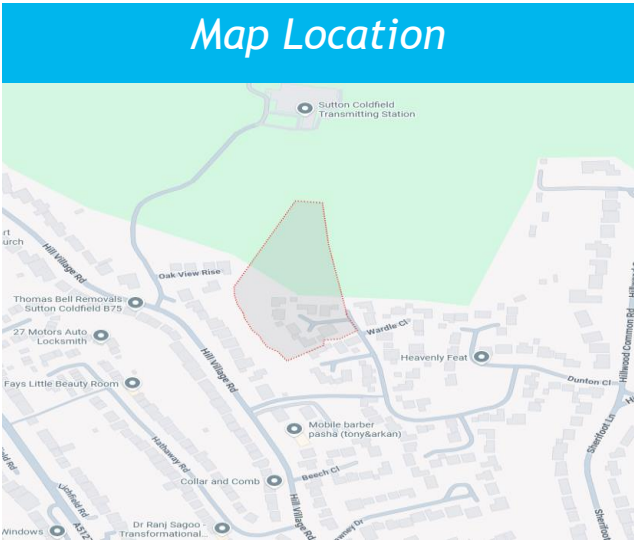
Ground Floor

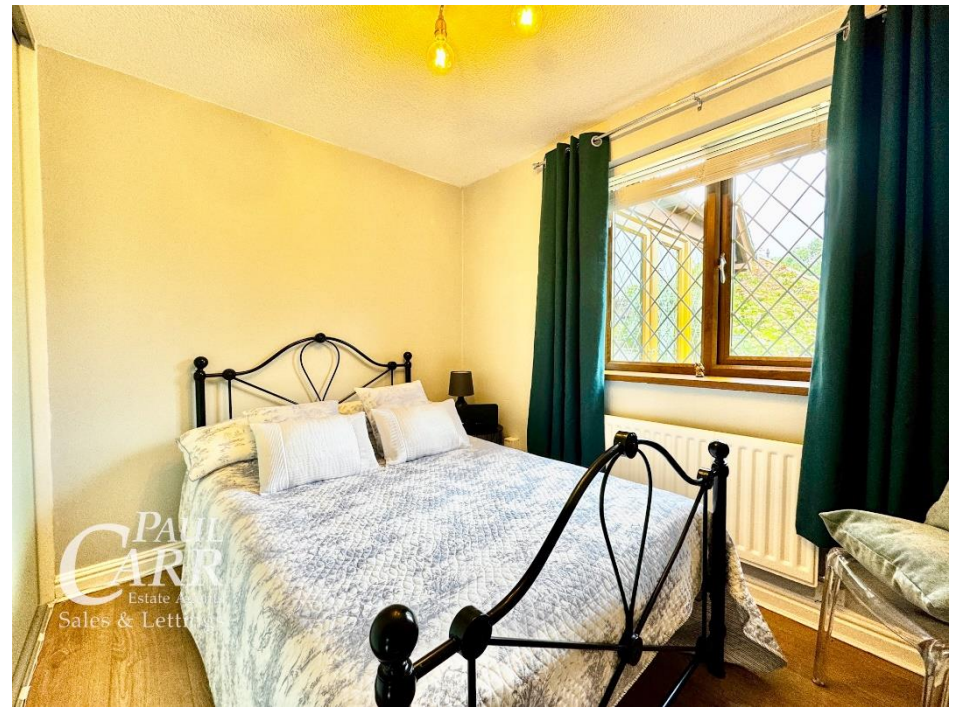
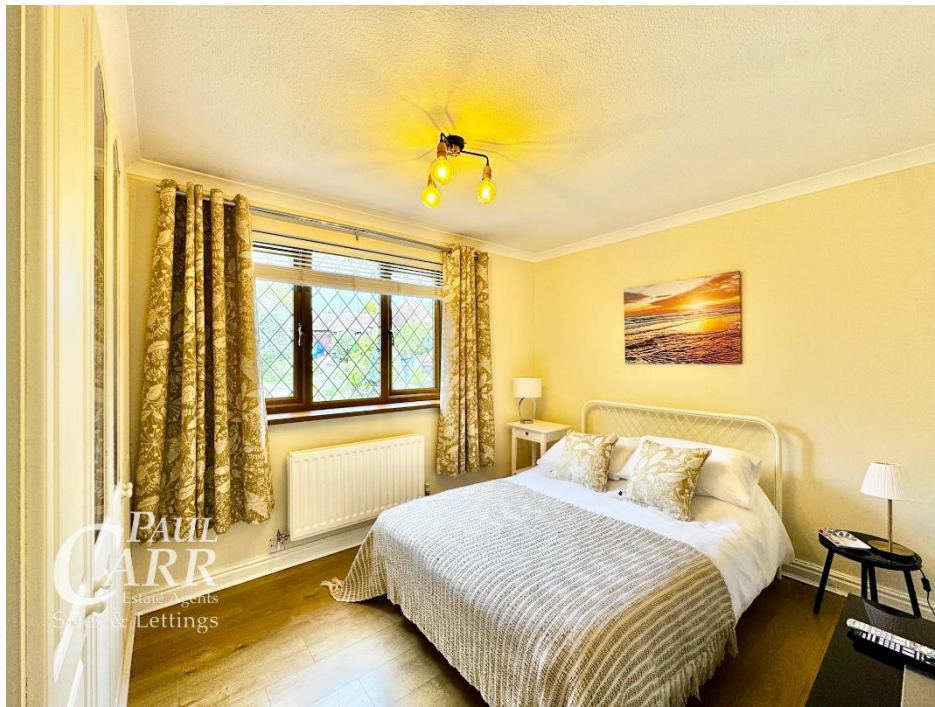


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: