

PROPERTY AUCTION

Cottons

Chartered Surveyors

13TH MARCH 2003

AT 11.00 AM

**ASTON VILLA
FOOTBALL CLUB
VILLA PARK
BIRMINGHAM
B6 6HE**



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors. These conditions are available for inspection at the Vendors Solicitors office, 5 working days before the sale and may also be inspected in the sale-room prior to the auction sale but they will NOT then be read.

The purchaser shall be deemed to bid upon these terms whether they have inspected the conditions or not.

AUCTIONEERS ADVICE

If your bid is successful, you will have entered into a binding contract to purchase that particular Lot. It is therefore important that you consider the following:

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.
3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.
4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.
5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.
6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fitments, drains and any other pipework, appliances and electrical fitments. Prospective purchasers are advised to undertake their own investigations.
7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.
8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.
9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special 'Auction Block Policy', insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.
10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.
11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.
12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.
13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

If you have never been to an auction before or require more information about a particular Lot, you are welcome to contact our office with any enquiries which you may have. We will do our utmost to help.

Auction Sale

of 86 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with a Freehold Ground Rents and Land Comprising:

- 6 Residential Investment properties on behalf of 'the grainger trust plc' in Nuneaton, Warwickshire.
- 28 Freehold Vacant Residential Properties
- 24 Residential Investment Properties
- 5 Leasehold Vacant Flats/Houses
- 9 Freehold Shop Premises with Vacant Possession
- 1 Freehold Former Clinic
- 2 Parcels of Freehold land
- 1 Freehold Commercial Investment
- 1 Freehold Flat Redevelopment Opportunity
- 7 Freehold Ground Rents
- 2 Parades of Investment Retail Shops/Flats

ORDER OF SALE

Lot	Property	
1	103 Melton Road, Kings Heath, Birmingham	Vacant Possession
2	17 Mount Street, Halesowen, Birmingham	Investment
3	80 Wiggin Street, Ladywood, Birmingham	Investment
4	134 Crompton Road, Handsworth, Birmingham	Vacant Possession
5	11 Bryant Street, Winson Green, Birmingham	Vacant Possession
6	424 Brays Road, Sheldon, Birmingham	Vacant Possession
7	71 Norman Street, Winson Green, Birmingham	Investment
8	Apt 6 Westside, Suffolk Street, Birmingham	Vacant Possession
9	166 Newcombe Road, Handsworth, Birmingham	Vacant Possession
10	15 Littlemoor Hill, Smethwick, West Midlands	Investment
11	56 Woodland Road, Handsworth, Birmingham	Vacant Possession
12	16 Spring Grove Gardens, Winson Green	Investment
13	48 Talbot Street, Winson Green, Birmingham	Investment
14	138 Kettlebrook Road, Tamworth, Staffs	Vacant Possession
15	143 Perrywalk, Blackrock Road, Erdington	Vacant Possession
16	37 Bilston Road, Tipton, West Midlands	Vacant Possession
17	Priory Park Wines, 298 Vicarage Road, Kings Heath	Vacant Possession
18	635/637 Washwood Heath Road, Ward End	Part Investment/Part Vacant Possession
19	621 Kingsbury Road, Erdington, Birmingham	Vacant Possession
20	118 Croydon Road, Erdington, Birmingham	Investment
21	48 Sladefield Road, Ward End, Birmingham	Vacant Possession
22	64 Hob Moor Road, Small Heath, Birmingham	Vacant Possession
23	24 Wellington Road, Smethwick, West Midlands	Investment
24	37 Bond Street, Stirchley, Birmingham	Investment
25	Beeches Road, Great Barr, (Retail Parade)	Commercial/Residential Investment
26	Clarage House, Long Lane, Halesowen	Commercial/Residential Investment
27	371/373 Ladypool Road, Sparkhill, Birmingham	Vacant Possession
28	Ex Comrades Club, Bow Street, Rugeley	Redevelopment Opportunity Vacant Possession
29	104 Church Lane, Handsworth Wood, B'ham	Vacant Possession
30	75 Alcester Road, Moseley, Birmingham	Vacant Possession
31	35 Daisy Road, Edgbaston, Birmingham	Investment
32	186 St Saviours Road, Saltley, Birmingham	Vacant Possession
33	134 Gillott Road, Edgbaston, Birmingham	Vacant Possession
34	2 Bond Street, Stirchley, Birmingham	Vacant Possession
35	325 George Road, Erdington, Birmingham	Investment
36	198 West Heath Road, Northfield, Birmingham	Vacant Possession
37	30 Tudor Road, Camp Hill, Nuneaton	Investment
38	36 Tudor Road, Camp Hill, Nuneaton	Vacant Possession
39	50 Tudor Road, Camp Hill, Nuneaton	Investment
40	50A Tudor Road, Camp Hill, Nuneaton	Investment
41	54A Tudor Road, Camp Hill, Nuneaton	Investment



42	77 Tudor Road, Camp Hill, Nuneaton	Investment
43	22 Meadow Lane, Parr, St Helens	Investment
44	127 Gillott Road, Edgbaston, Birmingham	Investment
45	21 Clarendon Road, Edgbaston, Birmingham	Vacant Possession
46	36/38 City Road, Edgbaston, Birmingham	Vacant Possession
47	9 Buttery Road, Smethwick, West Midlands	Vacant Possession
48	66 Weston Lane, Balsall Heath, Birmingham	Ground Rent
49	Bowood End, Glenfield Close, Sutton Coldfield	Ground Rents
50	Amberley Green, Great Barr, Birmingham	Ground Rents
51	Maxstoke Street, Bordesley Green, Birmingham	Ground Rents
52	Moat Croft, Sutton Coldfield, West Midlands	Ground Rents
53	Woodbridge Avenue, Tanglewood Close, Honeysuckle Close, Quinton, Birmingham	Ground Rents
54	Hawaby Grove, Sutton Coldfield, West Mids	Ground Rents
55	Land rear of 18 Finch Road, Lozells, B'ham	Vacant Land
56	Former Garage Yard Selborne Road, Handsworth	Vacant Land
57	87 Weston Street, Walsall, West Midlands	Investment
58	5 Grange Road, Aston, Birmingham	Vacant Possession
59	38 Lees Street, Winson Green, Birmingham	Investment
60	244 School Road, Yardley Wood, Birmingham	Vacant Possession
61	Priory Clinic, Cedar Road, Dudley	Vacant Possession
62	240 Court Oak Road, Harborne, Birmingham	Vacant Possession
63	757 Alum Rock Road, Alum Rock, Birmingham	Vacant Possession
64	93/95 High Street, Brownhills, West Midlands	Investment
65	103 Summerfield Crescent, Edgbaston, B'ham	Investment
66	36 Albert Road, Handsworth, Birmingham	Vacant Possession
67	16 Fernwood Croft, Tipton, West Midlands	Investment
68	4 Primrose Hill, Trecynon, Aberdare	Investment
69	467 Bearwood Road, Bearwood, West Midlands	Vacant Possession
70	Flat 1, 59 Carlyle Road, Edgbaston, B'ham	Investment
71	402 Lodge Road, Hockley, Birmingham	Vacant Possession
72	140 Wiggan Street, Ladywood, Birmingham	Investment
73	47 Limbrick Avenue, Tile Hill, Coventry	Vacant Possession
74	72 Jephcott Road, Alum Rock, Birmingham	Vacant Possession
75	30 Dara Street, Walsall, West Midlands	Investment
76	111 Winson Street, Winson Green, Birmingham	Investment
77	48 Arden Grove, Ladywood, Birmingham	Investment
78	49 Trejon Road, Cradley Heath, West Midlands	Vacant Possession
79	49 Maas Road, Northfield, Birmingham	Vacant Possession
80	60 Parker Street, Walsall, West Midlands	Investment
81	74 Norman Street, Winson Green, Birmingham	Investment
82	54 Richmond Road, Bearwood, West Midlands	Vacant Possession
83	80 Woodthorpe Road, Kings Heath, B'ham	Vacant Possession
84	37 Harrowby Place, Willenhall, West Midlands	Vacant Possession
85	42 Sycamore Road, Handsworth, Birmingham	Vacant Possession
86	54 Harleston Road, Great Barr, Birmingham	Vacant Possession

LOT 1 Freehold Vacant Possession

103 Melton Road, Kings Heath, Birmingham B14 7ET



Property Description:
A traditional style mid terraced house of brick construction with a slate clad roof set back from the road behind a paved fore garden and requiring complete modernisation and improvement. Melton Road itself is situated in a most popular and established residential location leading directly off Addison Road and within approximately one third of a mile distance from Kings Heath High Street providing a wide range of local amenities.

Accommodation:
Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Paved forecourt
Outside (rear) – Pedestrian side entry access, yard, lawned garden and shed.

Vendors Solicitors:
Moseley Chapman & Skemp
18 Bore Street
Lichfield
Staffordshire
WS13 6LW
Telephone No – 01543 414100

Ref: Mrs P McInnis
Viewings:
Via Cottons – 0121 247 2233

LOT 2 Freehold Investment

17 Mount Street, Halesowen, West Midlands B63 4NU



Property Description:
A traditional brick built mid-terraced property of brick construction with a tile clad roof having accommodation on three floors and located off the Hagley Road and within 1/4 of a mile from Halesowen Town Centre. The property provides well laid out accommodation. The property is currently let on a Regulated Tenancy at a registered rental of £48.00 per week (£2496 per annum), and we understand rent re-registration is now overdue.

Accommodation:
Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Two Double Bedrooms.
Second Floor
Attic Bedroom 3.
Outside (front) - Small lawned fore garden with pedestrian access to the side.
Outside (rear) - small yard

Vendors Solicitors:
Yusuf & Baker
258 Belsize Road
London
NW6 4BT
Telephone No - 0207 316 6331

Ref: Mr S V Baker
Viewings:
Via Cottons – 0121 247 2233

AUCTION TEAM

- Andrew J Barden MRICS
- John Day FRICS
- Peter C Longden FRICS
- Mark M Ward TechRICS
- Kenneth F Davis FRICS

MISREPRESENTATION ACT

The Auctioneers for themselves and for the Vendors or Lessors of the property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of any offer or contract.
2. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of the Auctioneers has authority to make any or give any representation or warranty whatever in relation to these properties.



LOT 3**Freehold Investment**

**80 Wiggin Street, Ladywood,
Birmingham B16 OAH**

**Property Description:**

A traditional style mid terraced house of brick construction in presentable condition and benefitting from UPVC double glazed windows and gas-fired central heating. Wiggin Street itself is located directly off Icknield Port Road (B4126) and the property is within less than a third of a mile distance from Dudley Road City Hospital.

The property is currently let to three students on an Assured Shorthold Tenancy Agreement. Rental - £624 pcm (£7488 per annum)

Vendors Solicitors:

F A Greenwood & Co
Victoria Square House
81 New Street
Birmingham
B2 4BA
Telephone No - 0121 643 1082

Ref: Mr A J Monington

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Living Room, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite, Kitchen.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2 (intercommunicating), Bedroom 3.
Outside (front) - Paved fore garden
Outside (rear) - Yard with pedestrian entry access.

LOT 4**Freehold Vacant Possession**

**134 Crompton Road, Handsworth,
Birmingham B20 3QP**

**Property Description:**

A traditional style end of terrace house of brick construction with replacement tile clad roof offered in presentable condition and having the benefit of ground floor kitchen and bathroom extension, gas-fired central heating and three double bedrooms. Crompton Road itself is located off Hutton Road and the property is conveniently located within less than a miles distance from The University of Central England and local services at Perry Barr including the One Stop Shopping Centre.

Outside (rear) - Shared pedestrian access, paved yard and garden.

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Perry Barr
Birmingham B20 3JQ
Telephone No - 0121 356 5032

Ref: Mr P Swann

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear entrance Lobby, bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2.
Second Floor
Stairs to Attic Bedroom.
Outside - Walled and paved fore garden

LOT 5**Freehold Vacant Possession**

**11 Bryant Street, Winson Green,
Birmingham B18 4BH**

**Property Description:**

A traditional style double fronted end terraced house occupying a corner position and of brick construction with a replacement tile clad roof. The property provides well laid out accommodation and Bryant Street itself is situated directly off Winson Green Road (A4040).

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (rear) - Yard

Vendors Solicitors:

Brian Davies & Co Solicitors
409 Bearwood Road
Smethwick
West Midlands B66 4DJ
Telephone No - 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

LOT 6**Leasehold Vacant Possession**

424 Brays Road, Sheldon, Birmingham B26 2RS

Property Description:

An end of terraced house of part rendered brick construction with an interlocking tile clad hipped roof, set back from the road behind a fore garden and requiring modernisation and improvement. Brays Road itself leads directly off Coventry Road (A45) and the property lies between the junctions of Horrell Road and Sheldon Heath Road where a range of local shops and amenities are also located.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor

Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside - Gardens to front and rear.
Term: 99 Years (less 3 days)
Commencement Date: 29 September 1942
Ground Rent: £7.00 per annum

Vendors Solicitors:

Sehgal & Co
456 Stratford Road
Sparkhill
Birmingham B11 4AE
Telephone No - 0121 772 2226

Ref: Mr Tariq Ali

Viewings:

Via Cottons – 0121 247 2233



LOT 7**Freehold Investment**

**71 Norman Street, Winson Green,
Birmingham B18 7ER**

**Property Description:**

A traditional style mid terraced house of brick construction with a replacement tile clad roof offered for sale is presentable condition and benefiting from gas-fired central heating and modern kitchen and bathroom fittings. Norman Street itself is located directly off Winson Green Road (A4040) and within half a mile distance of Dudley Road City Hospital. The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental - £450 pcm (£5400 per annum)

Accommodation:

Ground Floor
Living Room, Kitchen, Rear Lobby,
Bathroom with panelled bath,
pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (rear) - Yard

Vendors Solicitors:

Lincoln Lewis
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

LOT 8**Leasehold Vacant Possession**

**Apartment 6, Westside, Suffolk Street,
Queensway, Birmingham B1 1LT**

**Property Description:**

A modern purpose built Apartment providing well laid out accommodation extending to approximately 68.5 sq m (738 sq ft) which has been finished to a high standard and has the benefit of electric heating, double glazed windows, quality bathroom and kitchen fittings and secure car-parking space. Westside itself overlooks Suffolk Street Queensway and is situated adjacent to The Alexandra Theatre and virtually opposite The Mailbox. The property is within a few minutes walk of excellent shopping facilities including The Mailbox, The Pallisades and The Bull Ring Shopping Centre, which is currently undergoing redevelopment and also New Street Railway Station.

Accommodation:

Ground Floor
Communal Entrance Hall with video security entry system.
Second Floor
With lift and stair access, Reception Hall, Video Entry Telephone, Lounge/Dining Room, Kitchen with a range of modern wooden finished units and integrated appliances including refrigerator, washer/drier, dishwasher, electric oven, hob and extractor unit, Bedroom 1 with en-suite shower room having shower cubicle, pedestal wash basin and WC, Bedroom 2, Bathroom having panelled bath, pedestal wash basin and WC.

Outside - There is one secure car-parking space.

Term: 125 years
Commencement Date: June 2002
Service Charge (including ground rent): £1496.25 per annum

Vendors Solicitors:

Albion & Co
16th Floor Kennedy Tower
St Chads
Queensway
Birmingham B4 6JN
Telephone No - 0121 688 5000

Ref: Mr K Thompson

Viewings:

Via Cottons – 0121 247 2233

LOT 9**Freehold Vacant Possession**

**166 Newcombe Road, Handsworth,
Birmingham B21 8BY**

**Property Description:**

A traditional end of terrace house of brick construction with slate clad roof having a rendered front elevation and benefiting from part UPVC double glazed windows and three reception rooms. Newcombe Road itself is located directly between Rookery Road and Sandwell Road.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Dining Room, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Perry Barr
Birmingham
B20 3JQ
Telephone No - 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233

Outside (front) - Walled fore garden.
Outside (rear) - Yard and garden area.

LOT 10**Freehold Investment**

**15 Little Moor Hill, Smethwick, West
Midlands, B67 7BQ**

**Property Description:**

A traditional semi detached house of rendered brick construction with a tile clad roof benefiting from double glazed windows, gas fire central heating, three reception rooms and four bedrooms. Little Moor Hill itself runs directly between Londonderry Lane and Stoney Lane and the property is conveniently located within a third of a mile of Smethwick High Street providing a wide range of local amenities. The property is current let on an Assured Shorthold Tenancy Agreement as follows.
Rental - £400 per calendar month (£4,800 per annum)

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Front Reception Room, Middle Reception Room, Rear Reception Room, Breakfast Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin, WC.
Second Floor
Stairs to Attic Bedroom 4.
Outside (front) - Walled fore garden
Outside (rear) - Large concrete yard, Outhouse and WC and garden

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Telephone No - 0121 455 6333

Ref: Mr B Kang

Viewings:

Via Cottons – 0121 247 2233



56 Woodland Road, Handsworth, Birmingham B21 0EP



Property Description:
A traditional style mid terraced villa of brick construction with replacement tile clad roof occupying a slightly elevated position and offered for sale in presentable condition, benefitting from gas-fired central heating. Woodland Road itself leads directly off Holyhead Road (A41).

Accommodation:
Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Walled fore garden, pedestrian entry access to rear.
Outside (rear) - Paved yard and garden with brick store.

Vendors Solicitors:
Steele & Clunis
30 Grove Lane
Handsworth
Birmingham B21 9EP
Telephone No - 0121 523 9191

Ref: Mr N Gillette

Viewings:
Via Cottons – 0121 247 2233



16 Spring Grove Gardens, Winson Green, Birmingham B18 5DQ

Property Description:
A modern purpose built first floor maisonette situated in a cul-de-sac located off Talbot Street which in turn leads off Lodge Road. The property provides well laid out accommodation.

The property is currently let on an Assured Shorthold Tenancy Agreement
Rental: £400 p.c.m (€4800 p.a.)

Accommodation:
Ground Floor
Entrance Hall, Stairs and Landing.
First Floor
Lounge, Double Bedroom, Kitchen,

Bathroom with panelled bath, pedestal wash basin & WC.
Term: 99 years
Commencement date: 25 March 1983
Ground Rent: Currently £45.00 pa

Vendors Solicitors:
Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:
Via Cottons – 0121 247 2233



48 Talbot Street, Winson Green, Birmingham B18 5DG

Property Description:
A first floor studio apartment forming part of a modern development, of brick and tile construction and containing a number of similar apartments. Talbot Street is located off Lodge Road, close to the site formerly occupied by All Saints Hospital, which in now undergoing residential development.
The property is currently let on an Assured Shorthold Tenancy Agreement
Rental: £350 p.c.m (€4200 p.a.)

Accommodation:
Ground Floor
Communal Entrance door with door entry system.

First Floor
Stairs and Landing, Bed/Sitting Room with electric storage heater, Kitchen, Dressing Room, Shower Room with WC and wash basin.
Outside - Communal gardens.
Term: 120 years
Commencement Date: September 1983
Service Charge: Refer to solicitors

Vendors Solicitors:
Lincoln Lewis & Co Solicitors
7 George Road
Edgbaston
Birmingham B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:
Via Cottons – 0121 247 2233

Find us on the web @
www.cottons.co.uk
E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card
(credit card payments subject to a surcharge of 2%)

Personal/Company Cheque
(all cheques are subject to a valid form of identification eg. passport or driving licence)

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.





**138 Kettlebrook Road, Tamworth,
Staffordshire B77 1AF**

Property Description:

A traditional style detached property of part rendered brick construction with tile clad roof and benefitting from UPVC double glazed windows. The property provides accommodation on three floors and has been converted with planning consent (Tamworth Borough Council Reference 0143/2001 Dated 16 May 2001) into two well laid out and self-contained flats, each benefitting from a separate gas-fired central heating system and requiring various cosmetic and other works in order to finalise the conversion. When completed the property would make an ideal investment opportunity and furthermore benefits from ample off-road parking and a detached workshop of block and tile construction at the rear. The property itself is located approximately three quarters of a mile from Tamworth Town Centre providing a wide range of local amenities.

Accommodation:

Ground Floor
Flat 1
Reception Hall, Bedroom 1, Bedroom 2, Lounge, Lobby/Storage area, Shower Room with electric shower, pedestal wash basin and

WC, Kitchen with a range of laminate units, Shared Conservatory.
First Floor
Flat 2
Stairs and Landing, Lounge, Kitchen (no fittings present), Inner Hall and Landing, Bedroom 1, Bedroom 2.
Second Floor
Stairs to Attic Bedroom, Bathroom with panelled bath, pedestal wash basin, WC and bidet.
Outside (front) - Concrete forecourt providing off-road parking, shared vehicular access to side.
Outside (rear) - Enclosed block paved yard, Tarmacadam car parking area for several cars and a detached workshop of block and tile construction 52 sq m.

Vendors Solicitors:

Foster & Co
Old Post Office Buildings
2 Lower Gungate
Tamworth
Staffordshire B79 7AL
Telephone No - 01827 62218

Ref: Mr T Foster

Viewings:

Via Cottons – 0121 247 2233



**143 Perry Walk, Blackrock Road, Erdington,
Birmingham B23 7XL**

Property Description:

A presentable and well maintained Duplex Flat situated on the 2nd and 3rd floors of a purpose built block and benefitting from gas-fired central heating, modern kitchen and bathroom fittings, recent redecoration, security door entry system and three good sized bedrooms. Blackrock Road leads directly off Faulkners Farm Drive.

Accommodation:

Ground Floor
Rear Entrance Hall with door entry system.
Second Floor Stairs and Landing, Reception Hall, Breakfast/Kitchen, Lounge/Dining Room with small balcony.
Third Floor Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled

bath, pedestal wash basin and WC. Outside - Communal gardens, private garden and allocated parking space.

Term: 99 years commencing 25 December 1987
Ground Rent: £24.00 p.a.
Service Charge: Currently £660.00 p.a.

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham B16 9RG
Telephone - 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233



**WE KNOW THE
ONLY RESULT
THAT REALLY
MATTERS**





**37 Bilston Road, Tipton,
West Midlands DY4 0BY**

Property Description:

A traditional detached bungalow of part rendered brick construction with a hipped tile clad roof benefitting from part double glazing, requiring complete modernisation and improvement. The property is set back from the road behind a walled fore garden.

74.12 sq m), Glazed Veranda/Lean-to with access to rear garden. Outside (front) - Generous paved fore garden and off-road parking. Outside (rear) - Yard and garden.

Vendors Solicitors:

Hearne & Co Solicitors
121 Poplar Road
Bearwood
West Midlands B66 4AP
Telephone No - 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Two Double Bedrooms, Two Rear Reception Rooms, Kitchen.
Lower Ground Floor
Cellar/Store (gross internal area



**Priory Park Wines, 298 Vicarage Road, Kings
Heath, Birmingham, B14 7NH**

Property Description:

An established off licence business occupying a prominent freehold ground floor retail shop with living/storage accommodation to the rear and a presentable self contained flat over. The property is situated in a parade of similar type shops virtually opposite the junction with Kings Road and is of brick construction with interlocking tile clad roof having been well maintained and benefiting from UPVC double glazed windows.

Accommodation:

Ground Floor
Retail Shop (39 sq.mtrs) - shop front with electric roller shutter, alarmed with CCTV and security door lock. Living Room (15 sq.mtrs), Kitchen (5 sq.mtrs) with a range of laminate units, Cloak Room with WC and wash basin. Office (3.5 sq.mtrs) with built in store cupboard.

First Floor

Self contained flat with street access. Reception Hall, Stairs and Landing, Bedroom 1, Bedroom 2 (formerly kitchen - no fittings). Shower Room having shower enclosure, pedestal wash hand basin, WC.

Outside (Front) - Tarmacadam forecourt.

Outside (Rear) - Enclosed Yard/Garden (97 sq.mtrs) having gated vehicular access to shared rear driveway.

Note

The property is being sold as a going concern and includes fixtures and fittings contained within the retail shop (a schedule of contents can be obtained from the Agents or Solicitors). All stock can be purchased separate at valuation. A purchaser of the property, who wishes to continue the existing off-licence business carried out from the premises, will need to obtain a protection order prior to completion.

Please note:

The business (not the property) is VAT registered.

Vendors Solicitors:

Elliot & Co
83 Newhall Street
Birmingham
B3 1PB
Telephone No - 0121 236 9690

Ref: Mr M Elliot

Viewings:

Via Cottons - 0121 247 2233

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**635/637 Washwood Heath Road, Ward End,
Birmingham B8 2HJ**

Property Description:

A pair of traditional mid terraced properties of brick construction with an asphalt slate roof comprising of two ground floor Retail Shops with Self-contained Flats over. The properties are situated in a busy parade of similar retail shops located between the junctions of Bamville Road and Sladefield Road. One shop (635) and both flats are currently vacant, requiring a range of modernisation and improvement works prior to letting/occupation and number 637 is currently let on a fifteen year lease, which commenced on 12 October 1998 at a rental of £4000 per annum (rent review due October 2003 and 5 yearly thereafter) and is currently trading as "The Chip Inn" Kebab House Restaurant and take-away, having the benefit of A3 planning consent.

Accommodation:

No 635
Ground Floor Retail Shop
31 sq m with recessed entrance and built-in under stair cupboard, Rear Entrance Hall, Store Room - 6 sq m, Further Storage Area - 2 sq m, WC.

No 635a
First Floor Flat
Shared off the street Entrance, Stairs and Landing, Full Width Lounge, Bedroom, Bathroom with

panelled bath, pedestal wash basin & WC, Dining/Kitchen with a range of laminate units.

No 637
Ground Floor
Restaurant/Take-away - 36.8 sq m in a presentable and modernised condition, Long Corridor with partial storage, Kitchen and Preparation Room - 14.7 sq m, Store Room - 5.7 sq m, Lobby/Storage Area - 4.2 sq m, WC.

No 637a
First Floor Flat
Having shared off street Entrance, Stairs and Landing, Full width Lounge, Bedroom, Bathroom with panelled bath, pedestal wash basin and WC, Dining/Kitchen with a range of laminate units.

Outside (rear) - Shared yard area with pedestrian access.

Vendors Solicitors:
Howell & Co
1341 Stratford Road
Hall Green
Birmingham
B28 9HW
Telephone No - 0121 778 5031

Ref: Mr R Gibbins

Viewings:
Via Cottons - 0121 247 2233



**621 Kingsbury Road, Erdington,
Birmingham B24 9PH**

Property Description:

A mid terraced house of part clad brick construction having a tile clad roof and forming part of a small row of similar properties located at the junction of Kingsbury Road and Tyburn Road (A38). The property benefits from gas-fired central heating and requires minor improvement and cosmetic works.

Accommodation:

Ground Floor
Reception Hall, Through Lounge/Dining Room, Kitchen/Breakfast Room.
First Floor
Stairs and Landing, Three

Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Long lawned fore garden.
Outside (rear) - Concrete yard and garden with free-standing Garage.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham B42 2TP
Telephone No - 0121 356 1161

Ref: Mr A G Curtis

Viewings:
Via Cottons - 0121 247 2233

**118 Croydon Road, Erdington,
Birmingham B24 8JL**



Property Description:

An end of terrace house of brick construction with slate clad roof situated in a cul-de-sac located off Erdington Hall Road and set back behind a fore garden. The property offers well laid out accommodation having Two Reception Rooms and Three Bedrooms.

The property is currently let on a Company Tenancy Agreement for a term of 6 months from 1 December 2002

Rental - £700 per calendar month (£8400 per annum).

Vendors Solicitors:

Brian Davies & Co Solicitors
409 Bearwood Road
Smethwick
West Midlands B66 4DJ
Telephone No - 0121 429 8041

Ref: Mr P Davies

Viewings:
Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Garden
Outside (rear) - Yard and lawned garden

LOT 21**Freehold Vacant Possession**

**48 Sladefield Road, Ward End,
Birmingham B8 3NX**

**Property Description:**

A much improved traditional end terraced house having been completely refurbished and modernised throughout including UPVC double glazed windows and doors, gas-fired central heating, modern kitchen and bathroom fittings and redecorations. The property is of brick construction with a replacement tile clad roof and is set back behind a small walled fore garden. Sladefield Road itself leads directly off Washwood Heath Road.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Lobby, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms, Cloakroom with WC and wash basin.
Outside (front) - Concrete fore garden
Outside (rear) - Pedestrian entry

access to paved patio and lawned garden.

Vendors Solicitors:

Taylor's Solicitors
Norwich House
Poplar Road
Solihull
West Midlands B91 3AW
Telephone No - 0121 704 1212

Ref: Mr D Inman

Viewings:

Via Cottons – 0121 247 2233

LOT 22**Freehold Vacant Possession**

**64 Hob Moor Road, Small Heath,
Birmingham B10 9BU**

**Property Description:**

A traditional mid terraced retail shop with living accommodation over and of brick construction with a replacement tile clad roof and benefiting from gas-fired central heating and UPVC double glazed windows. The property is set back behind a paved forecourt and located virtually opposite St Benedicts Road. Hob Moor Road itself leads directly off Green Lane.

Accommodation:

Ground Floor Retail Shop
34 sq m having double glazed shop front with roller shutter, rear store room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath and WC.
Outside (front) - Paved forecourt.
Outside (rear) - Yard with shared pedestrian access and garden.

Vendors Solicitors:

Anthony Stockton & Co Solicitors
12th Floor Coventry Point
Market Way
Coventry
CV1 1EA
Telephone No - 02476 231821

Ref: Mr A Stockton

Viewings:

Via Cottons – 0121 247 2233

LOT 23**Freehold Investment**

**24 Wellington Road, Smethwick, West
Midlands B67 6EX**

**Property Description:**

A traditional style mid terraced house of brick construction with an interlocking tile clad roof set back from the road behind a small walled fore garden. Wellington Road itself is located directly off Bearwood Road (A4030) and the property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £368.33 per calendar month (£4420.00 per annum).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Lounge, Rear Entrance Lobby with pantry, Kitchen.
First Floor
Stairs and Landing, Bathroom with panelled bath, wash basin & WC, Bedroom 1, Bedroom 2, Bedroom 3.
Outside (front) - Walled fore garden.
Outside (rear) - Pedestrian entry access to yard with outhouses and lawned garden.

Vendors Solicitors:

Nicholas Brimble & Co
427 Bearwood Road
Bearwood
West Midlands B66 4DF
Telephone No - 0121 429 8016

Ref: Mr N Brimble

Viewings:

Via Cottons – 0121 247 2233

LOT 24**Freehold Investment**

**37 Bond Street, Stirchley,
Birmingham B30 2LB**

**Property Description:**

A traditional style mid terraced house of brick construction with tile clad roof set back from the road behind a small walled fore garden and located in a popular and established residential location. Bond Street itself leads directly off Bournville Lane which in turn leads off Pershore Road (A441) and Bournville Railway Station is located within approximately one quarter of a mile distance. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of three years.

Rental: £350 p.c.m (£4200 p.a.).

WC, lawned garden and shared pedestrian access.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham B42 2TP
Telephone No - 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



Freehold Commercial/ Residential Investment

263-285 Beeches Road, Great Barr, Birmingham, B42 2QS



Property Description:

A parade of purpose built Retail Shops having Duplex Flats over, occupying a prominent corner site which extends to approximately 1591 sq m (0.39 Acres) and at the junction of Beeches Road and Hassop Road. The parade itself comprises predominantly of a three-storey block of brick construction with interlocking tile clad roof containing four single and one double shop units along with six Duplex Flats over. In addition a modern single-storey unit has been constructed to the side and we understand, from the vendors, that a planning application has been made for permission to erect a similar shop unit fronting Hassop Road, (and is currently awaiting a decision from the local planning authority). The rear of the site contains a block of lock-up Garages, which are currently vacant, and may provide further scope for redevelopment in the future (subject to obtaining relevant planning consent). Beeches Road itself runs directly between Aldridge Road and Walsall Road (A34) and forms part of an established residential catchment area. Birmingham City Centre is approximately five miles to the south and the M6 Motorway (junction 7) is within approximately two miles distance.

Accommodation:

Ground Floor Retail Shops

No 263

Retail Area - 38 sq m approximately (409 sq ft), Shared Rear Covered Entrance.

Lower Ground Floor - Kitchen, WC and Store Room.

No 265

Retail Area - 38 sq m approximately (409 sq ft), Shared Rear Covered Entrance.

Lower Ground Floor - Kitchen, WC and Store Room.

No 267/269

Double Retail Shop with A3 planning consent - 76 sq m approximately (818 sq ft), Shared Rear Covered Entrance.

Lower Ground Floor - Basement Storage

No 271

Retail Area - 38 sq m approximately (409 sq ft), Shared Rear Covered Entrance.

Lower Ground Floor - Kitchen, WC and Store Room.

No 273

Retail Area - 38 sq m approximately

(409 sq ft), Shared Rear Covered Entrance.

Lower Ground Floor - Kitchen, WC and Store Room.

No 273a

Retail Shop having A3 planning consent,

Duplex Flat Accommodation

No 275

First Floor - Reception Hall, Lounge/Dining Room, Kitchen. Second Floor - Stairs and Landing, Three Bedrooms and Bathroom.

No 277

First Floor - Reception Hall, Lounge/Dining Room, Kitchen. Second Floor - Stairs and Landing, Three Bedrooms and Bathroom.

No 279

First Floor - Reception Hall, Lounge/Dining Room, Kitchen. Second Floor - Stairs and Landing, Three Bedrooms and Bathroom.

No 281

First Floor - Reception Hall, Lounge/Dining Room, Kitchen. Second Floor - Stairs and Landing, Three Bedrooms and Bathroom.



No 283

First Floor - Reception Hall, Lounge/Dining Room, Kitchen. Second Floor - Stairs and Landing, Three Bedrooms and Bathroom.

No 285

First Floor - Reception Hall, Lounge/Dining Room, Kitchen. Second Floor - Stairs and Landing, Three Bedrooms and Bathroom.

Outside (front) - Paved forecourt

Outside (rear) - Vehicular access off Hassop Road to parking and service area containing four lock-up garages and an electricity sub-station.

277 Beeches Road (Flat)

Let on an Assured Shorthold Tenancy Agreement

Rental - £5200 per annum

281 Beeches Road (Flat)

Let on an Assured Shorthold Tenancy Agreement

Rental - £5200 per annum

Electricity Sub Station - Hassop Road Let on a 60 year lease from 1/12/1964

Rental - £20 per annum

Vehicular access to rear of 98 Hassop Road

Annual licence fee - £20 per annum

Lease details

263 Beeches Road (Premier Supplies) Let on a 3 year lease from 8/11/2001

Rental - £3000 per annum FRI

265 Beeches Road (Vertical Tanning)

Let on a 3 year lease from 1/5/2002

Rental - £3000 per annum FRI

267/269/279 Beeches Road

(Restaurant and Flat)

Let on a 25 year lease from

14/2/2003 (5 year rent reviews)

Rental - £15,000 per annum FRI

271/283 Beeches Road

(Newsagents and Flat)

Let on a 21 year lease from

24/6/1990 (3 year rent reviews)

Rental - £6250 per annum FRI

273 Beeches Road (Currently vacant)

273a/285 Beeches Road (Chinese

Takeaway and Flat)

Let on a 25 year lease from

25/9/2000 (5 year rent reviews)

Rental - £12,500 per annum FRI

275 Beeches Road (Flat)

Let on an Assured Shorthold

Tenancy Agreement

Rental - £5200 per annum

Current Gross Rental Income

£54,990 per annum

Potential Gross Rental Income

(When fully let)

£57,990 per annum

Note: This rental may be further increased, subject to planning consent, for the construction of an additional shop unit fronting Hassop Road, along with the repair and letting of four lock-up Garages located in the rear yard.

Vendors Solicitors:

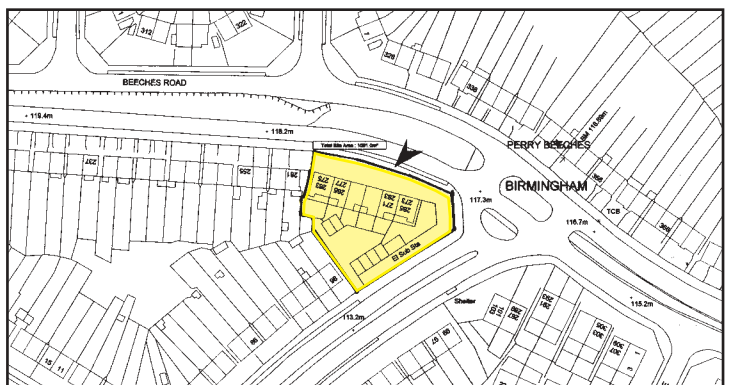
Millichips Solicitors
4 The Courtyard
707 Warwick Road
Solihull
West Midlands
B91 3DA
Telephone No - 0121 624 4000

Ref: Mr J Eagle

Viewings:

Via Cottons - 0121 247 2233

NB: VAT IS APPLICABLE TO THIS LOT





CLARAGE HOUSE, LONG LANE, HALESOWEN WEST MIDLANDS, B62 9LA

Property Description:

Substantial parade of four lock-up shops, workshop, and eight residential units of traditional brick and tile construction set back from Long Lane behind a service road. The property is located on the busy Long Lane which represents the link road between the town centre of Blackheath and the equally busy Hagley Road West which in turn leads towards Halesowen and Birmingham City Centre. Clarage House forms a parade of local shops and businesses serving this densely populated residential area with local residents and passing trade customers providing an avid potential custom on which local businesses may draw. The ground floor consists of a block of lock-up shop units trading as a Tanning Centre, a Takeaway Pizza Business, a Barbers Shop and a Café. There are two separately let Garages / Stores to the rear. At first and second floor levels there are eight separate residential units.

Frontage 24.55 m (80 ft)

Ground Floor

Unit 1 - 84.1 sq m (904 sq ft)
Tanning Studio comprising Main Shop. Additional Studio. W.c.

Unit 2 - 42.7 sq m (460 sq ft)
Jaspers Dial-a-Pizza comprising a single shop unit. W.c facilities.

Unit 3 - 42.7 sq m (460 sq ft)
The Barbers Shop comprising a single shop unit. W.c facilities.

Unit 4 - 42.7 sq m (460 sq ft)
Tom's Café comprising Café/Kitchen. W.c facilities.

Two Rear Garages / Stores
No 1 32.77 sq m (352 sq ft)
No 2 20.84 sq m (224 sq ft)

Upper Floors

Self-Contained Residential Units comprising two three bedroomed maisonettes, two two bedroomed flats and four Studio flats.

LEASE DETAILS

Shop Unit 1

Rental - £6000.00 p.a exclusive
Lease Term 6 years from 17 January 2003

Shop Unit 2

Rental - £2340.00 p.a exclusive
Lease Term 20 years from 1 May 2000

Shop Unit 3

Rental - £2776.00 p.a exclusive
Held on an informal tenancy

Shop Unit 4

Rental - £2823.12 p.a exclusive
Lease term 5 years from 4 November 2001

Garage Workshop 1 £1000.00 p.a.

Let on a 6 month agreement from 17 January 2003

Garage Workshop 2 £1000.00 p.a.

Let on a 3 month agreement from 17 January 2003

Residential Units

The eight Residential units are let on Assured Shorthold Tenancies producing £33,244.00. p.a

Total Gross Rental Income

£49,183.12 p.a.

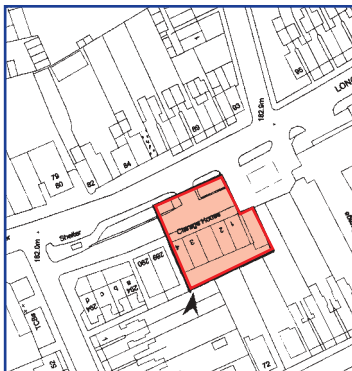
Vendors Solicitors:

F A Greenwood & Co
Victoria Square House
81 New Street
Birmingham
B2 4BA
Telephone No - 0121 643 1082

Ref: Mr J Monington

Viewings:

Via Cottons - 0121 247 2233



371-373 Ladypool Road, Sparkhill, Birmingham B12 8LA

Property Description:

A substantial three-storey double Retail Premises of brick construction with an interlocking tile clad roof having a large Self-contained Flat over and benefitting from part UPVC double glazed windows. The ground floor shop has recently been operated as a furniture retail store, however consent was granted by Birmingham City Council on 12 May 1997 (reference FP/C/0037/97/A01) for alterations for conversion to a restaurant/hot food takeaway and these works were carried out at the time (Note: all prospective purchasers should make their own enquiries with Birmingham City Council Planning Department and satisfy themselves as to the current planning uses for this property). The property which directly fronts the pavement is situated in a parade containing a variety of retail shops and restaurants.

Accommodation:

Ground Floor
Double Retail Shop 90 sq m
Having roller shutter front, ladies, gents and disabled toilets, each with WC and wash basin, Kitchen and preparation area 46 sq m

Fully tiled with stainless steel extractor unit, sink and wash basin, Store Room 12.6 sq m
Staff WC with WC and wash basin.

Outside

(rear) - Enclosed yard 108 sq m with pedestrian rear access.

First Floor

Pedestrian entry access off Ladypool Road to Entrance Hall, Stairs and Landing having three store cupboards, Two Double Bedrooms, Lounge, Breakfast/Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

Second Floor

Two Double Bedrooms, each with separate stair access.

Vendors Solicitors:

Sheila Thomas & Co Solicitors
56 Springfield Road
Kings Heath
Birmingham B14 9DY
Telephone No - 0121 444 0030

Ref: Mrs S Thomas

Viewings:

Via Cottons - 0121 247 2233

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The Former Rugeley Comrades and United Services Club, Bow Street, Crossley Stone, Rugeley, Staffordshire WS15 2DG

Property Description:

An imposing Grade 11 three-storey former licensed premises with living accommodation and function rooms to the first and second floors and of brick construction with an interlocking tile clad roof which we are advised, by the vendor, was overhauled in 1997. The property is prominently situated to the corner of Crossley Stone and Bow Street and has the benefit of planning consent for conversion of the first and second floors into five residential flats, which was granted by Cannock Chase District Council on 29 March 2000 (reference CH/00/0014). Full buildings regulations consent has been obtained for these works (reference BR/01/0517). The property may provide further scope for conversion of the ground floor into similar residential accommodation, subject to obtaining planning and building regulation approval.

A copy of all current planning consents and building regulations may be inspected at either the auctioneers or the solicitors offices.

Accommodation:

Ground Floor

Full width Bar and Lounge Area, Store Room, Inner Hallway, Telephone Room/Store, Further Store Room, Access to Dry Cellar - 28 sq m and an enclosed yard area with ladies and gents toilets off. Outside - Store and pedestrian side access.

Gross Internal Floor Area 158 sq m approximately.

First Floor

Stairs and Landing, Store Room, Function Room, Two Separate Living/Function Rooms and Store cupboard.

Gross Internal Floor Area 158 sq m approximately

Second Floor

Stairs and Landing, Bathroom with

panelled bath, wash basin & WC, Three Separate Rooms and walk-in store cupboard.
Gross Internal Floor Area - 91 sq m approximately

Overall Frontage - 27 m approx

Vendors Solicitors:

Glaisyers Solicitors
4 Bolebridge Street
Tamworth
Staffordshire
B79 7PA
Telephone No - 01827 61011

Ref: Mr K Hope

Viewings:

Via Cottons - 0121 247 2233



104 Church Lane, Handsworth Wood, Birmingham B20 2ES

Property Description:

A traditional three-storey semi-detached residence of brick construction with a tile clad roof. The property provides extensive and well proportioned family accommodation, benefitting from gas-fired central heating and set back from the road behind a large driveway and fore garden.

Accommodation:

Ground Floor

Enclosed vestibule porch, Large Reception Hall, Front Reception Room, Rear Reception Room with French doors leading to garden, Kitchen, Utility Room, WC.

First Floor

Stairs and Landing, Family Bathroom with panelled bath, pedestal wash basin, Separate WC, Three Double Bedrooms.

Second Floor

Stairs and Landing, Three Further Double Bedrooms with walk in store cupboard.

Outside (front) - Tarmac driveway providing multi car-parking, small walled fore garden, single Garage and pedestrian access to rear.

Outside (rear) - Paved yard, brick built store, WC, Lawned and paved garden.

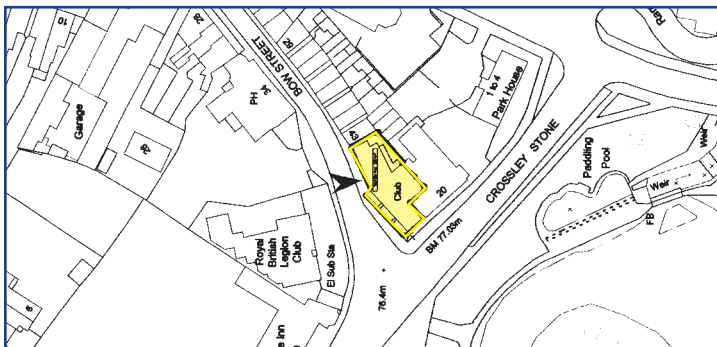
Vendors Solicitors:

Gangar & Co Solicitors
323 High Street
West Bromwich
West Midlands
B70 8LU
Telephone No - 0121 553 4166

Ref: Mr R Kauldhar

Viewings:

Via Cottons - 0121 247 2233



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E-mail: auctions@cottons.co.uk



75 Alcester Road, Moseley,
Birmingham B13 8EB



Property Description:

A traditional three-storey villa of brick construction with a part clay tile and a part replacement tile clad roof requiring complete modernisation and improvement and benefitting from part UPVC double glazed windows. The property provides extensive accommodation with generous sized rooms on three floors and is located in a popular residential area set back from Alcester Road (A435) behind a Tarmacadam forecourt and is within approximately a quarter of a mile from Moseley Centre providing a wide range of local amenities.

Accommodation:

Ground Floor

Entrance Hall, Reception Hall with access to Cellar, walk-in store cupboard, Front Reception Room, Middle Reception Room, Dining Room, Kitchen.

First Floor

Stairs and Landing with walk-in store cupboard, Three Bedrooms, Bathroom (No fittings).

Second Floor

Stairs and Landing, Two Further Bedrooms.

Outside (front) - Tarmacadam forecourt providing off-road parking.
Outside (rear) - Pedestrian entry access to paved yard, brick stores, WC and lawned garden.

Vendors Solicitors:

Albion & Co
16th Floor Kennedy Tower
St Chads
Queensborough
Birmingham
B4 6JN
Telephone No - 0121 688 5000

Ref: Mr K Thompson

Viewings:

Via Cottons - 0121 247 2233

35 Daisy Road, Edgbaston,
Birmingham B16 9DY



Property Description:

A traditional style three-storey mid terraced house of brick construction with a replacement tile clad roof and in presentable condition benefitting from gas-fired central heating and modern kitchen and bathroom fittings. Daisy Road itself is situated adjacent to Edgbaston Reservoir and leads off Reservoir Road which in turn leads off Monument Road (B4124). The property is currently let to four students on Assured Shorthold Tenancy Agreements. Rental - £745.32 pcm (£8,943.84 per annum)

Accommodation:

Ground Floor

Entrance Hall, Front Reception Room (Bedroom 4), Lounge, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor

Stairs and Landing, Two Double Bedrooms.

Second Floor

Stairs to Attic Bedroom.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons - 0121 247 2233



186 St Saviours Road, Saltley,
Birmingham B8 1HG

Property Description:

A traditional style end of terrace property situated in an established residential area having been recently used as office accommodation but would readily convert back into a residential dwelling, subject to change of use approval. The property is of brick construction with a replacement tile clad roof occupying a corner position at the junction of Edmund Road and benefitting from mostly UPVC double glazed windows and gas-fired central heating.

Accommodation:

Ground Floor

Side Reception Hall with Cellar off, Front Reception Room (office 1), Middle Reception Room (office 2), Dining Room (office 3), Kitchen, Utility Room/Store Room, Rear Reception Hall, Ladies & Gents Cloakroom (each with WC and

wash basin), Secure Covered Yard Area, Store Room.

First Floor

Stairs and Landing, Bedroom 1 (office 4), Intercommunicating Bedroom 2 (office 5) Intercommunicating, Bedroom 3 (office 6).

Outside (front) - A walled and paved garden area to front and side
Outside (rear) - Small enclosed garden.

Vendors Solicitors:

Anthony Stockton & Co
12th Floor Coventry Point
Market Way
Coventry
CV1 1EA
Telephone No - 02476 231821

Ref: Mr A Stockton

Viewings:

Via Cottons - 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Wednesday 16th April 2003 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





134 Gillott Road, Edgbaston, Birmingham, B16 0ES

Property Description:

A substantial detached residence of brick construction, with a hipped tile clad roof providing extensive accommodation comprising of four reception rooms and four bedrooms and benefiting from gas fired central heating. The property occupies a wide frontage having a side garden which provides excellent scope for an extension (subject to obtaining planning consent) and furthermore enjoys views at the rear over Edgbaston Reservoir.

Accommodation:
Ground Floor

Reception Hall, Lounge, Rear Sitting Room, Dining Room, Dining Kitchen with range of modern laminate units, Study/Bedroom 5, Ensuite Shower Room having electric shower, wash basin, WC.

First Floor

Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin, separate WC.

Outside (Front) - Lawned fore garden and driveway. Large side garden with frontage to Gillott Road.

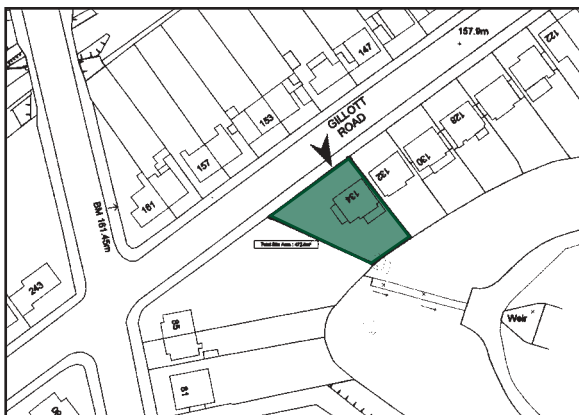
Outside (Rear) - Garden with views over Edgbaston Reservoir.

Vendors Solicitors:

Lincoln Lewis Solicitors
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:
Via Cottons - 0121 247 2233



2 Bond Street, Stirchley, Birmingham B30 2LA

Property Description:

A traditional built property of brick construction with asphalt slate roof, situated at the junction of Bond Street and Bournville Lane which in turn leads directly off Pershore Road (A441) and conveniently located for Bournville Railway Station which is within approximately a quarter of a mile distance. The property comprises of a ground floor Retail Shop along with Residential Accommodation to the rear first and second floors and requires complete modernisation and repair.

Accommodation:

Ground Floor
Retail Shop - 26 sq m (283 sq ft)
Living Room, Entrance Hall and WC.

First Floor

Stairs and Landing, Living Room, Bedroom 1, Kitchen, Shower Room.
Second Floor
Stairs to Two Attic Bedrooms.
Outside (rear) - Yard area.

Vendors Solicitors:

Lincoln Lewis & Co Solicitors
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:
Via Cottons - 0121 247 2233

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325 George Road, Erdington, Birmingham B23 7RY

Property Description:

A traditional style three-storey mid terraced house of part rendered brick construction with a replacement tile clad roof occupying a elevated position, pleasantly overlooking Brookvale Park and Lake. The property benefits from mostly UPVC double glazed windows, gas-fired central heating. The property is currently rented to five separate tenants, four rooms being let on Assured Shorthold Tenancy Agreements and one room on an Assured Tenancy Agreement, each paying a rental of £260 per calendar month inclusive of utility bills and all share kitchen and bathroom facilities. (One room is currently vacant)
Total Rental - £1300 per calendar month, inclusive (£15,600 per annum).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with

access to Cellar, Room 1, Room 2, Bathroom with panelled bath, having electric shower over, wash basin & WC, Large Dining/Kitchen.
First Floor
Stairs and Landing, Cloakroom with WC, Room 3, Room 4, Room 5.
Second Floor
Stairs to Attic, Room 6.
Outside (front) - Paved driveway and lawned fore garden.
Outside (rear) - Yard, Garden and parking area with shared vehicular access.

Vendors Solicitors:

Kenneth Curtis & Co Solicitors
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No - 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



198 West Heath Road, Northfield, Birmingham B31 3HB

Property Description:

A substantial and imposing detached residence built in early 1900's and providing extensive and well proportioned family accommodation. The property has been well maintained by its current owners and is offered for sale in a presentable and modern condition retaining many original features and benefitting from gas-fired central heating and UPVC double glazed windows and six bedrooms. The property occupies a large site extending to approximately 980 sq m (0.22 acres)

Accommodation:

Ground Floor
Enclosed Vestibule Porch, Large Reception Hall with Cellarette off, walk-in Cloak/Store Room, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC, Front Reception Room, Rear Reception Room with French doors to Conservatory, Farmhouse style Dining/Kitchen, Large covered Utility area/Veranda with Store Room, Separate Office/Gym/Playroom.

First Floor

Split level Stairs and Landing, Family Bathroom with Jacuzzi corner bath, shower enclosure, pedestal wash basin, Separate WC, Four Double Bedrooms.

Second Floor

Split level Stairs and Landing, Two Further Double Bedrooms with walk-in store cupboard.

Outside - Tarmacadam driveway providing multi car-parking, lawned fore garden, full length tandem Garage.

Outside (rear) - Paved patio, large garden, summer house and dilapidated swimming pool.

Vendors Solicitors:

Hadgkiss Hughes & Beale
47 Yardley Road
Acocks Green
Birmingham
B27 6HQ
Telephone No - 0121 707 8484

Ref: Mrs D O'Connor

Viewings:

Via Cottons – 0121 247 2233

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LOT 37**Leasehold Investment**

**30 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**Property Description:**

A purpose built ground floor maisonette situated in a small block containing 3 other properties and providing well laid out accommodation. The property benefits from UPVC double glazed windows. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton Town Centre, providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £195 per calendar month (£2340 per annum).

Accommodation:

Ground Floor
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden

Term: 99 years
Commencement Date: 25 December 1979
Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

Vendors Solicitors:

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233

**LOT 38****Leasehold Vacant Possession**

**36 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**Property Description:**

A purpose built ground floor maisonette situated in a small block containing 3 other properties and providing well laid out accommodation. The property benefits from UPVC double glazed windows. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton Town Centre, providing a range of local amenities.

Accommodation:

Ground Floor
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden

Term: 99 years
Commencement Date: 25 December 1979
Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

Vendors Solicitors:

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233

**LOT 39****Leasehold Investment**

**50 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**Property Description:**

A purpose built ground floor maisonette situated in a small block containing 3 other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton Town Centre, providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £175 per calendar month (£2100 per annum).

Accommodation:

Ground Floor
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden

Term: 99 years
Commencement Date: 25 December 1979
Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

Vendors Solicitors:

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233

**LOT 40****Leasehold Investment**

**50a Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**Property Description:**

A purpose built first floor maisonette situated in a small block containing 3 other properties and providing well laid out accommodation. The property benefits from UPVC double glazed windows. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton Town Centre, providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £195 per calendar month (£2340 per annum).

Accommodation:

Ground Floor
Entrance Hall.
First Floor
Stairs and Landing, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash hand basin & WC.
Outside (rear) - Shared garden

Term: 99 years
Commencement Date: 25 December 1979
Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

Vendors Solicitors:

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233



LOT 41**Leasehold Investment**

**54a Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**Property Description:**

A purpose built first floor maisonette situated in a small block containing 3 other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton Town Centre, providing a range of local amenities. The property is currently let on a Regulated Tenancy. Rental - £173.33 per calendar month (£2080 per annum).

**Vendors Solicitors:**

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon**Viewings:**

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall.
First Floor
Stairs and Landing, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash hand basin & WC.
Outside (rear) - Shared garden

Term: 99 years
Commencement Date:
25 December 1979
Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

LOT 42**Leasehold Investment**

**77 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**Property Description:**

A purpose built ground floor maisonette situated in a small block containing 3 other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton Town Centre, providing a range of local amenities. The property is currently let on a Regulated Shorthold Tenancy. Rental - £173.33 per calendar month (£2080 per annum).

**Vendors Solicitors:**

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon**Viewings:**

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden

Term: 99 years
Commencement Date:
25 December 1979
Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

LOT 43**Freehold Investment**

**22 Meadow Lane, Parr, St Helens,
Lancashire WA9 3RF**

**Property Description:**

A semi-detached house of 'Wimpey No-Fines' construction having an interlocking tile clad roof, set back from the road behind a fore garden. The property is located close to the junction with Pool End and is situated on an estate located off Fleet Lane and containing a number of similar properties. St Helens Town Centre is within 2 miles distance, and the M6 Motorway (Junction 23) is within 5 miles distance.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - Gardens to front, side and rear with pedestrian access.

The property is currently let on a Regulated Tenancy at a registered rental of £39.50 per week (£2,054.00 per annum) and effective from 8 February 2001 (Note: Re-registration now overdue).

Vendors Solicitors:

Elliott & Co
526 Coventry Road
Small Heath
Birmingham
B10 0UN
Telephone - 0121 771 4700

Ref: Mr S Desmond**Viewings:**

Via Cottons - 0121 247 2233

LOT 44**Freehold Investment**

**127 Gillott Road, Edgbaston,
Birmingham B16 0ET**

**Property Description:**

A substantial three-storey semi-detached house of brick construction with a replacement tile clad roof benefitting from part UPVC double glazed windows, gas-fired central heating, fitted fire detection system with emergency lighting and offered in a modernised and presentable condition.

The property is currently let to six students on Assured Shorthold Tenancy Agreements.
Total Rental - £1096.33 pcm (£13,155 per annum)

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Lounge, Rear Reception Room (Bedroom 1), Dining Room, Kitchen with a range of laminate units, Shower Room with shower, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms, bathroom with panelled bath, pedestal wash basin & WC.
Second Floor
Stairs and Landing, Two Bedrooms.
Outside (front) - Tarmacadam

forecourt providing off road parking.
Outside (rear) - Yard and garden.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis**Viewings:**

Via Cottons - 0121 247 2233





21 Clarendon Road, Edgbaston, Birmingham B16 9SD

Property Description:

A substantial period detached residence, having been converted and formerly used as a residential care home and offered in a well maintained and presentable condition, benefiting from mostly UPVC double glazed windows, gas-fired central heating, fitted fire detection system and having extensive and well laid out accommodation. Clarendon Road itself forms part of a popular residential area and is a no-through road leading directly off Vernon Road.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with access to Cellar, Small Office, Room 1, en-suite shower room with WC and wash basin, Lounge, Dining Room, Cloakroom with WC and wash basin, Inner Hall, Kitchen with a range of units, Laundry Room.
First Floor
Stairs and Landing, Bathroom with panelled bath, pedestal wash basin, Separate WC, Room 2, en-suite shower room with WC and pedestal wash basin, Cloakroom with WC and pedestal wash basin, Room 3 having pedestal wash

basin, Room 4 with pedestal wash basin, Room 5 with en suite shower room having pedestal wash basin & WC, Room 6 with en-suite shower room having pedestal wash basin & WC.
Second Floor
Stairs and Landing, Room 7 with en-suite shower room having pedestal wash basin and WC, Room 8 having en-suite shower room with pedestal wash basin & WC, Room 9 with pedestal wash basin, Store Room/Office, Room 10 with en-suite shower room having pedestal wash basin & WC.
Outside (front) - Full width Tarmacadam driveway providing multi car-parking.
Outside (rear) - Pedestrian side access to a large paved patio and garden area.

Vendors Solicitors:
Sheila Thomas & Co Solicitors
56 Springfield Road
Kings Heath
Birmingham B14 9DY
Telephone No - 0121 444 0030

Ref: Mrs S Thomas

Viewings:
Via Cottons – 0121 247 2233



36-38 City Road, Edgbaston, Birmingham B16 OHG

Property Description:

Two substantial three-storey inner terraced houses of brick construction with a replacement tile clad roof interlinked at the rear by a shared lobby and formerly used as hostel accommodation. The properties are offered in a well maintained condition and benefit from gas-fired central heating, fitted fire detection system and emergency lighting and each comprising of a range of let-able rooms with shared facilities and a Self-contained Flat on the second floor.

Accommodation:

No 36
Ground Floor
Entrance Hall, Reception Hall with access to Cellar, Front Reception Room, Middle Reception Room, Cloakroom with WC, pedestal wash basin, Dining Room, Large Kitchen with a range of laminate units.
First Floor
Stairs and Landing, Four Bedrooms, Shower Room with two shower cubicles, two pedestal wash basins and WC.
Second Floor
Stairs to Self-contained Flat having Kitchen, Bedroom, Lounge and Shower Room with shower cubicle, pedestal wash basin and WC.

No 38
Ground Floor
Entrance Hall, Reception Hall with access to Cellar, Front Reception Room, Middle Reception Room, Cloakroom with WC and wash basin, Dining Room, Large Laundry Room.

First Floor
Stairs and Landing, Four Bedrooms, Shower Room with shower cubicle, wash basin and WC.

Second Floor
Stairs to Self-contained Flat having Kitchen, Lounge, Bedroom, Shower Room with shower cubicle, pedestal wash basin & WC.

Outside (front) - Concrete walled forecourt, shared pedestrian access to rear.

Outside (rear) - Shared paved yard, patio and garden.

Vendors Solicitors:
Nicholas Brimble & Co
427 Bearwood Road
Smethwick
West Midlands
B66 4DF
Telephone No - 0121 429 8016

Ref: Mr N Brimble

Viewings:
Via Cottons – 0121 247 2233

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**9 Buttery Road, Smethwick,
West Midlands B67 7NS**

Property Description:

A presentable and much improved detached house of brick construction with a tile clad hipped roof set back from the road behind a paved forecourt. The property has been modernised and refurbished throughout having double glazed windows, gas-fired central heating and modern kitchen and bathroom fittings and benefits from a Garage. Buttery Road itself runs directly off Devonshire Road.

Accommodation:

Ground Floor
Enclosed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units including built-in oven and hob.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin, WC and separate shower cubicle.
Outside (front) - Paved forecourt providing off-road parking, Garage.
Outside (rear) - Paved patio and lawned garden.

Vendors Solicitors:
Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:
Via Cottons - 0121 247 2233

Freehold Ground Rent



**66 Weston Lane,
Tyseley, Birmingham**

Property Description:

A freehold ground rent subject to a lease for a term of 75 Years, which commenced on 25 March 1938, and secured upon a traditional style end terraced house. The freeholder is entitled to receive the following ground rent: £5.00 per annum.

NB: THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £250 PLUS VAT AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.

Viewings:
Not Applicable

Vendors Solicitors:
Wheadon & Co
Office 5, Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ
Telephone No - 0121 351 3333

**3, 4, 20, 39, Bowood End, Sutton Coldfield,
West Midlands, B76
1, 7, 8, 18, 20, Glenfield Close, Sutton
Coldfield, West Midlands, B76**

Description

A portfolio of Freehold Ground Rents secured on nine houses in Bowood End and Glenfield Close, Sutton Coldfield, West Midlands.

Tenure

The houses are subject to leases for a term of 99 years which commenced on 25 March 1980 and are at the following ground rents.

3, 4, 20, 39, Bowood End - current ground rent £50 per annum each, rising in 2013 to £75 per annum each and rising again in 2046 to £100 per annum each.

1, 7, 8, 18, 20 Glenfield Close - current ground rent £60 per annum each, rising in 2013 to £90 per annum each and rising again in 2046 to £120 per annum each.

Total current ground rent income: £500 per annum

The freeholders charge a management collection fee, as provided for in the leases, currently £5.60 per annum per property (total £50.40 per annum)

Vendors Solicitors:

Putsman WLC
Brittania House
50 Great Charles Street
Birmingham B3 2LT
Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings: Not Applicable

NB. A contribution of £350 plus VAT will be payable by the purchasers towards the freeholders legal costs.

Freehold Ground Rents

**47, 53, 59, 63, 77, 81, 83, 89 Amberley Green,
Great Barr, Birmingham, B43**

Description

A portfolio of Freehold Ground Rents secured on eight houses in Amberley Green, Great Barr, Birmingham.

Tenure

The houses are subject to leases for a term of 99 years which commenced on 29 September 1969 at a ground rent of £45 p.a. each, rising in 2035 to £60 p.a. each.
Total current ground rent income: £360 per annum

Vendors Solicitors:

Putsman WLC
Brittania House
50 Great Charles Street
Birmingham B3 2LT
Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings: Not Applicable

NB. A contribution of £350 plus VAT will be payable by the purchasers towards the freeholders legal costs.

Freehold Ground Rents

**10, 20, 66, 70, 82 Maxstoke Street, Bordesley
Green, Birmingham, B9**

Description

A portfolio of Freehold Ground Rents secured on five houses in Maxstoke Street, Bordesley Green, Birmingham.

Tenure

The houses are subject to leases for a term of 99 years which commenced on 25 December 1993 at a ground rent of £75 per annum each, rising in 2018 to £150 per annum each, rising in 2043 to £300 per annum each and rising in 2068 to £600 per annum each.
Total current ground rent income : £375 per annum

The freeholders charge a management collection fee as provided for in the leases, currently £5.60 per annum per property (total £28.00 per annum)

Vendors Solicitors:

Putsman WLC
Brittania House
50 Great Charles Street
Birmingham B3 2LT
Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings: Not Applicable

NB. A contribution of £350 plus VAT will be payable by the purchasers towards the freeholders legal costs.



LOT 52**Freehold Ground Rents**

6, 7, 8, 10, 16, 18, 24, Moat Croft, Sutton Coldfield, West Midlands, B76

Description

A portfolio of Freehold Ground Rents secured on seven houses in Moat Croft.

provided for in the leases, currently £5.60 per annum per property (total £39.20 per annum)

Tenure

The houses are subject to leases for terms of 99 years which commenced on 25 March 1984 at a current ground rent of £60 per annum each, rising in 2017 to £90 per annum each, rising in 2050 to £120 per annum each.

Total current ground rent income : £420 per annum

The freeholders charge a management collection fee as

Vendors Solicitors:

Putsman WLC
Brittania House
50 Great Charles Street
Birmingham B3 2LT
Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings: Not Applicable

NB. A contribution of £350 plus VAT will be payable by the purchasers towards the freeholders legal costs.

LOT 54**Freehold Ground Rents**

10, 21, 26, 28, 29, 30, 31, 32, 35, Hawnby Grove, Sutton Coldfield, West Midlands, B76

Description

A portfolio of Freehold Ground Rents secured on nine houses in Hawnby Grove.

provided for in the leases, currently £5.60 per annum per property (total £50.40 per annum)

Tenure

The houses are subject to leases for terms of 99 years which commenced on 28 February 1994 at an initial ground rent of £100 per annum each, rising in 2019 to £200 each, rising in 2044 to £400 each and finally in 2069 to £800 each.

Total current ground rent income : £900 per annum

The freeholders charge a management collection fee as

Vendors Solicitors:

Putsman WLC
Brittania House
50 Great Charles Street
Birmingham B3 2LT
Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings: Not Applicable

NB. A contribution of £350 plus VAT will be payable by the purchasers towards the freeholders legal costs.

LOT 53**Freehold Ground Rents**

24, 25, 37, Woodridge Avenue, Quinton, Birmingham, B42
5, 8, 11, Tanglewood Close, Quinton, Birmingham, B42
2, 9, 10, Honeysuckle Close, Quinton, Birmingham, B42

Description

A portfolio of Freehold Ground Rents secured on nine houses in Woodridge Avenue, Tanglewood Close and Honeysuckle Close, Quinton, Birmingham.

The freeholders charge a management collection fee, as provided for in the leases, currently £5.60 per annum per property (total £50.40 per annum)

Tenure

The houses are subject to leases for a term of 99 years which commenced on 25 March 1992 at a current ground rent of £75 per annum each, rising in 2017 to £150 per annum each, rising in 2042 to £225 per annum each and rising in 2067 to £300 per annum each.

Total current ground rent income : £675 per annum

Vendors Solicitors:

Putsman WLC
Brittania House
50 Great Charles Street
Birmingham B3 2LT
Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings: Not Applicable

NB. A contribution of £350 plus VAT will be payable by the purchasers towards the freeholders legal costs.

LOT 55**Freehold Land**

Land to rear of 18 Finch Road, Lozells, Birmingham B19 1HS
Vacant Possession

Land Description

A parcel of land situated to the rear of number 18 Finch Road having shared pedestrian access and extending to approximately 200 square metres. Finch Road itself is located between Lozells Road (B4144) and Heathfield Road.

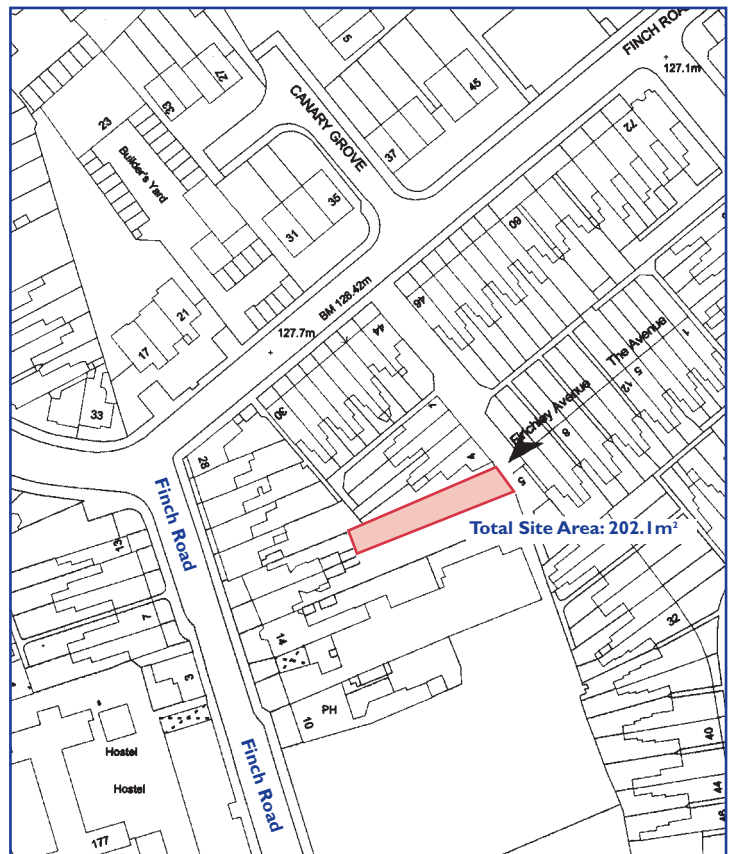
Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Perry Barr
Birmingham
B20 3JQ

Ref: Mr K Bradley

Viewings:

Via Cottons - 0121 247 2233



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Former Garage Yard, adjacent to 52 Selborne Road, Handsworth Wood, Birmingham

Property Description:

A Former Garage yard set back from the road behind a secure gate, with an approximate site area of 188. sq m (2028 sq ft). The site may provide potential for redevelopment (subject to obtaining planning consent).

Vendors Solicitors:

Gangar & Co Solicitors
323 High Street
West Bromwich
West Midlands
B70 8LU
Telephone No - 0121 553 4166

Ref: Mr R Kauldhar

Viewings:

Via Cottons – 0121 247 2233

Site Dimensions

Frontage - Approximately 8 m (26 sq ft)

Depth - Approximately 17.76 m (58 ft)



87 Weston Street, Walsall, West Midlands WS1 4EQ



Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof directly fronting the pavement and benefitting from UPVC double glazed windows. The property is currently let on a Regulated Tenancy as follows: Registered Rental - £25.00 per week (£1,300.00 per annum) effective from 1 March 2000. Note: Re-registration of the current rental is now due.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (rear) - Shared pedestrian access, yard, lawned garden.

Vendors Solicitors:

Yusuf & Baker
258 Belsize Road
London NW6 4BT
Telephone No - 0207 316 6331

Ref: Mr S V Baker

Viewings:

Via Cottons – 0121 247 2233



5 Grange Road, Aston, Birmingham B6 6LA

Property Description:

An end of terrace property of brick construction with a slate clad roof, occupying a large corner plot at the junction of Grange Road and Prestbury Road and provides scope for further extension (subject to obtaining planning permission). The property is offered in a presentable condition having been modernised to include UPVC double glazing throughout, gas-fired central heating and modern kitchen fittings.

First Floor Stairs and Landing, Three Bedrooms, Further Family Bathroom with panelled bath with shower over, pedestal wash basin and WC.

Outside (front) - Small paved walled fore garden with access to the rear, Outside (rear) - Large block paved yard with vehicular access to the side of Prestbury Road.

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Perry Barr
Birmingham B20 3JQ
Telephone No - 0121 356 5032

Accommodation:

Ground Floor
Porch, Entrance Hall, Front Reception Room, Extended Rear Reception Room, Extended Rear Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233

LOT 59**Leasehold Investment****38 Lees Street, Winson Green, Birmingham B18 4DG**

Property Description:
A modern purpose built ground floor Flat, set back from the road behind a lawned fore garden and providing well laid out accommodation. Lees Street itself is located directly off Lodge Road, close to the former All Saints Hospital site, which is currently undergoing extensive residential redevelopment. The property is currently let on an Assured Shorthold Tenancy Agreement
Rental - £330 per calendar month (£3960 per annum).

Accommodation:
Ground Floor
Entrance Hall, Lounge, Inner Lobby, Kitchen with a range of fitted units, Bedroom, Bathroom with panelled bath, pedestal wash basin and WC.
Outside - Lawned fore garden

Term: 99 years
Commencement Date:
25 December 1982
Ground Rent:
Currently £45.00 per annum

Vendors Solicitors:
Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:
Via Cottons - 0121 247 2233

LOT 60**Freehold Vacant Possession****244/244a School Road, Yardley Wood, Birmingham B14 4HA**

Property Description:
A double fronted end Retail Shop forming part of a parade, located close to the junction with Cleeve Road and set back behind a Tarmacadam forecourt. The property is of brick construction with a slate clad hipped roof and has living accommodation over which has more recently been used for storage and now requires modernisation.

Accommodation:
Ground Floor
Retail area - 51 sq m (550 sq ft) with roller shutter front.
Storage area - 6 sq m (70 sq ft)

Kitchen 2 sq m (22 sq ft)
First Floor
Lounge, Two Bedrooms, Kitchen and Bathroom.

Vendors Solicitors:
Wheadon & Co
Office 5 Walmley Gardens
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ
Telephone No - 0121 351 3333

Viewings:
Via Cottons - 0121 247 2233

LOT 61**Freehold Vacant Possession****The Priory Clinic, Cedar Road, Dudley, West Midlands DY1**

Property Description:
A former brick built clinic premises situated at the end of Cedar Road (A no-through road) and adjacent to Wrens Nest Park. The property comprises of a range of rooms located off a main hall and is currently in need of extensive repair following some fire damage and vandalism.

Accommodation:
Ground Floor
Main Hall - 81 sq m, Room 1 - 25 sq m, Room 2 - 16 sq m, Room 3 - 36 sq m, Room 4 - 7 sq m, Rear Entrance Hall, Two Wash Rooms, Room 5 - 27 sq m, Room 6 - 7 sq m, Room 7 - 16 sq m, Room 8 - 7 sq m, Room 9 - 26 sq m, Small Kitchen
Overall Area (Gross external)
331 sq m.

Outside - Tarmacadam car-park with side access to rear yard area.

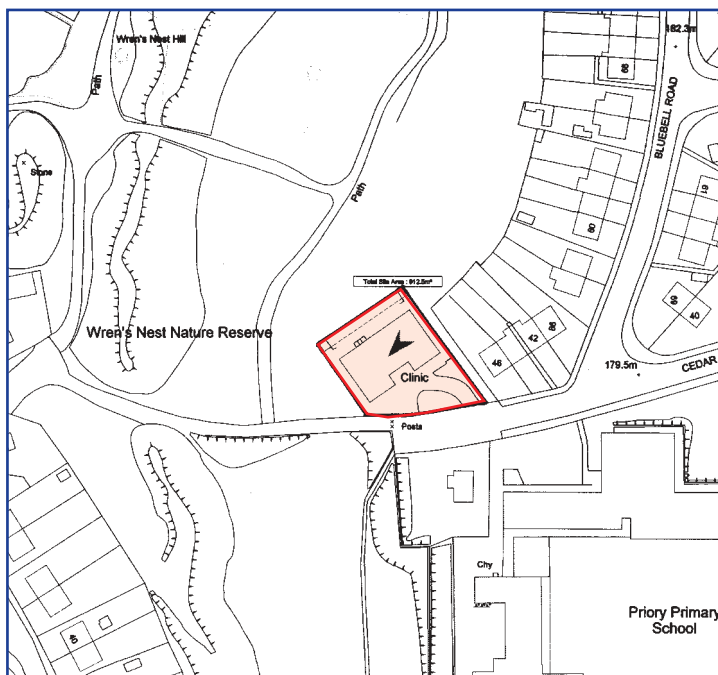
Total Site Area - 912 sq m (0.22 acres)

Vendors Solicitors:
Baches Solicitors
Lombard House
Cronehills Linkway
West Bromwich
West Midlands
B70 7PL
Telephone No - 0121 553 3286

Ref: Mr B Boyle

Viewings:
Via Cottons - 0121 247 2233

N.B. ALL PERSONS VIEWING THIS PROPERTY DO SO COMPLETELY AT THEIR OWN RISK.



**240 Court Oak Road, Harborne,
Birmingham B32 2EG**



Property Description:

A traditional style mid terraced property of brick construction with tile clad roof situated in a parade of shops located opposite The Court Oak Public House. The property comprises of two Self-contained Flats, the ground floor flat having been converted from its former use as a retail shop. Both Flats require various improvement and cosmetic works.

Accommodation:

Ground Floor
Reception Hall, Bedroom, Living Room, Kitchen, Shower Room with shower cubicle, WC and wash basin.
First Floor
External stairs to Kitchen, Shower Room with shower cubicle, WC and wash basin, Landing, Bedroom, Living Room.
Outside (rear) - Yard, garden and shared pedestrian access.

Vendors Solicitors:

Hearne & Co Solicitors
121 Poplar Road
Bearwood
West Midlands
B66 4AP
Telephone No - 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233

**757 Alum Rock Road, Alum Rock,
Birmingham B8 3PX**



Property Description:

A mid terrace single fronted Retail Premises with living accommodation over, situated in a mixed retail parade which fronts Alum Rock Road, close to the junction with Pelham Road. The property is of brick construction with a slate tile clad roof with Self-contained first floor accommodation which requires repair and modernisation.

Accommodation:

Ground Floor
Retail Shop
Frontage - 5.52 m (18 ft)
Sales Area - 38.6 sq m (415 sq ft), Electric Roller Shutter Front, Built-in cupboard with pedestal wash basin and understairs storage space.
First Floor
Internal stairs from Self-contained entry to the rear of shop to living /storage accommodation (not inspected).
Outside - Paved forecourt with a depth of 5.75 sq m (19 sq ft), shared vehicular side access to rear yard and garden.

Vendors Solicitors:

Sankey Reynolds Solicitors
466 Birchfield Road
Perry Barr
Birmingham B20 3JQ
Telephone No - 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons - 0121 247 2233



**93/95 High Street, Brownhills,
West Midlands WS8 6HL**

Property Description:

A large Retail Shop with two separate Offices over and enjoying a double frontage to both High Street and Short Street at the rear. Brownhills itself comprises of a small town located between Walsall and Lichfield and within approximately two miles from The Birmingham Northern Relief Road which is currently under construction and when completed will provide excellent access to the Midlands Motorway network. The property is currently let as follows:

Ground Floor Retail Shop

Trading as Brownhills Discount Centre
Lease Term - 6 years from 25 December 1999
Rental - £11,000 per annum

Front First Floor Offices

Currently vacant (estimated rental value £2700 per annum)

Rear First Floor Offices

Let to Provident Financial from 24 June 1993 - now holding over
Rental - £2,700 per annum

Current Rental Income - £13,700 per annum
Potential Rental Income - £16,400 per annum.

Accommodation:

Ground Floor
Large Retail Unit with Sales area - 141 sq m (1527 sq ft) with recessed entrance, WC and service access at the rear.
First Floor
Front Offices - Net internal area 71 sq m (774 sq ft)
Rear Offices - Net internal area 71 sq m (770 sq ft)

Vendors Solicitors:

Pearman Smith
35 Lichfield Street
Walsall
West Midlands WS1 1TJ
Telephone No - 01922 624164

Ref: Mr J Lawrence

Viewings:

Via Cottons - 0121 247 2233

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Bank/Building Society draft

Debit/Credit card
(credit card payments subject to a surcharge of 2%)

Personal/Company Cheque
(all cheques are subject to a valid form of identification eg. passport or driving licence)

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.





103 Summerfield Crescent, Edgbaston, Birmingham B16 0EN

Property Description:

A substantial traditional style brick built semi-detached house, in presentable condition benefitting from modern kitchen and bathroom fittings, along with gas fired central heating. Summerfield Crescent is located between Gillott Road and Icknield Port Road (B4126) and the property enjoys direct access, at the rear, to Edgbaston Reservoir.

The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months, from the 24 January 2003. Rental - £1,170.00 pcm (£14,040 pa).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Shower Cubicle off, Separate WC with wash basin, Front Reception Room. Rear Reception Room, Dining/Kitchen.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, Separate Shower Cubicle, pedestal wash basin & WC.
Second Floor
Stairs and Landing, Two Further Bedrooms.
Outside (Front) - Forecourt parking area.
Outside (rear) - Side pedestrian access to patio, lawned garden and direct access to Edgbaston Reservoir.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233



36 Albert Road, Handsworth, Birmingham B21 9JY

Property Description:

A traditional style end terraced house of brick construction with a replacement tile clad roof set back from the road behind a paved fore garden and driveway. The property occupies a double width plot having a brick built Garage and Kitchen extension to the side which could be further extended (subject to obtaining planning approval). Planning permission was granted in 1992 for an extension over the existing Garage and Kitchen to provide Three Further Bedrooms but this has now expired. Albert Road itself leads directly off Grove Lane.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Bathroom with panelled bath, pedestal wash basin and WC, Kitchen.

First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Paved and walled fore garden with driveway leading to Garage.
Outside (rear) - Partly covered paved yard area.

Vendors Solicitors:

Lumsdens Solicitors
233 Rookery Road
Handsworth
Birmingham
B21 9PX
Telephone No - 0121 523 8431

Ref: Mr R Doug

Viewings:

Via Cottons – 0121 247 2233

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**16 Fernwood Croft, Tipton,
West Midlands DY4 8LL**

Property Description:

A purpose built first floor maisonette situated in a small block containing three other properties and providing well laid out accommodation and benefits from UPVC double glazed windows. The property is situated in a small cul-de-sac located off Park Lane West (A457).

The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £368.33 per calendar month (£4420.00 per annum).

Accommodation:

Ground Floor
Entrance Hall.
First Floor
Stairs and Landing, Lounge,

Breakfast/Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom 1, Bedroom 2.

Outside (rear) - Garden

Term: 99 years

Commencement Date: 25 March 1965

Ground Rent: £24 per annum

Vendors Solicitors:

Baches Solicitors
Lombard House
Cronehills Linkway
West Bromwich
West Midlands B70 7PL
Telephone No - 0121 553 3286

Ref: Mr B Boyle

Viewings:

Via Cottons – 0121 247 2233



**4 Primrose Hill, Trecynon,
Aberdare, CF44 8PW**

Property Description:

A stone built end of terrace cottage constructed in approximately 1850 and having a replacement interlocking tile clad roof and UPVC double glazed windows. The property forms part of a small row of three similar cottages and is situated on a no through road located off Harriet Street and within approximately 1 miles distance of Aberdare town centre providing a range of local amenities and services. Aberdare itself is located to the North West of Cardiff city centre being approximately 25 miles distance and a similar distance from the M4 motorway which allows access to all major South Wales towns along with the M5 motorway.

The property is currently let on a Regulated Tenancy at a Registered Rental of £16.00 per week (£832.00 per annum) effective from 5th January 2001 (Note: Rental re-registration now overdue).

Accommodation:

Ground Floor
Reception Room and Dining Kitchen.
First Floor
Stairs and Landing, Two Bedrooms.
Outside - Yard area to front with outside WC. Garden to side and rear.

Vendors Solicitors:

Yusuf & Baker
258 Belsize Road
London
NW6 4BT
Telephone No - 0207 316 6331

Ref: Mr S V Baker

Viewings:

Via Cottons – 0121 247 2233



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LOT 69**Freehold Vacant Possession**

467 Bearwood Road, Bearwood, West Midlands B66 4DH

**Property Description:**

A mid-terraced retail shop with living accommodation to both the rear and first floor, benefitting from part UPVC double glazed windows, of brick construction and a Bitumen coated slate clad roof. The property directly fronts the pavement and is situated slightly North of the Junction with Sandon Road and forms part of the popular Bearwood Road Shopping Centre.

Accommodation:

Ground Floor
Retail Shop
19.95 sq m having bay window and under stair storage area. Rear Office/Living Room 10.7 sq m, Kitchen, Rear Entrance Lobby, Shower Room with shower cubicle, pedestal wash basin and WC.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2 (intercommunicating), Bedroom 3/Box Room.
Outside (rear) - Small yard area.
Frontage - 3.7 metres (12 ft)

Vendors Solicitors:

Nicholas Brimble & Co Solicitors
427 Bearwood Road
Smethwick
West Midlands
B66 4DF
Telephone No - 0121 429 8016

Ref: Mr N Brimble**Viewings:**

Via Cottons - 0121 247 2233

LOT 70**Leasehold Investment**

Flat 1, 59 Carlyle Road, Edgbaston, Birmingham, B16 9BH

**Property Description:**

A spacious and well laid out ground floor flat forming part of a traditional style three storey mid terraced house of rendered brick construction with tile clad roof and offered in a modernised condition benefiting from gas fired central heating. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £510pcm (£6120 p.a.)

Accommodation:

Ground Floor
Shared Entrance Hall, Reception Hall, Two Double Bedrooms, Lounge, Kitchen with range of modern units, Rear Entrance Hall, Bathroom with modern suite comprising of panelled bath with shower over, pedestal wash hand basin, WC.
Outside - Shared gardens to front and rear

Term: 99 years commencing 25 March 1984

Ground Rent: £25 per annum

Vendors Solicitors:

Lincoln Lewis Solicitors
7 George Road, Edgbaston
Birmingham B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln-Lewis**Viewings:**

Via Cottons - 0121 247 2233

LOT 71**Freehold Vacant Possession**

402 Lodge Road, Hockley, Birmingham B18 5PW

Property Description:

A substantial mid-terraced Three Storey property with Retail Premises and Workshops to the ground floor, along with Living Accommodation over. The property is of rendered brick construction with replacement tile clad roof and is located to the very eastern side of Lodge Road, directly off Heaton Street giving direct access to Birmingham Outer Ring Road (A4540) providing access to the A38 (M) Expressway and M6 Motorway.

Accommodation:

Ground Floor
Retail Shop - 23 sq m (255 sq ft)
Frontage - 5.45 m (17 ft 10"), UPVC double glazed front and electric roller shutters.
Raised area with storage recess - 5.4 sq m (58 sq ft).
Rear Office - 16 sq m (172 sq ft), Inner Lobby - With stairs to first

floor and access to Cellar, Kitchen, Covered Yard area, Two Cloakrooms containing WC and wash basin, secure shared pedestrian access to side.

Workshop 1 - 46 sq m (497 sq ft), Workshop 2 - 12 sq m (131 sq ft).
First Floor Stairs and Landing and Full Width Lounge, Rear Reception Room, Secondary Stairs with Landing Room, Kitchen.
Second Floor Stairs and Landing, Box Room and full width Bedroom.

Vendors Solicitors:

Khan & Co
47 Cape Hill Road
Smethwick
West Midlands B66 4SF
Telephone No - 0121 565 4292

Ref: Mr T Hussain**Viewings:**

Via Cottons - 0121 247 2233



LOT 72**Freehold Investment**

**140 Wiggin Street, Ladywood,
Birmingham B16 OAH**

**Property Description:**

A traditional style three-storey mid terraced house having been improved and offered in a modern presentable condition benefiting from mostly UPVC double glazed windows, gas-fired central heating and three double bedrooms. Wiggin Street itself is located directly off Icknield Port Road (B4126). The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £525 pcm (£6,300 per annum)

Vendors Solicitors:

F A Greenwood & Co
Victoria Square House
81 New Street
Birmingham B2 4BA
Telephone No - 0121 643 1082

Ref: Mr A J Monington

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Inner Hall,
Dining Room, Kitchen with a range of modern units, Rear Entrance
Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Second Floor
Stairs to Attic Bedroom.
Outside (front) - Walled fore garden
Outside (rear) - Yard and garden

LOT 73**Freehold Vacant Possession**

**47 Limbrick Avenue, Tile Hill,
Coventry CV4 9EX**

**Property Description:**

A mid terraced house of rendered brick construction with a replacement tile clad roof set back from the road behind a small fore garden and requiring modernisation and improvement. Limbrick Avenue itself is located directly off Tile Hill Lane which in turn leads off Dunchurch Highway (A45) providing access to both Coventry, Birmingham and Solihull.

Vendors Solicitors:

Putsman wlc
Britannia House
50 Great Charles Street
Birmingham
B3 2LT
Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Living Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room with shower, wash basin and WC.
Outside (front) - Fore garden
Outside (rear) - Paved patio/yard, garden and pedestrian rear access.

LOT 74**Freehold Vacant Possession**

**72 Jephcott Road, Alum Rock,
Birmingham B8 3ED**

Property Description:

A semi-detached house of non-traditional construction having brick clad outer walls and tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating and providing well laid out and presentable accommodation. The property occupies a corner position at the junction with Fernhurst Road and is sold with the benefit of planning consent which has been granted by Birmingham City Council (Reference No. C/01689/02/FUL and dated 13 May 2002) consenting to the erection of a two-storey extension to the side and rear of the property to provide a further Reception Room and Fourth Bedroom (a copy of the planning consent can be obtained from the auctioneers offices).

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Dining/Kitchen.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Lawned fore garden
Outside (side) - Tarmac car parking area
Outside (rear) - Enclosed garden and stores

Vendors Solicitors:

Challinors Lyon Clark Solicitors
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Telephone No - 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons - 0121 247 2233

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30 Dora Street, Walsall,
West Midlands WS2 9AW



Property Description:

A traditional style mid terraced house of brick construction with slate clad roof, set back from the road behind a small walled fore garden. Dora Street runs directly off Darlaston Road (A4038). The property is currently let on a Regulated Tenancy as follows: Registered Rental - £27.00 per week (£1,404.00 per annum) effective from 18 February 2000. Note: Re-registration of the current rental is now due.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside - (front) - Small walled fore garden.
Outside (rear) - Shared pedestrian access, yard and garden.

Vendors Solicitors:

Yusuf & Baker
258 Belsize Road
London
NE6 4BT
Telephone No - 0207 316 6331

Ref: Mr S V Baker

Viewings:

Via Cottons - 0121 247 2233



111 Winson Street, Winson Green,
Birmingham, B18 4JW

Property Description:

A modern purpose built maisonette forming part of a row of similar properties located on a pedestrian walkway off Winson Street. Winson Street itself runs directly between Dudley Road (A457) and Heath Street (B4135). The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £350.00 per calendar month (£4200 per annum)

Outside (Front) - Private garden and allocated parking space.

Term: 99 years
Commencement Date: 12 April 1979
Ground Rent: £50 per annum, rising to £110 per annum

Vendors Solicitors:

Lincoln Lewis & Co Solicitors
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Accommodation:

Ground Floor
Entrance Hall
First Floor
Stairs and Landing, Lounge, Kitchen, Double Bedroom, Bathroom with bath, pedestal wash basin, WC.

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons - 0121 247 2233

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(all cheques are subject to a valid form of identification eg. passport or driving licence)

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48 Arden Grove, Ladywood, Birmingham B16 8HQ

Property Description:

A well laid out First Floor Flat forming part of a purpose built development located off Francis Road, which in turn leads directly off Hagley Road (A456). The immediate surrounding area is currently undergoing significant redevelopment, primarily with the conversion of the former Childrens Hospital to Broadway Plaza Leisure development. The property benefits from presentable well laid out accommodation including three bedrooms, part electric storage heating, mostly UPVC double glazed windows, security door entry system, Garage and allocated parking space and is conveniently located within a quarter of a mile from Broad Street providing a wide range of local amenities, bars and restaurants. The property is currently let on an Assured Shorthold Tenancy Agreement Rental - £715 pcm (£8,580 per annum)

Accommodation:

Ground Floor
Communal Entrance Hall with door entry telephone system, stairs to First Floor
Reception Hall with built-in store cupboard, Shower Room with shower cubicle, pedestal wash basin & WC, Bedroom 1, Bedroom 2, Bedroom 3, Lounge, Dining/Kitchen.
Outside - Communal gardens, allocated parking space and separate Garage in adjacent block.

Term: 99 years from 1 January 1983
Ground Rent: £10 per annum
Service Charge: Refer to solicitors

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

49 Trejon Road, Cradley Heath, West Midlands B64 7HL



Property Description:

A traditional semi detached house of part rendered brick construction with a hipped interlocking tile clad roof. The property provides well laid out accommodation but requires complete modernisation and improvement. The property itself is situated in a well established residential area off Barrs Road with close proximity to local amenities including The Haden Hill Swimming Baths and Tennis Courts.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.
Outside (front) - Small walled fore garden with shared vehicular access to the side.
Outside (rear) - Generous lawned gardens, Garaging and storage space.

Vendors Solicitors:

Putsman wlc
Britannia House
50 Great Charles Street
Birmingham
B3 2LT
Telephone No - 237 3000

Ref: Mr S Dempsey

Viewings:

Via Cottons – 0121 247 2233

49 Maas Road, Northfield, Birmingham B31 2PS



Property Description:

A traditional style mid terraced house of brick construction with asphalt slate clad roof set back behind a fore garden. The property benefits from part UPVC double glazed windows and requires complete modernisation and improvement. Maas Road itself is conveniently located off Church Road (B4121) which leads directly off Bristol Road (A38). Northfield Shopping Centre is within less than a quarter of a mile providing a wide range of local amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - A paved and walled fore garden.
Outside (rear) - Covered yard area, brick stores, shared pedestrian access and lawned garden.

Term: 80 years
Commencement Date: 29 September 1946
Ground Rent: £5.00 per annum

Vendors Solicitors:

Baches
Lombard House
Cronehills Linkway
West Bromwich
West Midlands B70 7PL
Telephone No - 0121 553 3286

Ref: Mr B Boyle

Viewings:

Via Cottons – 0121 247 2233

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LOT 80**Freehold Investment**

60 Parker Street, Bloxwich, Walsall, West Midlands WS3 2LE

**Property Description:**

A presentable traditional style mid terraced house of brick construction with replacement tile clad roof, directly fronting the pavement. Parker Street is located directly off Elmore Green Road (B4210) and is approximately two and a half miles distant from Walsall Town Centre. The property is currently let on an Assured Tenancy as follows:
Rental - £42.00 per week (£2,184.00 per annum).

Vendors Solicitors:

Yusuf & Baker
258 Belsize Road
London
NW6 4BT
Telephone No - 0207 316 6331

Ref: Mr S V Baker

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms, (bedroom 2 intercommunicating).
Outside - Shared pedestrian access to rear, paved yard and lawned garden.

LOT 81**Freehold Investment**

74 Norman Street, Winson Green, Birmingham B18 7ER

**Property Description:**

A traditional style mid terraced house of brick construction with a replacement tile clad roof offered for sale is presentable condition and benefiting from gas-fired central heating. Norman Street itself is located directly off Winson Green Road (A4040) and within half a mile distance of Dudley Road City Hospital. The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental: £360 per calendar month (4320 per annum).

Vendors Solicitors:

Eaton Ryan & Taylor Solicitors
Lombard House
145 Great Charles Street
Birmingham
B3 3LP
Telephone No - 0121 236 1999

Ref: Mr M Lee

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (rear) - Yard

LOT 82**Freehold Vacant Possession**

54 Richmond Road, Bearwood, West Midlands B66 4ED

Property Description:

A traditional built end terraced house of brick construction with part rendered elevations surmounted by a tile clad roof and benefitting from UPVC double glazed windows, gas-fired central heating and Garage. The property occupies a corner position at the junction with Merrivale Road and Richmond Road itself leads directly off Bearwood Road (A4030).

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Inner Hall, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, vanity wash basin and WC.

Outside (front) - Paved and lawned gardens to front and side.
Outside (rear) - Pedestrian access, brick stores, paved garden/yard area and Garage with access off Merrivale Road.

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands B66 3PG
Telephone No - 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons - 0121 247 2233

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80 Woodthorpe Road, Kings Heath, Birmingham B14 6EH

Property Description:

A traditional style detached house of brick construction with a tile clad roof set back from the road behind a fore garden. The property has been extended to the rear and benefits from part UPVC double glazed windows and gas-fired central heating, however, requires modernisation and improvement. Woodthorpe Road itself leads directly off the Alcester Road (A435) and the property is approximately one miles distance from Kings Heath High Street providing a range of local amenities and shops.

Accommodation:

Ground Floor
Reception Hall with Sauna, Front Reception Room, Extended Rear Reception Room, Breakfast Room, Kitchen, Shower Room with WC, wash basin & shower.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with corner bath, wash basin and WC.

Outside (front) - Lawned fore garden and driveway leading to single Garage.
Outside (rear) - Garden.

Vendors Solicitors:

Refer to Agents

Viewings:

Via Cottons – 0121 247 2233

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37 Harrowby Place, Willenhall, West Midlands WV13 2RA



Property Description:

A traditional semi-detached property of part rendered brick construction with a hipped interlocking tile clad roof. Harrowby Place is situated in a residential cul-de-sac off The Crescent, approximately half a mile distance from local amenities. The property provides well laid out accommodation and benefits from gas-fired central heating. The property requires complete repair and modernisation throughout.

Accommodation:

Ground Floor
Reception Hall, Reception Room, Extended Rear Reception Room, Extended Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.
Outside (front) - Off-road parking and lawned fore garden,
Outside (rear) - Paved and lawned gardens with side pedestrian access.

Vendors Solicitors:

Patel & Co Solicitors
322a Holloway Road
Islington
London N7 6NJ
Telephone No - 02076 190210

Ref: Mr M Mehta

Viewings:

Via Cottons – 0121 247 2233

42 Sycamore Road, Handsworth, Birmingham B21 0QL



Property Description:

A traditional style mid terraced house of brick construction with tile clad roof set back behind a small walled fore garden. The property provides spacious well laid out accommodation and requires complete modernisation and repair throughout. Sycamore Road itself is situated within 500 metres from Soho Road providing a wide range of local amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with access to Cellar, Front Reception Room, Middle Reception Room, Rear Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Second Floor
Stairs and Landing, Bedroom 4

access, lawned garden, out building/store.

Vendors Solicitors:

Jordan Turner
414 Bearwood Road
Smethwick
West Midlands
B66 4EU
Telephone No - 0121 420 5954

Ref: Mr D Morris

Viewings:

Via Cottons – 0121 247 2233

Outside (front) - Walled and paved fore garden
Outside (rear) - Shared pedestrian





**54 Harleston Road, Great Barr,
Birmingham B44 8RR**

Property Description:

A mid terraced house of brick construction with a tile clad roof setback from the road behind a walled fore garden and requiring complete modernisation and improvement. Harleston Road itself is situated in an established residential area and is located off Birdbrook Road which in turn leads off Aldridge Road.

Outside (rear) - Paved patio, long garden and free-standing Garage with access to shared vehicular driveway.

Tenure: Leasehold
Term: 99 years from 29 September 1937
Ground Rent: £22 per annum

Vendors Solicitors:

M R Hepburn
53a Reddicap Heath Road
Sutton Coldfield
West Midlands B75 7DX
Telephone No - 0121 378 0440

Ref: Mr M R Hepburn

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen with walk-in Pantry off.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and WC.
Outside (front) - Walled fore garden, pedestrian access to rear.

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