

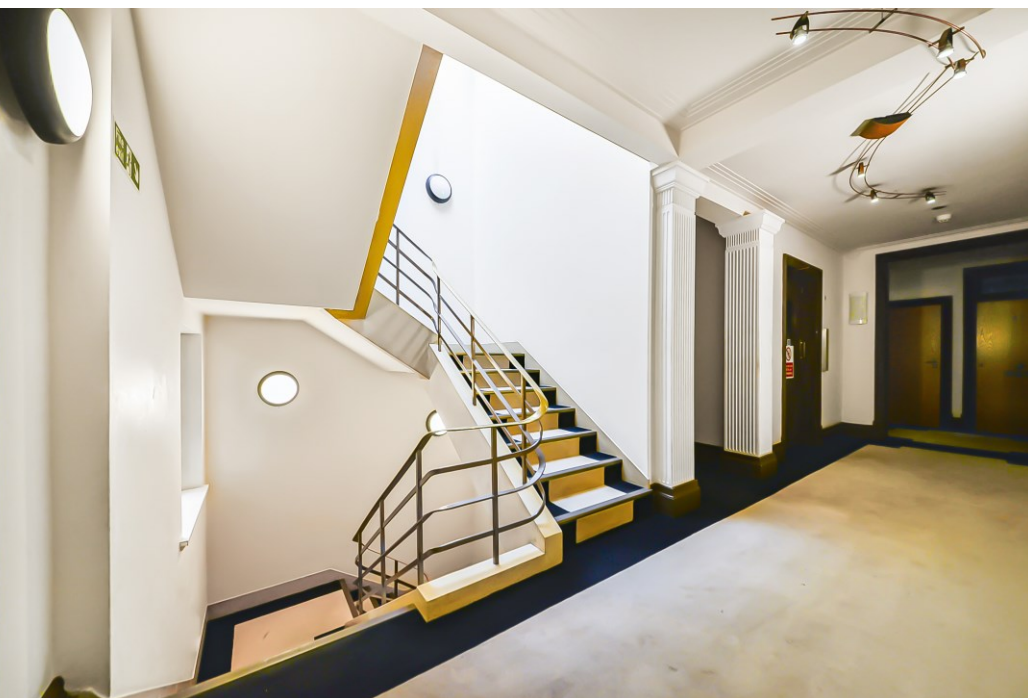


## 43 PITMASTON COURT

MOSELEY, BIRMINGHAM B13 8RL

Robert  Powell  
RESIDENTIAL SALES & LETTINGS





# 43 PITMASTON COURT £159,950

MOSELEY

A well-appointed one bedroomed apartment within a stylish Art Deco development, set in a quiet and leafy location.

## Situation

Pitmaston Court is perfectly 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 which is easily accessed via bus. 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.

## Situation

This superb one 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 second floor with access via lift or stairs. The accommodation extends to approximately 567 sq ft (53 sq m) and comprises:

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

**Living Room** which is a light and bright space with two south-facing windows to the front and

being well-proportioned to allow space for a sitting and dining area.

**Kitchen** having a window to the front, dark wood effect fitted base and wall units with white acrylic work-tops, Electrolux integrated washer/dryer, electric oven, four ring gas hob with concealed extractor above, space for fridge freezer, wall mounted gas central heating boiler.

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

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

## Outside

There is communal parking within the grounds.

## General Information

**Tenure:** The property will come with the benefit of a new 125 year lease which will begin on the date of purchase. There is a service charge which is currently £2,021 per annum, and a peppercorn ground rent.

**Council Tax:** Band B

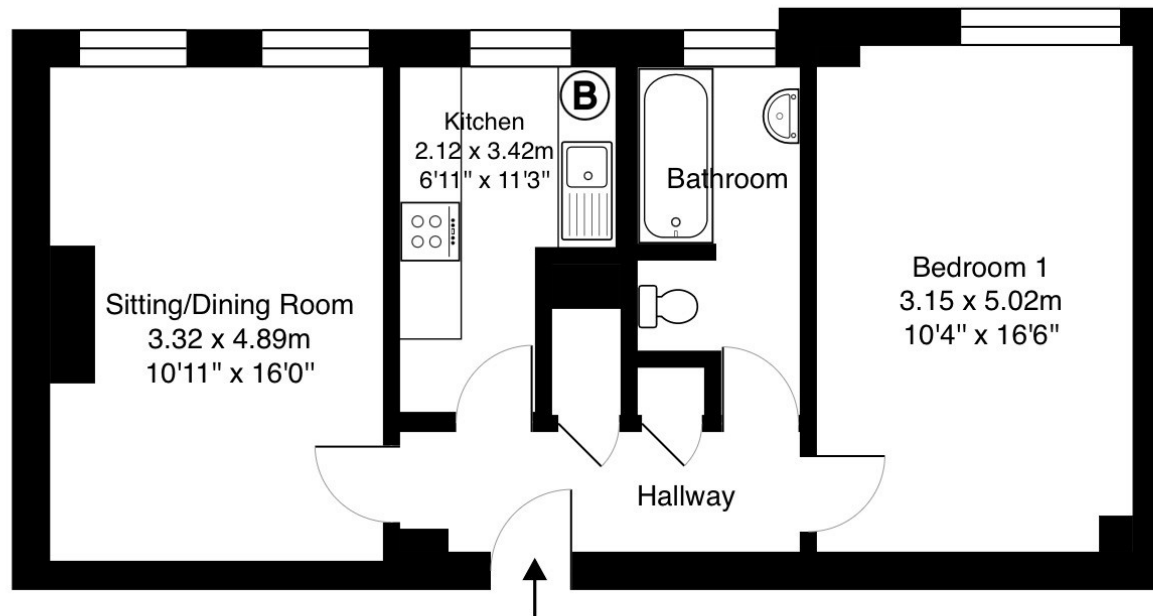
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To view this property call Robert Powell on **0121 454 6930**



# 43 Pitmaston Court, Moseley, Birmingham.



Total Area: approx 52.7 m<sup>2</sup> ... 567 ft<sup>2</sup>



All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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