



## 30 Pitmaston Court Goodby Road

Moseley, Birmingham, B13 8RJ

Offers Over £165,000





Lovely First floor one bedroom apartment located in this Art Deco building, which offers superb communal areas and is ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities, being close to Cannon Hill Park, MAC Theatre, QE Hospital and good transport links in the City Centre and the upcoming Moseley Train Station. The property benefits from central heating and double glazing and the well proportioned accommodation briefly comprises; communal grounds and gardens and secure entry intercom, communal hallway, hallway with plentiful storage, fitted kitchen, spacious living room, bright and airy bedroom and a recently fitted bathroom. Energy Performance Rating is C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

With a wooden front entry door opening into:

### Hallway

With two ceiling light points, picture rail, wall mounted intercom system, central heating radiator, door opening into storage cupboard housing the gas meter and electric fuse board and further doors opening into:

### Living Room

14'5" x 11'4" (4.40 x 3.47)

With ceiling light point, cornice to ceiling, Victoria style central heating radiator door opening into storage cupboard and double glazed window to the side aspect.

### Kitchen

7'2" x 10'7" (2.20 x 3.23)

With recessed spots to ceiling, laminate wood effect floor covering, central heating radiator, a selection of wall and base units with wooden effect work surfaces over and splash backs incorporating stainless steel sink and drainer with hot and cold mixer tap, built-in cooker, hob and extractor fan and splash back, integrated fridge freezer. washing machine and dryer, cupboard housing boiler, double glazed window to the side aspect and double glazed exterior door leading to fire escape.

### Bedroom

10'7" x 11'6" (3.25 x 3.53)

With ceiling light point, central heating radiator, picture rail, cornice to ceiling, door opening into storage cupboard and double glazed window to the side aspect.

### Bathroom

9'3" x 3'3" x 7'1" x 4'9" (2.82 x 1.0 x 2.18 x 1.46)

With ceiling spotlights, extractor fan, double glazed opaque window to the side aspect, half height tiled walls, central heating towel rail, sink set in vanity unit with hot and cold mixer tap, low flush WC, laminate wood effect flooring and p-shaped bath with hot and cold mixer taps and rainfall shower over.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 122 years, the ground rent is approximately £150 per annum and the service charges are approximately £1990.58 per annum (subject to confirmation from your legal representative).

### Council Tax

According to the Direct Gov website the Council Tax Band for Flat 30, Pitmaston Court East, Goodby Road Moseley, Birmingham, B13 8RJ is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





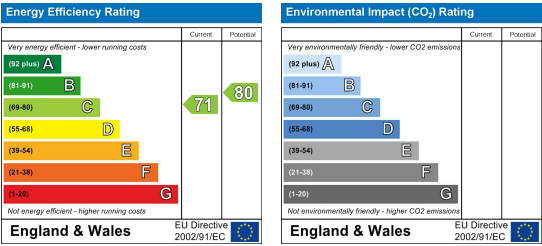
## Floor Plan



## Viewing

Please contact our Rice Chamberlains 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.