



## Flat 58 Pitmaston Court East Goodby Road

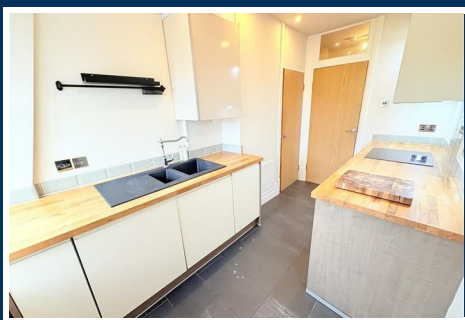
, Birmingham, B13 8RL

**Offers Over £230,000**





We are delighted to offer to the market this beautifully presented, period three bedroom top floor apartment located in this delightful Art-Deco inspired building off Goodby Road in Moseley, 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 apartment is located in the West Wing on the top floor with far reaching views of the Birmingham City skyline. Ideally located in this leafy quarter of Moseley, the property itself offers a high specification finish throughout and is offered with gas central heating, double glazing, no onward chain and plentiful parking with the brief details comprising; well tendered communal grounds and entrances, entrance hallway, contemporary kitchen, three bedrooms, living room and contemporary bathroom. The property also offers no upward chain. Energy Efficiency Rating C. To arrange your viewing of this superb apartment please call our Moseley office.



### Approach

With access door opening into:

### Hallway

With two ceiling light points, vinyl wood effect flooring, ceiling skylight, central heating radiator, doors opening into three storage cupboards providing useful storage space and housing the meters, wall mounted intercom system and further doors opening into:

### Kitchen

11'10" x 6'11" (3.62 x 2.13)

With ceiling spotlights, wall and base units with under cupboard lighting and work surfaces over, induction hob with extractor fan over, integrated oven and grill, integrated dishwasher, integrated washing machine, sink and drainer with hot and cold mixer tap, tiling to splash backs, central heating radiator, double glazed UPVC window to the side aspect, pantry area and UPVC double glazed fire exit door giving access to the balcony.

### Living Room

14'0" x 13'3" (4.28 x 4.06)

With ceiling light point, two wall mounted light points, two central heating radiators, two double glazed windows to the front aspect, cornice to ceiling,

### Bedroom One

14'10" x 11'7" (4.54 x 3.54)

With double glazed window to the side aspect, ceiling light point, picture rail and central heating radiator.

### Bedroom Two

8'0" x 11'11" (2.44 x 3.64)

With double glazed window to the side aspect, ceiling light point, picture rail and central heating radiator.

### Bedroom Three

10'5" x 7'4" (3.20 x 2.26)

With double glazed window to the side aspect, ceiling light point and central heating radiator.

### Bathroom

5'4" x 9'10" (1.64 x 3)

With ceiling spotlights, extractor fan, opaque double glazed window to the side aspect, bath with shower over and glass shower screen and hot and cold mixer tap, wash hand basin with hot and cold mixer tap, low flush WC, tiled floor covering, tiling to walls, shaver point and heated towel radiator.

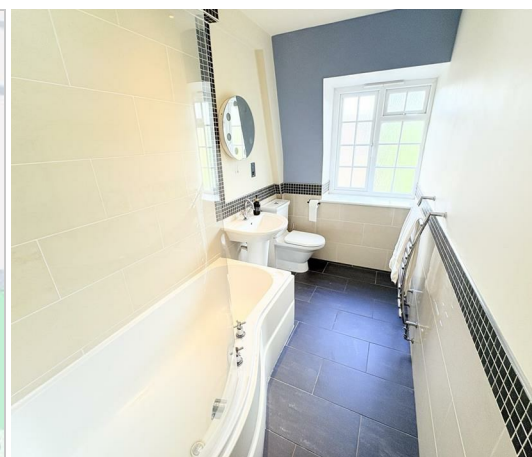
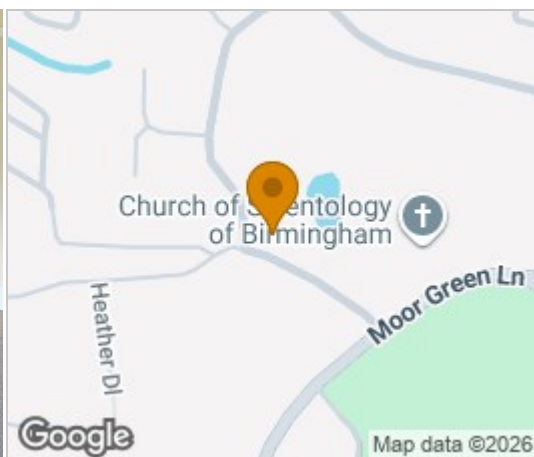
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 104 years, the ground rent is approximately £200 per annum and the service charges are approximately £2961.50 per annum (subject to confirmation from your legal representative).

### Council Tax

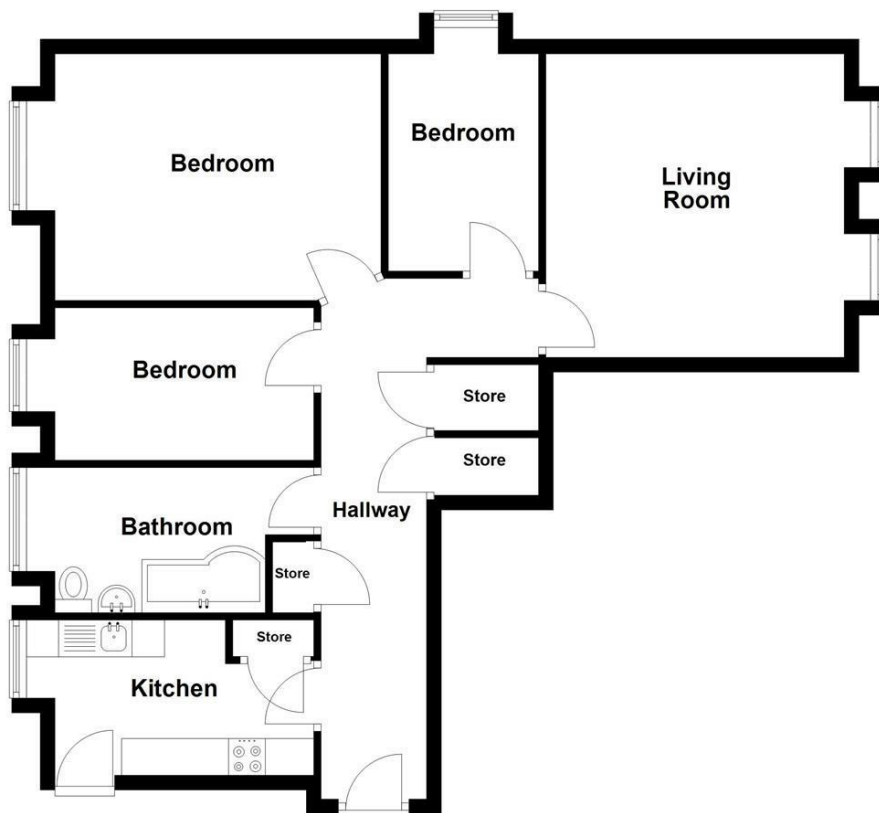
According to the Direct Gov website the Council Tax Band for Flat 58, Pitmaston Court East, Goodby Road, Moseley, Birmingham, B13 8RL is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





## Floor Plan

### Ground Floor

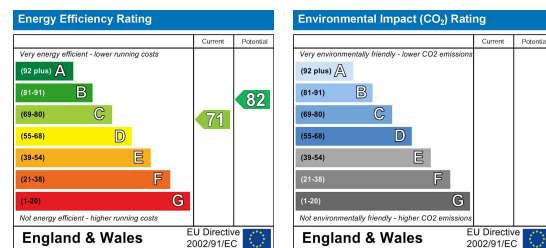


Pitmaston Court, Goodby Road  
NOT to Scale  
for Illustrative Purposes Only.

## 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.