



## Flat 50, Pitmaston Court West Goodby Road

Moseley, Birmingham, B13 8RL

Offers In The Region Of £250,000





We are delighted to offer to the market this beautifully presented, period three bedroom top floor apartment located in this delightful Art-Deco inspired building off Goodby Road in Moseley. There are 64 apartments which are divided into an East Wing and a West Wing. This particular flat is located in the West Wing on the top floor with far reaching views of the Birmingham City skyline. Ideally located in this leafy quarter of Moseley, the property itself offers a high specification finish throughout. It is situated within close proximity to both Moseley Village and Kings Heath High Street. Walking distance to local parks including Highgate, Cannon Hill Park, the Midlands Art Centre (MAC) and Edgbaston Cricket Ground. The property benefits from views of Birmingham City Skyline from the rear of the property. Both Moseley and Kings Heath are due to have its very own training stations shortly which will provide easy access to Birmingham City Centre and University Train Stations for Queen Elizabeth Hospital and University of Birmingham. The property offers gas central heating, double glazing, well tended communal grounds and entrances, entrance hallway, contemporary kitchen, three bedrooms, living room and contemporary bathroom. Energy Efficiency Rating D. To arrange your viewing of this superb apartment please call our Moseley office.



### Approach

Pitmaston Court is located on Goodby Road and sits behind well-tended communal gardens with stone retaining walls and a sweeping in and out driveway given access to the residents parking. Access is gained via a recessed entrance porch with security entry system leading to the impressive Art Deco foyer with all character features retained. The property is approached via a communal area with communal parking leading to front communal entrance door leading to stairs and lift access to the third floor accommodation opening into:

### Hallway

With two ceiling light points, picture rail, central heating radiator, skylight window, doors opening into two storage cupboards providing useful storage and further doors opening into:

### Kitchen

9'7" x 7'3" (2.94 x 2.22)

With tiled flooring, ceiling spotlights, central heating radiator, double glazed window to the rear aspect, wall and base units with solid wood work surfaces, Bosch cooker with electric hob with Klarstein extractor over, tiling to splash backs, sink and drainer with mixer tap over, door opening into storage cupboard housing Worcester combination boiler.

### Living Room

16'8" x 10'10" (5.09 x 3.31)

With central heating radiator, double glazed window to the front aspect, decorative coving to ceiling, ceiling light point with decorative ceiling rose and picture rail.

### Bedroom One

14'9" x 10'10" (4.51 x 3.31)

With central heating radiator, ceiling light, decorative coving to ceiling, picture rail point and double glazed window to the rear aspect.

### Bedroom Two

7'3" x 12'5" (2.21 x 3.81)

With central heating radiator, ceiling light, picture rail point and double glazed window to the front aspect.

### Bedroom Three

9'2" x 7'10" (2.81 x 2.4)

With central heating radiator, ceiling light, picture rail point and double glazed window to the rear aspect.

### Bathroom

5'5" x 9'1" (1.67 x 2.79)

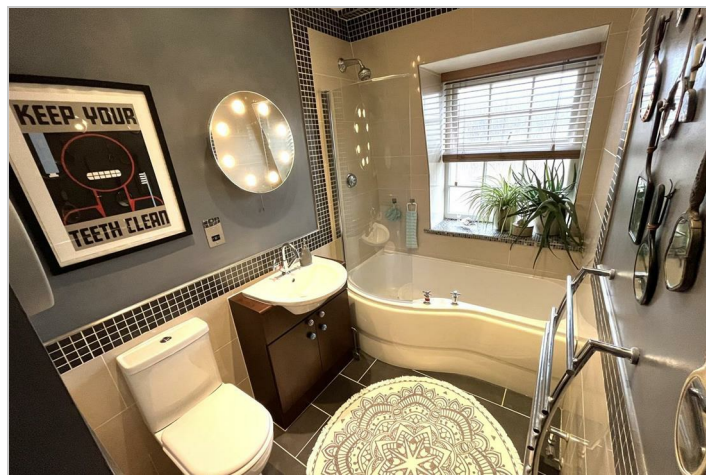
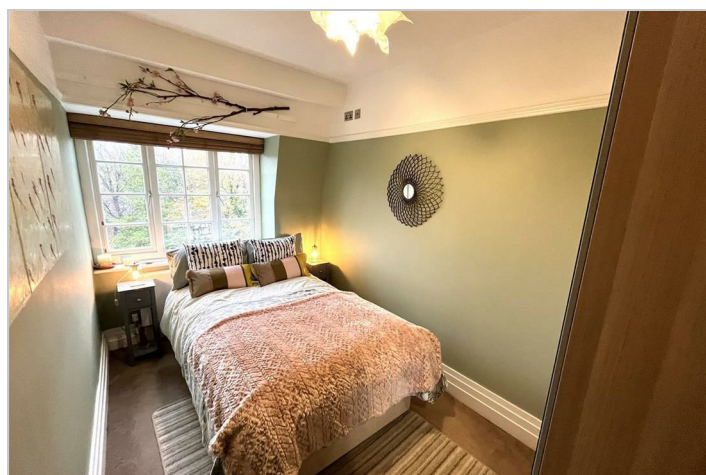
With tiled flooring, tiling to walls, central heated towel rail, three piece white bathroom suite, low flush WC, sink in vanity unit with mixer tap over, panel bath with mixer tap and mains supplied power shower over, double glazed opaque window to the rear aspect, ceiling extractor fan, ceiling light point and ceiling spotlights.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 105 years, the ground rent is approximately £200 per annum and the service charges are approximately £2,132.42 per calendar month (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 50, Pitmaston Court West, Goodby Road Moseley, Birmingham, B13 8RL is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.







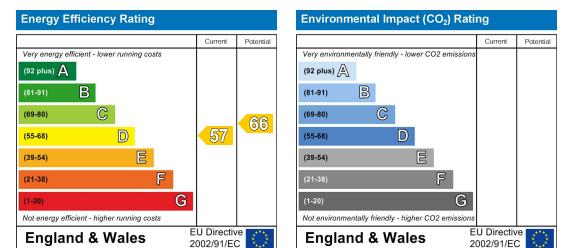
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.