



Flat 12 Pitmaston Court East

Birmingham, B13 8RJ

Andrew Grant

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Goodby Road, Birmingham, B13 8RJ

1 Bedroom 1 Bathroom 1 Reception Room

A well proportioned ground floor apartment within a distinctive development, offered for sale with no onward chain.

- A ground floor apartment, newly carpeted throughout, providing well arranged accommodation within Pitmaston Court East, a characterful residential development occupying a secluded setting in Moseley.
- The living and dining room combines comfortable seating and dining areas within one generously proportioned reception space, with windows overlooking the communal grounds.
- A separate kitchen provides a practical workspace with fitted cabinetry, integrated cooking facilities and room for essential appliances alongside a window above the sink.
- Beautifully maintained communal gardens surround the development, with established lawns, mature trees, planted borders and pathways creating an attractive shared outdoor environment.
- Plentiful off street resident parking is available within the grounds on an unallocated basis, providing convenient access to the development and communal entrance.
- The apartment is positioned close to Moseley Village, local railway stations, Cannon Hill Park, Edgbaston Stadium, Queen Elizabeth Hospital and Birmingham City Centre.

592 sq ft (55 sq m)





The kitchen

Providing a dedicated space for everyday cooking, the kitchen is arranged with cabinetry and work surfaces along opposing walls. An inset sink, gas hob and integrated oven are incorporated within the practical galley style layout.







The living and dining room

Forming the principal reception space, the living and dining room accommodates distinct areas for relaxation and shared meals. A window along one wall overlooks the communal grounds and creates an attractive architectural feature. Its generous proportions allow seating and dining furniture to be arranged comfortably, while direct access from the entrance area supports an efficient ground floor layout.







The bedroom

Offering generous proportions for the principal sleeping accommodation, the bedroom provides ample space for a double bed and accompanying furniture. Two windows arranged along the same wall overlook the communal grounds, while period coving adds character and architectural detail. The balanced shape supports straightforward furniture placement while retaining comfortable movement throughout.





The bathroom

Serving the apartment, the bathroom brings the principal facilities together within a clearly arranged space. The suite comprises a panelled bath with shower above and glazed screen, a wash basin and WC.



The communal gardens

Surrounding Pitmaston Court, the beautifully maintained communal gardens provide an established outdoor setting for residents. Lawns are complemented by mature trees, shaped hedging and planted borders, while pathways connect different areas around the development. The extensive greenery contributes to the secluded character of the setting and creates an attractive outlook from the apartment.







The parking

Plentiful off street parking is available for residents within the grounds of Pitmaston Court. Spaces are provided on an unallocated basis, with the parking areas arranged around the development and connected to the communal entrances. The established approach is framed by mature greenery, complementing the secluded residential setting.



Location

Tucked away within a quiet and leafy part of Moseley, the apartment occupies one of the area's most sought after residential settings. Moseley Village is within easy reach, offering a varied selection of independent cafés, restaurants, bars and boutiques. Cannon Hill Park, Edgbaston Stadium, Queen Elizabeth Hospital and Birmingham City Centre are also accessible from the property. Both Moseley Village and Kings Heath railway stations are within walking distance, supporting connections across the wider area. The combination of local amenities, green spaces and transport links makes this a convenient base for enjoying Moseley and Birmingham.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band B.

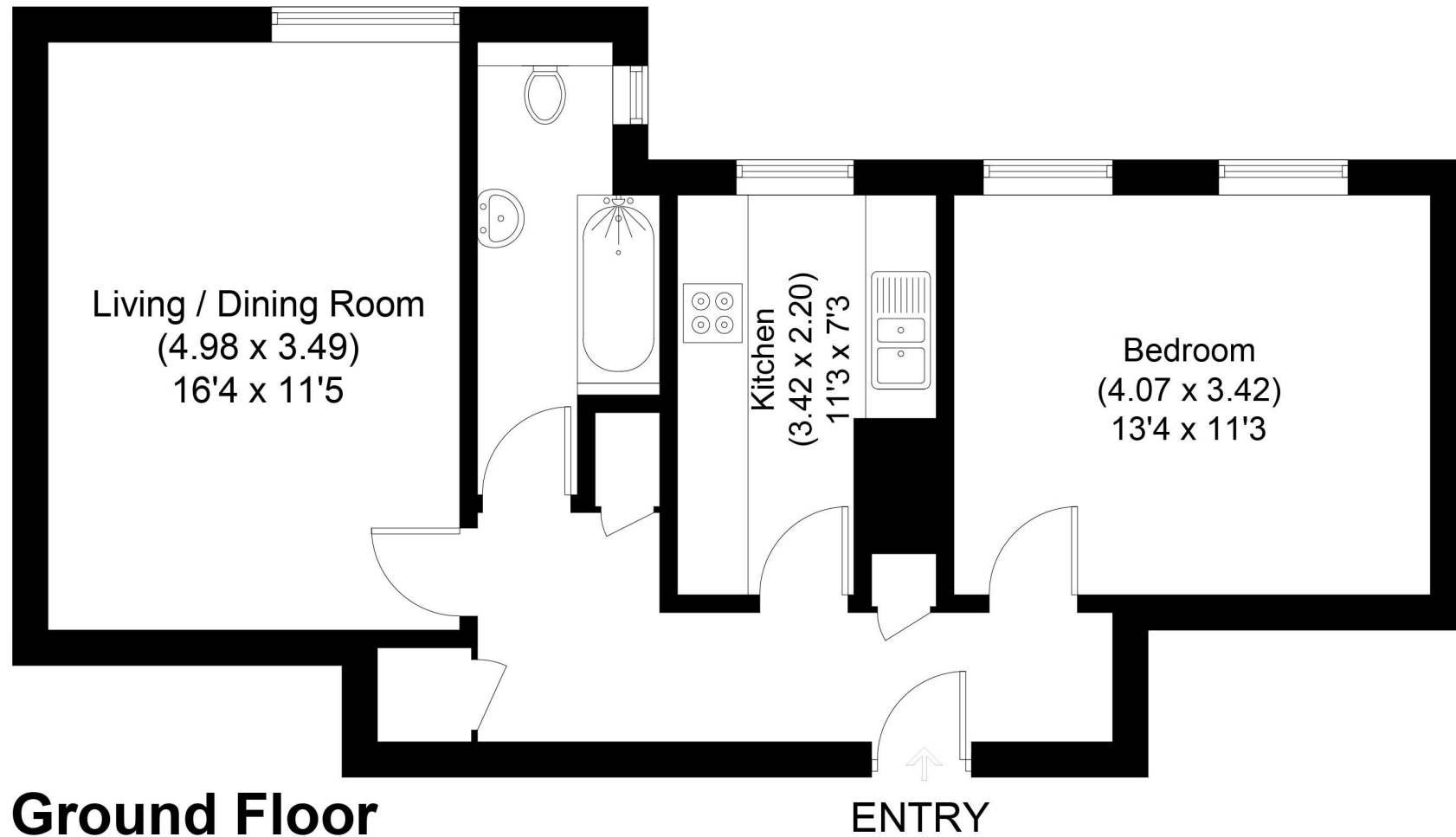
Agent Note

The property is held on a 125-year lease commencing 1 January 2004, with approximately 102 years remaining. Ground rent is £150 per annum and is reviewed every 25 years and increases by set figures over the term of the lease. The annual service charge for the property is £2196. Full terms, rights and obligations are contained within the lease and should be verified by the purchaser's solicitor. Please enquire with the agent should you require any further information regarding the lease or associated charges.



Pitmaston Court East, Goodby Road

Approximate Gross Internal Area = 55.0 sq m / 592 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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