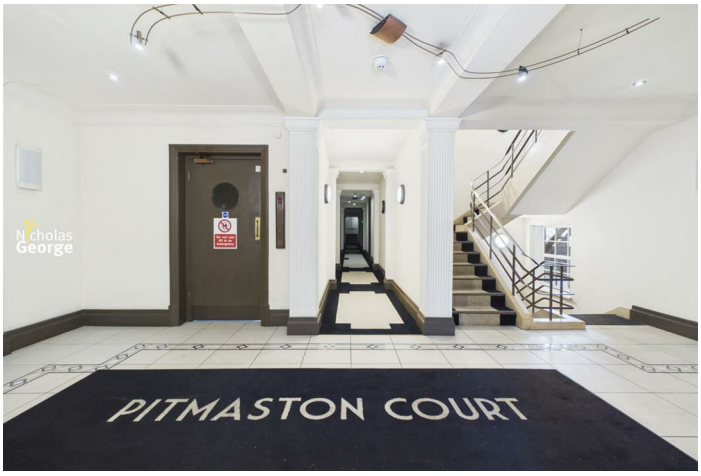
LEASEHOLD







Flat - Council Tax Band D - EPC Rating: C

FLAT 17, PITMASTON COURT WEST GOODBY ROAD, BIRMINGHAM, B13 8RJ

Guide Price

£250,000

Nicholas George
Residential Lettings and Sales

3 | 1 | 1 | C

Flat 17, Pitmaston Court West Goodby Road, Birmingham, B13 8RJ

Well-presented 3-bedroom first floor apartment. Comprising entrance hallway with 3 storage cupboards, living room, two double bedrooms, one large single bedroom, bathroom with shower over bath and modern fitted kitchen. Gas central heating and double-glazing throughout. Off-street parking to front.
Pitmaston Court is superbly situated for access to Moseley Village which boasts several independent bars, restaurants and cafes. The property is also in near locality to many green spaces, outstanding schools, excellent bus links and Kings Heath train stations is within a 20-minute walk from the property.

Exterior front
This impressive 1930s complex is set back from Goodby Road and surrounded by mature shrubbery and trees. The property is approached via paved steps leading to the communal front door. Communal entrance hallway and lift and stairs to upper floors. Flat 17 is located on the first floor and front door opens to the hallway.

Hallway
With carpeted flooring, picture rail detailing, 7 ceiling spotlights, 1 gas radiator, phone intercom system and doors to all rooms. Doors to 3 cupboards with shelving which provide ample storage space.

Living room
Light and spacious living space with carpeted flooring, 3-light ceiling fitting, 1 gas radiator and coving and picture rail detailing. Large decorative fireplace with tiled and marble hearth. UPVC double-glazed window to front aspect and UPVC double-glazed French doors to a small balcony with an iron and stone balustrade surround overlooking the front communal garden.



Kitchen
With tiled flooring, partly tiled walls, 6 ceiling spotlights, UPVC double-glazed window to rear aspect and UPVC door to fire escape. Matching wall and base units with wooden-effect worktop, sink with mixer tap and drainer and cupboard housing the Worcester combi boiler. Integrated appliances including slimline dishwasher, Zanussi washer dryer, Whirlpool hob with extractor hood above and oven below and Grundig fridge and freezer below. Doors to built-in pantry cupboard with shelving.

Master bedroom
Spacious master bedroom with carpeted flooring, 1 ceiling light fitting, picture rail and coving detailing. Large built-in wardobe, 1 gas radiator below UPVC double-glazed window to rear aspect.

Bathroom
With tiled flooring, partly tiled walls, 8 ceiling spotlights, wall-affixed towel rail, extractor fan and frosted UPVC double-glazed window to rear aspect. White suite comprising WC, large sink with vanity unit below and bath with mains shower above and shower screen adjacent.

Second bedroom
Good sized second bedroom with carpeted flooring, 1 ceiling light fitting and picture rail detailing. 1 Gas radiator below UPVC double-glazed window to rear aspect.

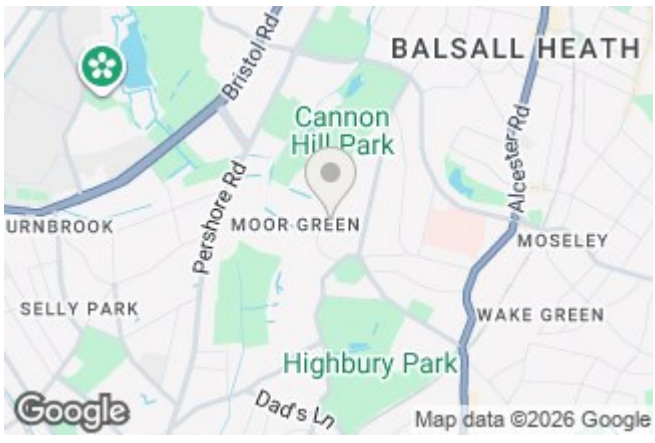
Third bedroom
Large single bedroom with carpeted flooring, 1 ceiling light fitting and picture rail detailing. 1 Gas radiator below UPVC double-glazed window to rear aspect.

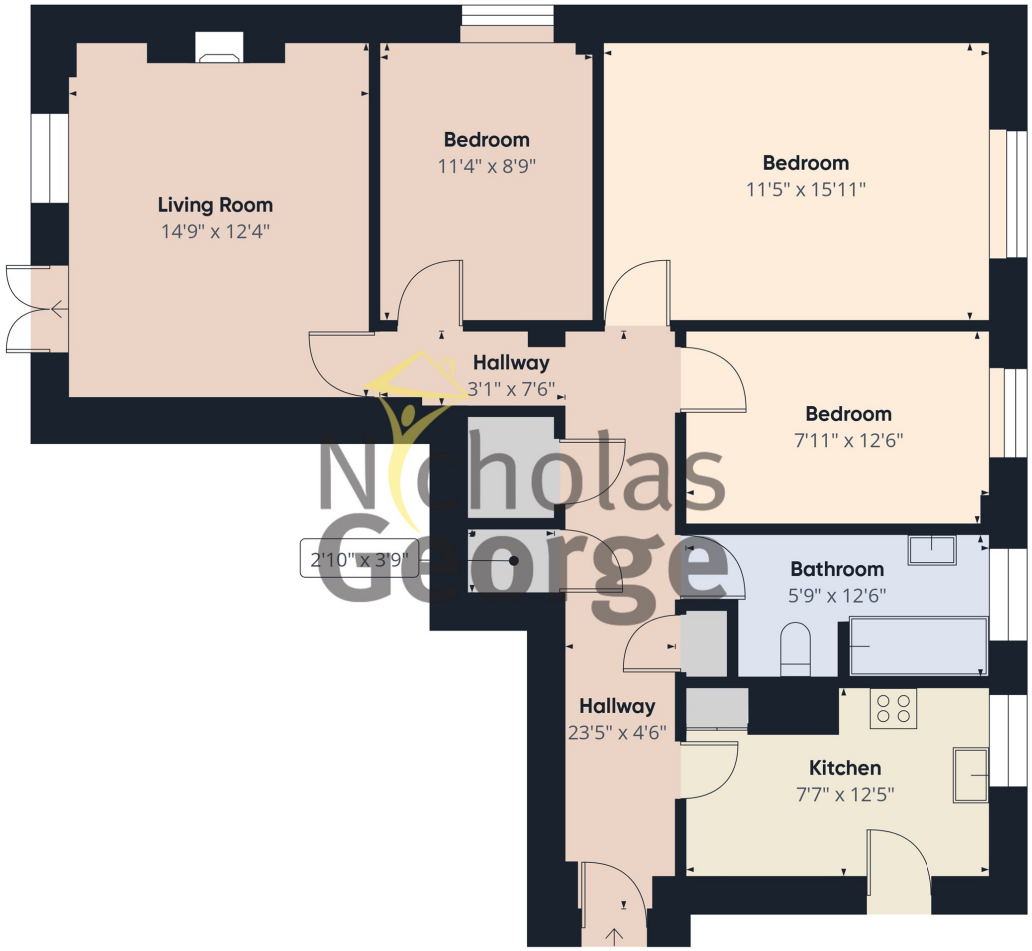









BALSALL HEATH
Bristol Rd
Cannon Hill Park
Alcester Rd
Pershore Rd
URNBROOK
MOOR GREEN
MOSELEY
SELLY PARK
WAKE GREEN
Highbury Park
Dad's Ln
Google
Map data ©2026 Google



Approximate total area(1)

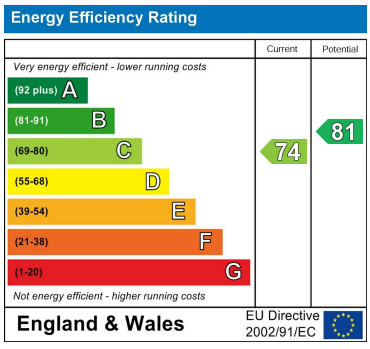
893 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Graph:



Tenure:

We understand the property is Leasehold but interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £2600 and annual ground rent is £200.

Council tax band D.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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