



**57 PITMASTON COURT**  
GOODBY ROAD, MOSELEY, BIRMINGHAM B13 8RL

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 57 PITMASTON COURT £210,000

MOSELEY

A third (top) floor three bedroomed apartment situated in a stunning Art Deco building in a quiet and leafy part of Moseley.

## Situation

Pitmaston Court is ideally situated within close proximity to both Moseley Village and Kings Heath High Street. There are local parks close by as well as sporting facilities with Edgbaston Cricket ground being within walking distance. Birmingham City Centre is approximately 3 miles distant. Moseley is also due to have its very own train station shortly which will provide easy access to Birmingham City Centre and the national rail network.

## Description

This superb three bedroomed apartment is set within a charming Art Deco style development which was purpose built in the 1930s by architects Beard, Bennett & Cooper. There are 64 apartments which are divided into an East Wing and a West Wing, with this particular flat being located within the East wing.

The flat is situated on the third (top) floor with access via lift or stairs. The accommodation, which has just been redecorated and recarpeted, extends to approximately 805 sq ft (75 sq m) and comprises:

**Entrance Hall** with two storage cupboards and providing access to the rest of the accommodation.

**Living Room** is well proportioned, allowing space for a sitting and dining area and has a feature fireplace and a window to the front with pleasant tree-top views.

**Kitchen** having a window to the rear, Beech wood effect fitted base and wall units with black acrylic work-tops, electric oven, four electric hob with concealed extractor above, space for fridge freezer, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler.

**Bedroom 1** being a good-sized double room with window to the rear.

**Bedroom 2** could accommodate a double bed and has a rear facing window.

**Bedroom 3** is a single sized room with window to the front.

**Bathroom** having tiled floor, part tiled walls, WC, wash basin, bath with electric shower over, window to the rear.

## Outside

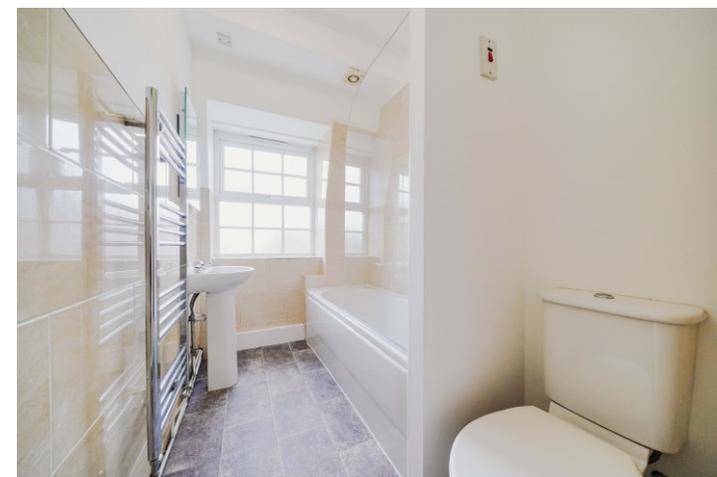
There is communal parking within the grounds.

## General Information

**Tenure:** The property has the benefit of a 150 year lease from 1st January 2004. There is a service charge which is currently £3,236.40 per annum, and a peppercorn ground rent.

**Council Tax:** Band C

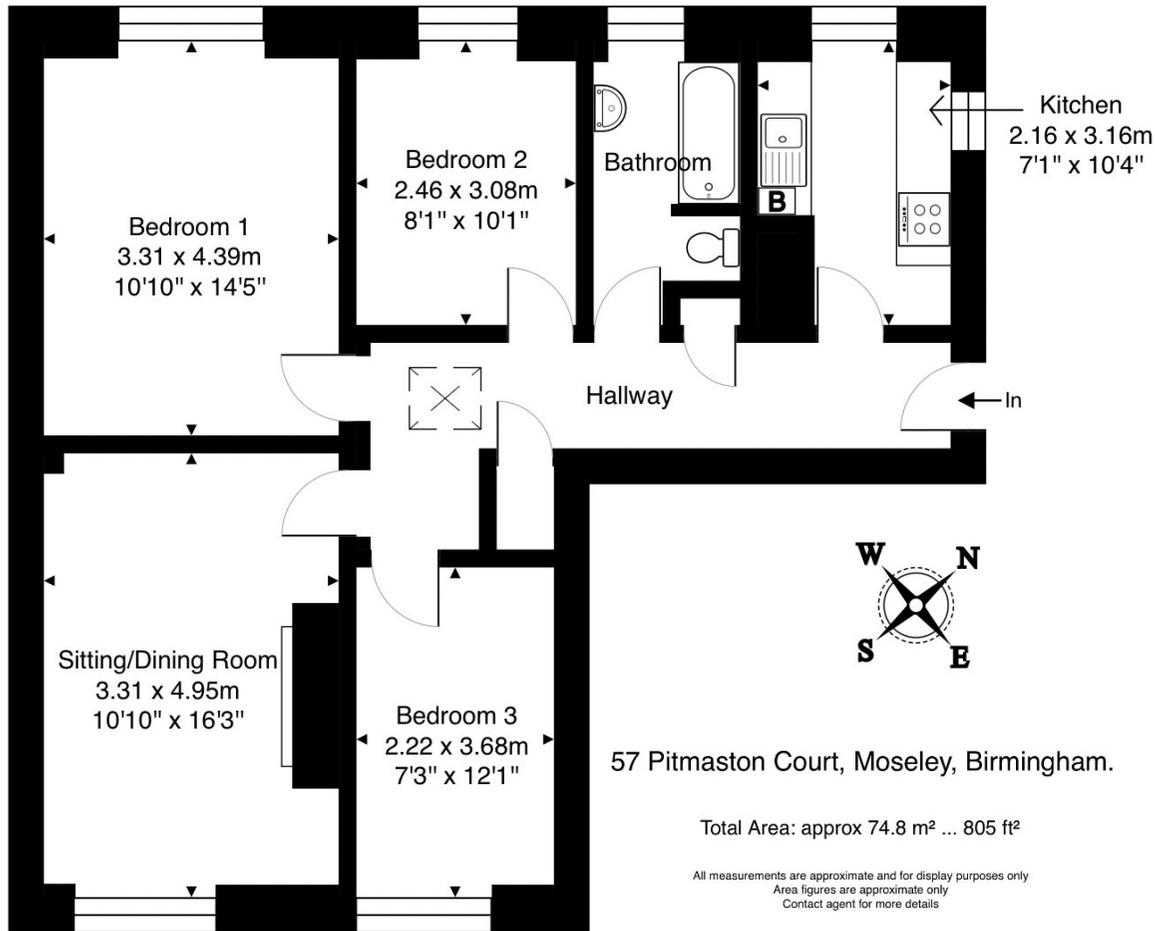
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To view this property call Robert Powell on **0121 454 6930**

## Top Floor Apartment

Area: approx 74.8 m<sup>2</sup> ... 805 ft<sup>2</sup>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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