



**Pitmaston Court West Goodby Road, Birmingham B13 8RJ**

**welcome to**

## **Pitmaston Court West Goodby Road, Birmingham**

\*\*\*TWO BEDROOMS \*\*\* LOUNGE \*\*\* KITCHEN \*\*\* BATHROOM \*\*\* ALLOCATED PARKING \*\*\* GAS CENTRAL HEATING \*\*\* COMMUNAL GARDENS \*\*\*

### **Agent Note**

This property is council tax band C.

### **Entrance**

Enter the building into the communal lobby.  
Property is found on the ground floor.

### **Entrance Hall**

Doors to all rooms of the property, 2 storage cupboards, carpet, ceiling light connection, central heating radiator.

### **Kitchen**

10' 6" x 7' 4" ( 3.20m x 2.24m )  
Double glazed window, ceiling light connection, laminate floor, tiles to splash-prone areas, integrated oven & hob with extractor over, space for fridge freezer and plumbing for washing machine, range of wall & base units with worktops over.

### **Lounge**

16' 4" x 10' 10" ( 4.98m x 3.30m )  
Double glazed window, carpet, ceiling light connection, central heating radiator, feature fireplace with inset fire, room for dining table.

### **Bedroom 1**

14' 9" x 10' 10" ( 4.50m x 3.30m )  
Double glazed window, carpet, ceiling light connection, central heating radiator.

### **Bedroom 2**

10' 10" x 7' 10" ( 3.30m x 2.39m )  
Double glazed window, carpet, ceiling light connection, central heating radiator.

### **Bathroom**

Double glazed window, tiled floor & to splash-prone areas, bath with shower over, low level flush w/c, wash hand basin with mirror cabinet above.

### **Gardens**

Communal gardens.







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## Pitmaston Court West Goodby Road, Birmingham

- Furnished/Unfurnished.
- Two Bedrooms.
- Lounge
- Kitchen.
- Bathroom.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2374.00

Ground Rent: 150.00

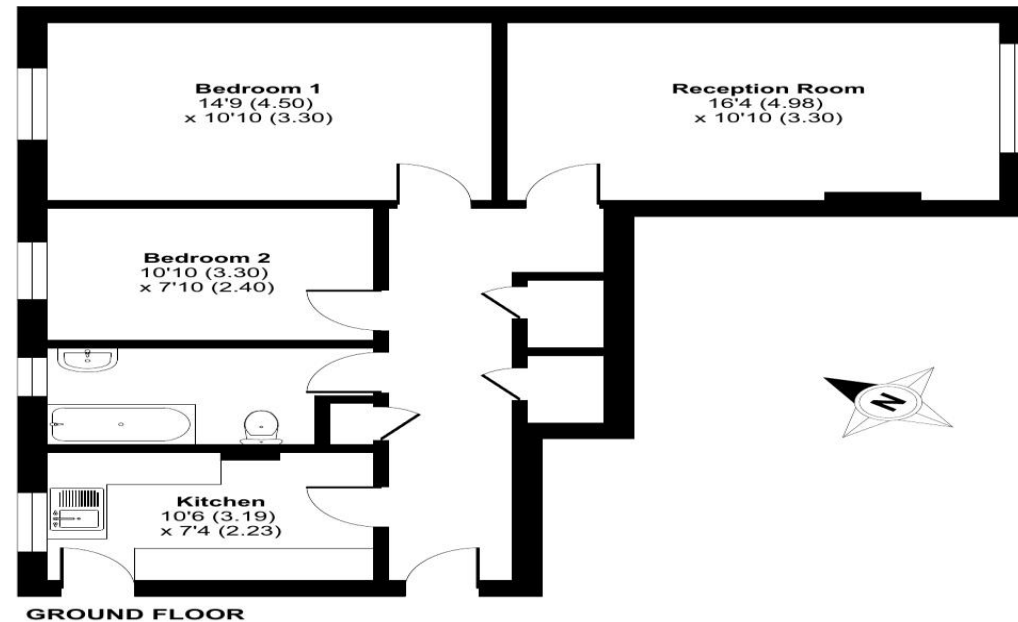
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £200,000

Goodby Road, Birmingham, B13

Approximate Area = 741 sq ft / 68.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1448089

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Property Ref:  
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