

Location



Cottons
Chartered Surveyors

Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL

Also at

305 Bearwood Road
Smethwick,
West Midlands, B66 4DP

452 Stratford Road,
Shirley, Solihull,
West Midlands B90 4AQ

Tel: 0121 247 2233

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www.cottons.co.uk



PROPERTY AUCTION

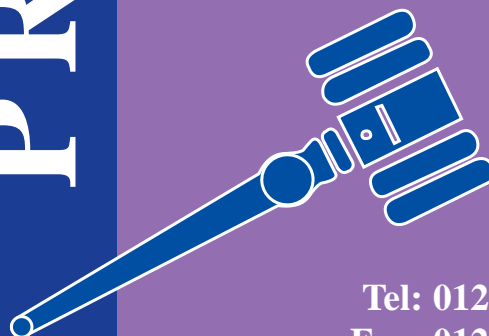
Cottons

Chartered Surveyors

15TH JULY 2004

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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 fittings, drains and any other pipework, appliances and electrical fittings. 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.

Cottons

'The Auctioneers'

Cottons have been successfully disposing of property by Auction for well in excess of 50 years and are well established as one of the leading Auctioneers outside of London.

Our major auctions are held regularly at The Aston Villa Football Club and typically comprise of an extensive range of residential and commercial property, land and ground rent investments.

Whilst our catalogue will normally comprise of property within the Midlands Region, we have a proven track record for selling lots further afield and extending across the U.K.

IF YOU HAVE A PROPERTY TO INCLUDE IN A FUTURE AUCTION CONTACT THE AUCTION TEAM NOW ON 0121 247 2233

In addition, our extensive knowledge and expertise developed over the years enables us to provide our clients with a comprehensive range of quality services comprising;

'The Estate Agents'

We now offer an unrivalled Estate Agency service from our offices at 305 Bearwood Road, Smethwick, and at 361 Hagley Road, Edgbaston. For a list of properties currently available or for a free market appraisal please telephone 0121 533 4747.

'The Letting Agents'

We provide a specialised letting service for both Landlords and Tenants.

'The Property Managers'

We currently manage an extensive range of residential, commercial and industrial property throughout the UK for both private and corporate clients.

'The Estate Managers'

We specialise in managing estate property of all types whether it be a block of flats/apartments, an office development, an industrial estate or a ground rent portfolio.

'The Surveyors'

Our survey and valuation department is experienced in the valuation of all types of residential and commercial property.

'The Property Insurance Specialists'

In conjunction with our brokers we can offer an extensive range of Insurance services for all types of property including buildings and contents cover and landlord's rental guarantee.

If you are looking for an Agent to provide unrivalled advice and service then please contact us.

**WE ARE ASSEMBLING LOTS
FOR OUR NEXT MAJOR AUCTION
SALE ON**

16TH SEPTEMBER 2004

CALL THE AUCTION TEAM NOW

0121 247-2233

Auction Sale

of 90 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with Redevelopment Opportunities and Land:

- 29 Freehold Vacant Residential Properties
- 35 Residential Investment Properties
- 4 Leasehold Vacant Residential Properties
- 4 Freehold Vacant Retail Premises
- 2 Freehold Commercial/ Industrial Premises with Vacant Possession
- 1 Prime Retail Investment Property
- 1 Commercial/Residential Vacant Property
- 2 Freehold Redevelopment Properties
- 8 Parcels of Freehold Land
- 3 Freehold Lock Up Garage Sites
- 1 Freehold Hotel with Redevelopment Potential

ORDER OF SALE

Lot	Property	
1	117 Frances Road, Kings Norton	Freehold Vacant Possession
2	80 Allens Road, Winson Green	Freehold Investment
3	116 Preston Road, Hockley	Freehold Investment
4	1664 Pershore Road, Kings Norton	Freehold Investment
5	35 East Road, Tipton	Freehold Vacant Possession
6	136 Yew Tree Road, Aston	Freehold Investment
7	202 Speedwell Road, Yardley	Freehold Vacant Possession
8	16 Draycott Road, Smethwick	Freehold Investment
9	46 Sycamore Road, Handsworth	Freehold Vacant Possession
10	68 Hurst Lane, Shard End	Freehold Vacant Possession
11	185 St Margarets Road, Ward End	Freehold Investment
12	86 Neville Road, Erdington	Freehold Vacant Possession
13	6 St Peters Road, Netherton	Freehold Investment
14	133 Deykin Avenue, Witton	Leasehold Vacant Possession
15	Plot 22 Little Hay Lane, Shenstone	Freehold Land
16	Plot 23 Little Hay Lane, Shenstone	Freehold Land
17	Plot 24 Little Hay Lane, Shenstone	Freehold Land
18	6 Wood End Road, Wednesfield	Freehold Investment
19	164 South Road, Erdington	Freehold Investment
20	152 Norton Crescent, Bordesley Green	Freehold Investment
21	9 Caxton Grove, Kingstanding	Freehold Investment
22	66/67 High Street, Dudley	Freehold Investment
23	65, 65A & 65B Old Walsall Road, Great Barr	Freehold Vacant Possession
24	24 Sherifoot Lane, Sutton Coldfield	Freehold Vacant Possession
25	10 Green Lanes, Sutton Coldfield	Freehold Vacant Possession
26	8 Nigel Road, Washwood Heath	Freehold Investment
27	Whiteleaze, Houndsfield Lane, Wythall	Freehold Vacant Possession
28	86 Barnsdale Crescent, Northfield	Freehold Investment
29	210 Ninevah Road, Handsworth	Freehold Investment
30	214 Ninevah Road, Handsworth	Freehold Investment
31	The Willows Hotel, Watling Street, Grendon	Freehold Vacant Possession
32	37 Marsham Court Road, Solihull	Freehold Vacant Possession
33	114 Alwold Road, Weoley Castle	Freehold Investment
34	12 Hall Street, Hockley	Freehold Vacant Possession
35	Paddock Cottage, Balsall Common	Freehold Vacant Possession
36	36 Canalside Cottages, Winson Green	Freehold Vacant Possession
37	25 Parkway Road, Dudley	Freehold Vacant Possession
38	84 Leacroft Avenue, Wolverhampton	Freehold Vacant Possession
39	59 Colebrook Road, Shirley	Freehold Part Vacant/Investment
40	39 Windmill Hill, Halesowen	Freehold Vacant Possession
41	Plot 4, Kendal Drive, Barnt Green	Freehold Land
42	Plot 5, Kendal Drive, Barnt Green	Freehold Land



43	Plot 4, Off Queslett Road, Great Barr	Freehold Land
44	Plot 5, Off Queslett Road, Great Barr	Freehold Land
45	57 Waterland Lane, St Helens	Freehold Investment
46	6 Brookland Lane, St Helens	Freehold Investment
47	84 Neachells Lane, Wednesfield	Freehold Vacant Possession
48	116 Chockleys Meadow, Telford	Freehold Vacant Possession
49	16 Arden Place, Bilston	Freehold Vacant Possession
50	314 Ladypool Road, Balsall Heath	Freehold Vacant Possession
51	20 Brigfield Road, Yardley Wood	Freehold Vacant Possession
52	4 Cleveland Tower, Holloway Head	Leasehold Vacant Possession
53	18 Trafalgar Court, Tividale	Leasehold Investment
54	18 The Edge, Moseley Road, Moseley	Leasehold Vacant Possession
55	181 Brooklands Road, Hall Green	Freehold Vacant Possession
56	6 Oxford Road, Acocks Green	Freehold Part Vacant/Investment
57	38 Ronald Road, Bordesley Green	Freehold Investment
58	Coseley Hall Apartments, Avenue Rd, Bilston	Freehold Investment
59	110 Edward St/58B & C Princes St, Nuneaton	Freehold Investment
60	Garages r/o 110 Edward Street, Nuneaton	Freehold Garage Investment
61	Land & Garages, Green Lane, Handsworth	Freehold Garage Investment
62	Land adj Unit 8 Bromley Street, Digbeth	Freehold Land
63	Land at Conegre Road, Tipton	Freehold Garage Site
64	15 Clarence Avenue, Handsworth	Freehold Investment
65	16 Clarence Avenue, Handsworth	Freehold Vacant Possession
66	33 Chapel Street, Bloxwich	Freehold Investment
67	35 Chapel Street, Bloxwich	Freehold Investment
68	145 Westbury Road, Nuneaton	Freehold Investment
69	Unit 5, 772 Old Walsall Road, Birmingham	Freehold Vacant Possession
70	Birch Cottage, 649 Bloxwich Road, Walsall	Freehold Investment
71	67 Geraldine Road, Yardley	Freehold Vacant Possession
72	4 Lakeside Road, West Bromwich	Freehold Vacant Possession
73	6 Reservoir Retreat, Edgbaston	Freehold Part Vacant/Investment
74	170 Newcombe Road, Handsworth	Freehold Vacant Possession
75	46 Broadway North, Walsall	Freehold Investment
76	48 Broadway North, Walsall	Freehold Investment
77	Flat 3, Seymour Court, Islington Row, B'ham	Leasehold Vacant Possession
78	42 School Lane, Bucklands End, B'ham	Freehold Vacant Possession
79	172/174 Slade Road, Erdington	Freehold Vacant Possession
80	10 Shorthearth Road, Erdington	Freehold Investment
81	4 Grasmere Road, Handsworth	Freehold Investment
82	24 Westbourne Road, Handsworth	Freehold Vacant Possession
83	39 Slade Road, Erdington	Freehold Vacant Possession
84	20 Walton Street, Long Eaton, Notts.	Freehold Vacant Possession
85	50 Marsh Hill, Erdington	Freehold Investment
86	2 New Street, Tipton	Freehold Vacant Possession
87	147 St Margarets Road, Ward End	Freehold Vacant Possession
88	75 Vicarage Road, Smethwick	Freehold Investment
89	52 Matlock Road, Tyseley	Freehold Vacant Possession
90	8 Bearwood Road, Smethwick	Freehold Vacant Possession

IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

New Money Laundering Regulations have been introduced by the Government affecting Auctioneers from 1st March 2004 and governing the way in which auction deposits are taken.

To comply with this Act, we require all purchasers to pay their deposit by any of the following methods:

- **Bank/Building Society Draft**
- **Personal/Company Cheque**
- **Debit/Credit Card**

(credit card payments are subject to a surcharge of 2%)

All purchasers will be required to provide proof of both their Identity and Current Address, and we require that all parties intending to bid for any properties must bring with them the following items:

- **Full UK Passport or Driving Licence (for identification)**
- **Either a Recent Utility Bill, Council Tax Bill or Bank Statement**
(as proof of your residential address)

If you have questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the auction department prior to the sale day

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

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.

IMPORTANT TRAFFIC NOTICE

Please be aware that major road works will commence on the 4 July 2004, affecting the M6 Motorway, Junction 6 and the slip road leading to the A38 M Aston Expressway. Please allow for extra travelling time to arrive at the Auction Venue and also for any properties that you wish to view in the vicinity of this area.



LOT 1**Freehold Vacant Possession**

**117 Frances Road, Kings Norton,
Birmingham B30 3DU**

**Property Description**

A traditional villa style mid terraced house of brick construction, surmounted by a replacement tile clad roof, set back from the road behind a walled fore-garden and requiring complete modernisation and repair throughout, including the provision of a bathroom. Frances Road itself comprises of a no-through road, which leads directly off Pershore Road (A441) and is conveniently situated within approximately half a mile distance from Cotteridge Shopping Centre providing a wide range of local amenities.

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
Front Reception Room, Inner Hall,
Rear Reception Room,
Breakfast/Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms.
Outside (front) – Walled fore-garden
Outside (rear) – Yard, brick store
and WC, shared pedestrian access
and garden.

LOT 3**Freehold Investment**

**116 Preston Road,
Hockley, Birmingham
B18 4PJ**

**Property Description**

A traditional end terraced house of rendered brick construction with a replacement tile clad roof set back behind a small walled fore-garden. Preston Road itself runs directly between Handsworth New Road and Bacchus Road. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental - £400 per calendar month (£4800 per annum).

Vendors Solicitors

M R Hepburn & Co
53a Reddip 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.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with WC.
Outside (front) – Small walled fore-
garden.
Outside (rear) – Pedestrian side
access to garden.

LOT 2**Freehold Investment**

**80 Allens Road, Winson Green,
Birmingham, B18 4QS**

**Property Description**

A mid terraced property of brick construction surmounted by a tile clad roof, set back from the road behind a walled fore-garden. The property benefits from having well laid out accommodation and gas fired central heating. Allens Road is situated in a well established residential area and can be located off Bacchus Road. The property is currently let on an Assured Shorthold Tenancy Agreement as follows:-
Rental - £434 pcm (£5219.88 per annum).

Vendors Solicitors

Richard Ludlow and Co
186 Stratford Road
Shirley
Solihull
B90 3BQ
Tel: 0121 733 1122

Ref: Mr R Ludlow

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hallway, Two Reception
Rooms, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three
Bedrooms.
Outside - Rear – Small pathway
leading to lawned garden.
Outside - Front – Small walled fore-
garden.

LOT 4**Freehold Investment**

**1664 Pershore Road, Kings Norton,
Birmingham, B30 3BH**

**Property Description**

A traditional style mid terraced house of brick construction with a replacement tile clad roof situated directly fronting the pavement, opposite the junction with Dell Road and conveniently within approximately half a mile distance from Cotteridge Shopping Centre providing a wide range of local amenities.

The property is currently let on a Regulated Tenancy at a registered rental of £49.50 per week (£2,574.00 per annum)

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
Two Reception Rooms, Kitchen,
Bathroom.
First Floor
Stairs and Landing, Three
Bedrooms
Outside (rear) – Garden



LOT 5**Freehold Vacant Possession****35 East Road, Tipton,
Dudley, DY4 0XG****Property Description**

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind paved fore-garden. The property benefits from having well laid out accommodation. UPVC double glazed windows and gas fired central heating. East Road is situated in an established residential area off North Road close to Gospel Oak Road (A4037), approximately ¼ mile from Jubilee Park.

Accommodation

Ground Floor
Reception Hall, Lounge, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms and Bathroom.
Outside - Rear – patio area leading to lawned garden.
Outside - Front – walled fore-garden.

Vendors Solicitors

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
Birmingham
B70 8SW
Tel: 0121 553 3211

Ref: Mrs Lyndsey Trott

Viewings

Via Cottons – 0121 247 2233

LOT 7**Freehold Vacant Possession****202 Speedwell Road,
Yardley, Birmingham,
B25 8HH****Property Description**

A traditional style three storey mid terraced house of part rendered brick construction surmounted by a replacement tile clad roof and directly fronting the pavement virtually opposite the junction with Redhill Road. The property benefits from gas fired central heating and requires some cosmetic improvement.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Shower Room with shower enclosure, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Bedrooms.
Second Floor
Stairs to Attic Bedroom Three.
Outside (rear) – garden with shared pedestrian access.

Vendors Solicitors

Harris Cooper Walsh
King Edward Building
48 High Street
Solihull
West Midlands
B91 3TB
Telephone No – 0121 705 2255

Ref: Mrs C Houghton

Viewings

Via Cottons – 0121 247 2233

LOT 6**Freehold Investment****136 Yew Tree Road,
Aston, Birmingham,
B6 6RU****Property Description**

A mid terraced house of brick construction with a replacement tile clad roof. Yew Tree Road runs directly between Station Road and Serpentine Road and is within approximately 100 metres of Witton Lane (B4137). The property is let on an Assured Shorthold Tenancy at a rental of £70 per week (£3,640 per annum).

Accommodation

Ground Floor
Through Lounge/Dining Room, Kitchen, Lobby, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms (Bedroom Two intercommunicating).
Outside (Rear) – Brick yard, paved garden area and shared rear access.

Vendors Solicitors

Hearne & Co
120-121 Poplar Road
Smethwick
West Midlands
B66 4AP
Telephone No – 0121 420 3636

Ref: Mr R Hearne

Viewings

Via Cottons – 0121 247 2233

LOT 8**Freehold Investment****16 Draycott Road, Smethwick,
West Midlands, B66 1QP****Property Description**

A traditional style end terraced house of brick construction with slate clad roof situated in a cul-de-sac, located off the lower section of Holly Lane, which in turn runs between Oldbury Road (A457) and St Pauls Road (B4169). The property benefits from central heating and is currently let on a Regulated Tenancy as follows:- Rental - £31.00 per week (£1612.00 per annum) effective from 9 January 2004.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin & WC.
Outside (rear) – Pedestrian side access to rear garden.

Vendors Solicitors

Putsmans WLC
50 Great Charles Street
Birmingham
B3 2LT
Telephone No – 0121 237 3000

Ref: Mr S Dempsey

Viewings

Via Cottons – 0121 247 2233



LOT 9**Freehold Vacant Possession**
**46 Sycamore Road,
Handsworth,
Birmingham B21 0QL**
Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof set back from the road behind a small walled fore-garden and benefitting from gas-fired central heating and UPVC double glazed windows. Sycamore Road itself is located off Booth Street (B4136).

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with WC.
Outside (front) – Walled fore-garden
Outside (rear) – Garden

Vendors Solicitors

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

Ref: Mr M R Hepburn

Viewings

Via Cottons – 0121 247 2233

LOT 11**Freehold Investment**
**185 St Margarets
Road, Ward End,
Birmingham, B8 2BE**
Property Description

A traditional style mid terraced house of brick construction having a replacement tile clad roof. The property is set back from the road behind a walled fore-garden and St Margarets Road itself runs directly between Washwood Heath Road (B4114) and Bromford Lane (A4040). The property is let on an Assured Shorthold Tenancy at a rental of £350 per month (£4,200 per annum).

Accommodation

Ground Floor.
Porch Entrance, Front Reception Room, Rear Reception Room, Kitchen, Bathroom
First Floor
Two Bedrooms.
Outside (front) – Walled fore-garden
Outside (Rear) – Garden

Vendors Solicitors

Simpson & Co (incorporating Taylors)
Norwich House
45 Poplar Road
Solihull
B91 3AW
Telephone No – 0121 704 1212

Ref: Mr D Inman

Viewings

Via Cottons – 0121 247 2233

LOT 10**Freehold Vacant Possession**
**68 Hurst Lane, Shard End,
Birmingham, B34 7HN**
**Property Description**

A traditional style semi detached house of brick construction surmounted by a pitched tile clad roof. The property benefits from gas fired central heating and UPVC double glazing. The property itself is situated at the junction with Longmeadow Crescent opposite the Royal British Legion Social Club. Hurst Lane leads off Chester Road (B4114) and is conveniently located within approximately ½ mile distance from local shops and amenities.

Accommodation

Ground Floor
Entrance Hall with under-stair storage, Though Lounge, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath and wash basin and Separate WC.
Outside (front) – Walled fore-garden with garage, off-road parking and side pedestrian access.
Outside (rear) – Lawned garden and access to garage.

Vendors Solicitors

Carltons
503 Coventry Road
Small Heath
Birmingham
B10 0LN
Telephone No – 0121 766 7447

Ref: Mrs H Studman

Viewings

Via Cottons – 0121 247 2233

LOT 12**Freehold Vacant Possession**
**86 Neville Road, Erdington,
Birmingham, B23 7SB**
**Property Description**

A traditional semi detached house of brick built construction surmounted by a hipped tile clad roof, occupying an elevated position set back behind a sloping fore-garden and benefitting from part UPVC double glazed windows along with rear Garage/Workshop. The property requires complete modernisation and improvement throughout and Neville Road itself leads directly off George Road which in turn leads off Slade Road.

Accommodation

Ground Floor
Double glazed Entrance Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen (no fittings), Large Conservatory, Lobby area leading to Cloakroom with WC and pedestal wash basin.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC, Separate walk-in Shower.
Outside (front) – Sloping fore-garden.
Outside (rear) – Sloping rear garden and a large brick and block built

Garage, which has been divided into various workshops and store rooms and is accessed from a shared vehicular driveway.

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



LOT 13**Freehold Investment**

**6 St Peters Road,
Netherton, Dudley,
West Midlands,
DY2 8HS**

Property Description

A semi detached house of brick construction surmounted by a hipped tile clad roof set back from the road behind a fore-garden and situated to the upper part of St Peters Road, close to the junction with Buffrey Road. The property is currently let on a Regulated Tenancy at a registered rental of £44.00 per week (£2,288.00 per annum) effective from 12 June 2003.

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
Living Room, Dining/Kitchen,
Bathroom, Separate WC and store.
First Floor
Stairs and Landing, Three
Bedrooms.
Outside (front) – fore-garden,
pedestrian side access to rear
garden and store.

LOT 15**Freehold Land**

**Plot 22 Little Hay
Lane, Shenstone,
Staffordshire**

Land Description

A parcel of land extending to approximately 510 sq m (0.126 acres) forming part of a rural area situated in the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT
Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings

Via Cottons – 0121 247 2233

LOT 14**Leasehold Vacant Possession**

**133 Deykin Avenue, Witton,
Birmingham B6 7BG**

**Property Description**

A traditional style mid terraced house of partly rendered brick construction with an asphalt slate roof, set back from the road behind a walled fore-garden and requiring modernisation and improvement throughout. Deykin Avenue itself leads directly off Brookvale Road (A4040) and the property is conveniently located within approximately a quarter of a mile from Witton Railway Station and within approximately one mile distance from the University of Central England in Birmingham at Perry Barr.

Term: 99 years from 25 December 1961

Ground Rent: £12.00 per annum

Vendors Solicitors

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

Ref: Mr S Nickless

Viewings

Via Cottons- 0121 247 2233

Accommodation

Ground Floor
Front Reception Room, Rear
Reception Room, Kitchen,
Bathroom with bath, pedestal wash
basin & WC.
First Floor
Stairs and Landing, Three
Bedrooms.
Outside (front) – Small walled
forecourt
Outside (rear) – Paved yard with
pedestrian entry access and garden.

LOT 16**Freehold Land**

**Plot 23 Little Hay
Lane, Shenstone,
Staffordshire**

Land Description

A parcel of land extending to approximately 495 sq m (0.122 acres) forming part of a rural area situated in the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT
Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings

Via Cottons – 0121 247 2233



LOT 17**Plot 24 Little Hay Lane, Shenstone, Staffordshire****Land Description**

A parcel of land extending to approximately 457 sq m (0.112 acres) forming part of a rural area situated in the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT
Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings

Via Cottons – 0121 247 2233

Freehold Land**LOT 19****Freehold Investment****164 South Road, Erdington, Birmingham, B23 6EL****Property Description**

A substantial three storey mid terraced house of brick construction, surmounted by an interlocking tile clad roof set back from the road behind a small walled fore-garden and situated to the lower part of South Road which leads directly off Reservoir Road. The accommodation is currently laid out to provide six separate letting rooms with shared kitchen and bathroom facilities and benefits from shared gas fired central heating and UPVC double glazed windows. Each room is currently let on an Assured Shorthold Tenancy at the following rentals:-

Room 1 - £55.00 per week.

Room 2 - £50.00 per week.

Room 3 - £50.00 per week.

Room 4 - £55.00 per week.

Room 5 - £60.00 per week.

Room 6 - £60.00 per week.

Total - £330.00 per week (£17,160.00 per annum).

Accommodation

Ground Floor
Reception Hall, Room 1, Room 2, Large Shared Living Room/Kitchen with a range of modern panelled units and breakfast bar.

First Floor
Stairs and Landing, Room 3, Shower Room with glazed shower cubicle and pedestal wash basin, Separate WC, Room 4, Room 5.

Second Floor
Stairs to Large Attic Room 6. Outside (front) – small walled forecourt. Outside (rear) – shared pedestrian entry access to brick yard and garden with brick stores.

Vendors Solicitors

Lane & Co
9 York Road
Erdington
Birmingham
B23 6TE
Telephone No – 0121 382 6622

Ref: Mr J Francis

Viewings

Via Cottons – 0121 247 2233

Freehold Investment**6 Wood End Road, Wednesfield, Wolverhampton, West Midlands WV11 1NR****Property Description**

A traditional style semi detached house of rendered brick construction surmounted by a pitched slate clad roof and set back from the road behind a lawned fore-garden. Wood End Road itself runs directly between Amos Lane (B4484) and Blackhalve Lane (B4156). The property is currently let on a Periodic Assured Tenancy. Rental - £75.00 per week (£3900 per annum).

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
Two Reception Rooms, Kitchen. First Floor
Stairs and Landing, Three Bedrooms, Bathroom. Outside (front) – Lawned fore-garden, pedestrian side access to rear. Outside (rear) – Garden.

LOT 18



**152 Norton
Crescent, Bordesley
Green, Birmingham,
B9 5TY**

Property Description

An end terraced House of brick construction set back from the road behind a walled fore-garden and driveway. The property benefits from UPVC double glazed windows and gas fired central heating. The property is let on an Assured Shorthold Tenancy at a rental of £105 per week (£ 5,460 per annum).

Accommodation

Ground Floor
Porch Entrance, Living Room,
Kitchen, Bathroom with bath, WC &
wash basin, Veranda.
First Floor
Three Bedrooms.
Outside (front) – Fore-garden.
Outside (rear) – Lawned garden,
side pedestrian access.

Vendors Solicitors

Prior Cumberlidge & Pugh
1618 & 1620 Coventry Road
Yardley
Birmingham
B26 1AL
Telephone No – 0121 707 9211

Ref: Mrs B Sears

Viewings

Via Cottons – 0121 247 2233



**9 Caxton Grove,
Kingstanding,
Birmingham, B44 0PB**

Property Description

A semi detached house of brick construction with a hipped slate clad roof, benefiting from UPVC double glazed windows, three bedrooms and situated in a cul-de-sac, located off Gainford Road. The property is currently let on an Assured Shorthold Tenancy Agreement as follows:-
Rental - £95.00 per week (£4940.00 per annum).

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Living Room,
Kitchen, Lobby, Bathroom with
panelled bath, wash basin & WC.
First Floor
Stairs and Landing, Three
Bedrooms
Outside (front) – Lawned fore-
garden.
Outside (rear) – Pedestrian side
access to yard and large rear
garden.



**66/67 High Street, Dudley,
West Midlands DY1 1PY**

Property Description

A double fronted retail premises, situated directly fronting the High Street and forming part of Dudley Town Centre which comprises of a wide range of national and local retailers serving the densely populated surrounding area. The property which comprises of a four-storey brick-built retail unit with storage and basement is currently let to J J B (Sports) Limited on a lease for a term of 25 years from 31 July 1986 on a full repairing and insuring basis and paying a current rental of £27,500 per annum (subject to five yearly rent reviews).

Tenant Information

J J B (Sports) Limited are a group engaged in the retail of sportswear and sports equipment. For the year ended 25 January 2004 the company reported a turnover of £929.812M, pre-tax profits of £67.838M and net worth of £166.656M.

Accommodation

Cellar
33.25 sq m (358 sq ft) with
concrete floor and gas-fired central
heating boiler.
Ground Floor
307.87 sq m (3314 sq ft)
comprising Main Retail Area, Rear
Stores/Stock Room, double door
access to yard and goods lift.
First Floor
277.2 sq m (2984 sq ft) comprising
of Store Room with goods lift,
Kitchen and Wash Rooms each
with WC and wash basin.

Second Floor
218.4 sq m (2351 sq ft) comprising
of Store Room with goods lift.
Third Floor
68.74 sq m (740 sq ft) comprising
of Store Room.
Outside (rear) - Gravelled
yard/Communal access area
Total Gross Internal Floor Area –
905 sq m (9747 sq ft) approximately

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

NOTE: THE PURCHASER IS
RESPONSIBLE FOR PAYMENT OF
VAT ON THE FULL PURCHASE PRICE
AT THE CURRENT RATE OF 17.5%.





**65, 65A & 65B Old Walsall Road,
Great Barr, Birmingham, B42 1NS**

Property Description

A block of traditional brick built properties surmounted by a pitched slate clad roof occupying an elevated position and prominently situated at the junction with Langdale Road. The property has been much improved throughout and the internal accommodation has been arranged to provide a ground floor retail shop/office (Number 65) having electric heating and useful cellar along with two terraced houses (Numbers 65A and 65B) each offering spacious bedroom accommodation benefiting from UPVC double glazed windows, gas fired central heating and modern kitchen and bathroom fittings, and the whole property is ideal for investment purposes.

Accommodation

Number 65

Ground floor retail shop/office – 28.55 sq m (307 sq ft) approximately with aluminium shop front having electric roller shutter door.
Rear area – 9.57 sq m (103 sq ft) including Kitchen/Store Room, Cloakroom with WC and wash basin, Rear Fire Exit and access to: Cellar – irregular shaped 15.14 sq m (163 sq ft) approximately, which has been carpeted and dry-lined and provides a useful Office/Store Room.
Further Cellar – 3.5 sq m (37 sq ft).

Number 65A

Ground Floor
Front Reception Room, Inner Hall, Breakfast/Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin, Separate WC.

Number 65B

Ground Floor
Front Reception Room, Breakfast/Kitchen with built-in under-stair cupboard.
First Floor
Stairs and Landing, Three Double Bedrooms, Further Landing Area/Storage Recess, Large Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) – concrete forecourt to shop and lawned fore-garden to both houses.
Outside (rear) – enclosed shared garden and yard area.

Vendors Solicitors

Challinors Lyon Clark
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



**24 Sherifoot Lane, Four Oaks, Sutton
Coldfield, West Midlands B75 5DR**

Property Description

A substantial detached family residence of brick construction surmounted by a tile clad roof situated in a popular and sought-after residential area and requiring complete modernisation and improvement throughout. The property occupies a large rectangular site which includes an extremely long rear garden and benefits from generous well laid out accommodation but provides further scope for redevelopment/extension, subject to obtaining planning consent from the local planning authority.

Accommodation

Ground Floor
Canopy Entrance, Reception Hall, Cloakroom with pedestal wash basin & WC, Large Dining/Kitchen, Front Reception Room, Double Doors to Rear Reception Room.
First Floor
Stairs and Gallery Landing, Bedroom 1 with Dressing Room, Bedroom 2 with Dressing Room, Bedroom 3, Family Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Tarmacadam driveway providing ample off-road parking, small fore-garden and a large tandem Garage with Lobby Area.
Outside (rear) – Paved patio and an extremely long rear garden.
Gross Internal Area – 125 sq m (1352 sq ft) approximately
Total Site Depth – 90 m (295 ft) approximately

Vendors Solicitors

Lane & Co
9 York Road
Erdington
Birmingham
B23 6TE
Telephone No – 0121 382 6622

Ref: Mr J Francis

Viewings

Via Cottons – 0121 247 2233



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10 Green Lanes, Wylde Green, Sutton Coldfield, West Midlands B73 5JW

Property Description

A substantial detached house of rendered construction surmounted by an interlocking tile clad roof, benefiting from gas-fired central heating and five bedrooms. The property requires modernisation and improvement throughout. The property is situated in a popular and established residential area, adjacent to Chester Road Railway Station which provides ease of access to both Sutton Coldfield and Birmingham City Centre and Green Lanes itself runs directly between Chester Road (A452) and Birmingham Road (A5127). The property occupies a large site, extending to approximately 880 sq m (0.21 acres) and provides ample scope for extension or redevelopment to either residential or commercial use, subject to obtaining planning consent from the local authority. All interested parties should satisfy themselves with Birmingham City Council Planning Department as to the suitability for their intended use.



Accommodation

Ground Floor
Reception Hall, Shower Room with shower cubicle, pedestal wash basin & WC, Full Width Lounge, Boiler Room with Cellar leading off, Large Dining/Kitchen.
First Floor
Stairs and Landing, Five Bedrooms, Family Bathroom with corner bath, wash basin & WC.
Outside (front) – Tarmacadam forecourt providing off road parking for approximately five cars, gated vehicular access to side driveway leading to rear.
Outside (rear) – Detached Double Garage, paved patio and large lawned garden.

Vendors Solicitors

Countrywide Conveyancing Direct
3 Lion Court
Wade Street
Lichfield
Staffordshire
WS13 6HL
Telephone No – 01543 302223

Ref: Mrs L Hales

Viewings

Via Cottons – 0121 247 2233

8 Nigel Road, Washwood Heath, Birmingham, B8 1PA



Property Description

A traditional style mid terraced house of brick construction set back from the road behind a walled fore-garden. Nigel Road is a small a cul-de-sac located off Wright Road, which in turn leads onto Washwood Heath Road (B4114), and is conveniently located within approximately ½ mile distance from local shops and amenities. The property is let on an Assured Shorthold Tenancy at a rental of £325 per month (£3,900 per annum).

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen
First Floor
Two Bedrooms and Bathroom.
Outside (front) – Walled fore-garden
Outside (Rear) – Garden

Vendors Solicitors

Simpson & Co (incorporating Taylors)
Norwich House
45 Poplar Road
Solihull
B91 3AW
Telephone No – 0121 704 1212

Ref: Mr D Inman

Viewings

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Tel: 01249 822 999 Fax: 01249 822 211





Whiteleaze, Houndsfield Lane, Wythall, Birmingham B47 6LS

Property Description

An imposing modern detached family residence of part rendered construction, surmounted by a tile clad roof and offering extensive living accommodation extending to approximately 203 sq m (2184 sq ft), having Three Reception Rooms, Conservatory, Five Bedrooms and a Triple Garage. The property is offered for sale in a presentable condition, being in good decorative order and benefits from gas-fired central heating, UPVC double glazed windows, modern kitchen and bathroom fittings, ample off-road parking and is situated in an established and sought-after residential area.

Accommodation

Ground Floor
Covered Entrance, Reception Hall, Cloakroom with WC and wash basin, Through Lounge. Living Room, UPVC double glazed Conservatory, Open Plan Dining Room and Kitchen with an extensive range of modern oak effect units, Utility Room with a range of matching fitted units.
First Floor
Stairs and Large Gallery Landing, Bedroom 1 (double) with fitted wardrobe, En-suite having glazed

corner Shower, pedestal wash basin & WC, Bedroom 2 (double) with fitted wardrobe, Bedroom 3 (double) with En-suite having corner suite comprising panelled bath, pedestal wash basin & WC, Bedroom 4 (single), Bedroom 5 (double) and Family Bathroom having panelled bath, Large walk-in Shower enclosure, pedestal wash basin & WC.

Outside (front) – Block paved sweep driveway proving multi car parking, lawned fore-garden, Triple Garage and pedestrian side access to rear.

Outside (rear) – Large paved patio, extending to the side, well maintained lawned garden with mature borders and side yard with wooden shed and enclosed yard with access to garage.

Vendors Solicitors

Eyre & Co
1041 Stratford Road
Hall Green
Birmingham
B28 8AS
Telephone No – 0121 778 2161

Ref: Mr M J Eyre

Viewings

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86 Barnsdale Crescent, Northfield, Birmingham B31 1TA

Property Description

An end terraced house of brick construction with a hipped slate clad roof, situated virtually opposite the junction with Honiton Crescent and set back behind a lawned fore-garden. The property benefits from UPVC double glazed windows and Barnsdale Crescent itself is situated directly off Hoggs Lane and is conveniently located within approximately one mile distance from Northfield Shopping Centre, providing a wide range of local amenities.

The property is currently let on an Assured Shorthold Tenancy Agreement
Rental - £120 per week (£6,240 per annum).

Accommodation

Ground Floor
Living Room with built-in cupboard, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (front) – Lawned fore-garden.
Outside (rear) – Pedestrian side access to rear yard and lawned garden.

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233



210 Nineveh Road, Handsworth, Birmingham B21 0TB



Property Description

A traditional style two-storey mid terraced house of brick construction with a replacement tile clad roof, set back from the road behind a small walled fore-garden and benefiting from gas-fired central heating and UPVC double glazed windows. Nineveh Road itself is situated directly off Boulton Road (A4040).

The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental - £375 per calendar month (£4500 per annum).

Accommodation

Ground Floor
Through Lounge/Dining Room, Kitchen and Utility Room.
First Floor
Three Bedrooms and Bathroom with WC.
Outside (front) – Walled fore-garden
Outside (rear) – Garden

Vendors Solicitors

M R Hepburn & Co
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

214 Nineveh Road, Handsworth, Birmingham B21 0TB



Property Description

A traditional style two-storey mid terraced house of brick construction with a replacement tile clad roof, set back from the road behind a small walled fore-garden and benefiting from gas-fired central heating and UPVC double glazed windows. Nineveh Road itself is situated directly off Boulton Road (A4040).

The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental - £375 per calendar month (£4500 per annum).

Accommodation

Ground Floor
Through Lounge/Dining Room, Kitchen and Utility Room.
First Floor
Three Bedrooms and Bathroom with WC.
Outside (front) – Walled fore-garden
Outside (rear) – Garden

Vendors Solicitors

M R Hepburn & Co
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



The Willows Hotel, 145 Watling Street, Grendon, Atherstone, Warwickshire CV9 2PH

Property Description

An imposing detached property of brick construction with tile clad roof originally built in 1927 and having been substantially extended between 1986 and 1990 to provide the existing hotel/hostel accommodation. The property is situated set well back from the A5 Watling Street, behind a large gravelled car parking area and enjoys views over open countryside to the rear. Grendon comprises of a linear village and the property is conveniently located within approximately two miles distance from the M42 Motorway (junction 10) providing access to the Midlands Motorway Network, The town of Atherstone being within approximately two miles distance and the towns of Tamworth and Nuneaton both being within approximately six miles distance. The property benefits from gas-fired central heating, 20 Bedrooms and ample off-road parking.

Planning

The property benefits from Class C1 planning consent, as defined by the Town and Country Planning (use classes) Order 1987, for use as a hotel and hostel. The site is also considered suitable for residential redevelopment and we have recently received written indication from North Warwickshire Borough Council Planning Department that the site is within the development boundary for Grendon and thus there is no objection, in principle, to the residential redevelopment of the site. All interested parties should satisfy themselves, in respect of the planning consent for their intended use by contacting the local planning department on 01827 719310, reference – Mr J G Brown.

Accommodation

Ground Floor
Vestibule Entrance, Entrance Hall, Office with Cloakroom, Dining Room, Kitchen, Pantry, Inner Hallway with Lift, 6 Bedrooms, Sitting Room, Lounge, Rear Entrance Lobby, Shower Room, Bathroom, Laundry Room, Cloakroom and Staff Bedroom.
First Floor
Main Stairs and Landing, 14 Bedrooms, 2 Cloakrooms, 3 Bathrooms, Store Room, Boiler Cupboard, Linen Cupboard and Secondary Stairs.
Gross Internal Floor Area – 561.28 sq m (6052 sq ft)
Total Site Area – 1000 sq m approximately (0.25 acres)
Outside (front) – Large gravelled driveway, providing car parking for approximately 20 cars, lawned fore-garden, pedestrian side access to rear.
Outside (rear) – Paved patio/garden overlooking open countryside, covered yard area and boiler room.

Vendors Solicitors

Glaisyers
4 Bolebridge Road
Tamworth
Staffordshire
B79 7PA
Telephone No – 01827 61011

Ref: Mr K Hope

Viewings

Via Cottons – 0121 247 2233





37 Marsham Court Road, Solihull, West Midlands. B91 2ET

Property Description

A link detached property of rendered brick construction surmounted by a hipped tile clad roof, occupying a corner position on Marsham Court Road and Melford Hall Road situated in a much sought after residential location. The property benefits from having well laid out accommodation and planning consent for kitchen extension, further bedroom and detached garage. The property is offered for sale in presentable condition but does however require some modernisation. Marsham Court Road is situated between Dovehouse Lane and Melford Hall Road and runs adjacent to Warwick Road (A41) and is approximately less than ¼ mile from Olton Golf Course and 1½ miles from Solihull Town Centre.

Accommodation

Ground Floor
Entrance Hallway, Large Reception/Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms and Bathroom comprising panelled bath, pedestal wash hand basin and Separate WC.
Outside - Driveway leading to garage with large surrounding garden area.

Planning

The property benefits from planning consent granted by Solihull Metropolitan Borough Council (Ref 2003/285 dated 29th April 2003) for a two storey kitchen extension to the front of the property with further bedroom with ensuite and sun lounge to the rear, also a detached garage at the bottom of the garden with new vehicular access.

Vendors Solicitors

Garner Canning & Co
2 Bolebridge Street
Tamworth
Staffordshire
B79 7PA
Tel: 01827 57272

Ref: Mr Peter England

Viewings

Via Cottons – 0121 247 2233



114 Alwold Road, Weoley Castle, Birmingham, B29 5RJ

Property Description

An end terraced house of brick construction with a tile clad roof, providing well laid out accommodation and benefiting from UPVC double glazed windows. Alwold Road itself leads directly off Barnes Hill (B4121). The property is currently let on an Assured Shorthold Tenancy Agreement as follows:-
Rental - £120.00 per week (£6,240.00 per annum)

Accommodation

Ground Floor
Entrance Hall, Lounge, Full Width Open Plan Kitchen and Dining Room.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over with basin & WC.
Outside (front) – Fore-garden.
Outside (rear) – Pedestrian side gated access to concrete patio and large garden.

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233

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12 Hall Street, Hockley, Birmingham B18 6BS

Property Description

A Grade 11 Listed, three-storey Live/Work Townhouse comprising of a ground floor office/consultancy room along with living accommodation to the first and second floors over. The property has been extensively refurbished and sympathetically renovated throughout, retaining its original external features, but providing a modern range of quality internal fixtures and fittings. The property is suitable for occupation by an owner/occupier and also provides an ideal investment opportunity where it may be let as one unit or split into residential and commercial parts. The property is located in the heart of the jewellery quarter close to the junction with Branstee Street which is currently undergoing major residential and retail redevelopment and within close proximity to Birmingham School of Law. The property benefits from gas-fired central heating, good quality kitchen and bathroom fittings and fitted carpets and floor coverings throughout.

Accommodation

Ground Floor
Work Unit/Office/Consultancy Room – 4.5 m (14.76 ft) x 4.34 m (14.23 ft) maximum, irregular

shaped with entrance to Hall Street, built-in cupboard, Inner Lobby. Kitchen/Store Room – 3 m (9.84 ft) x 2.91 m (9.54 ft) maximum with stainless steel sink unit and rear door, Cloakroom with WC and wash basin.

First Floor

Dual Access comprising of both internal and external stairs, Kitchen with a range of modern wooden effect panelled units, built-in oven, hob & cooker hood, Landing, Bathroom with panelled bath having power shower over, pedestal wash basin & WC, Bedroom.

Second Floor

Stairs to Lounge/Dining Room with patio doors leading to Balcony overlooking courtyard at the rear, Study/Guest Room leading off. Outside (rear) – Shared pedestrian entry access to rear stairs.

Vendors Solicitors

Lois King & Co
34 New Road
Rugby
Birmingham
B45 9HU
Telephone No – 0121 453 5133

Ref: Mr J Derry

Viewings

Via Cottons – 0121 247 2233



Paddock Cottage, 51 Balsall Street East, Balsall Common, Warwickshire CV7 7FQ

Property Description

A detached residence of brick construction with a hipped tile clad roof requiring complete modernisation and improvement throughout and offered for sale with the benefit of planning consent to extend the existing dwelling into a substantial family residence comprising of three reception rooms and five bedrooms. The property occupies a sizeable plot extending to 472 sq m (5080 sq ft) and is accessed by way of a driveway leading directly off Balsall Street East, adjacent to number 49 and close to the junction with Welby Gate. Balsall Common comprises of an established and sought-after residential village offering a range of local amenities, shops and school and has ease of access to Berkswell Railway Station along with excellent links to the West Midlands Motorway Networks, International Airport, The National Exhibition Centre and Solihull and Coventry all being within approximately eight miles distance.

Existing Accommodation

Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen with Pantry, Shower Room and Veranda.
First Floor
Stairs and Landing, Two Double Bedrooms

Proposed Accommodation

Ground Floor
Large Reception Hall, Cloakroom, Living Room, Study, Dining Room, Kitchen, Utility Room and Pantry.
First Floor
Stairs and Landing, Master Bedroom with en-suite, Four Further Bedrooms and Family Bathroom.
Outside – Gardens to front, side and rear.

Planning

The property benefits from full planning consent granted by Solihull Metropolitan Borough Council (reference 2003/882 dated 9 July 2003), to provide a two-storey extension to the side, along with a single storey rear extension to provide the proposed accommodation as listed. We understand that the driveway leading off Balsall Street East has been used by the previous occupiers of this property since 1920 and approval has been granted by The Highways Department to create adequate vehicular access. A copy of the planning consent and plans is available from both the auctioneers and the solicitors offices.

Vendors Solicitors

Rotherham & Co
8 The Quadrant
Coventry
West Midlands
CV1 2EG
Telephone No – 02476 227331

Ref: Mrs M H Allanson

Viewings

Via Cottons – 0121 247 2233

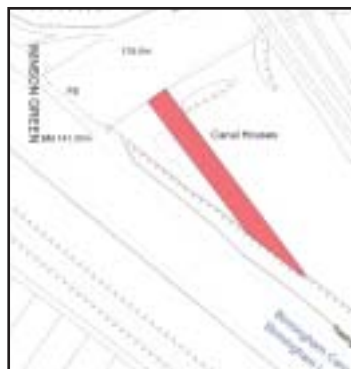




36 Canalside Cottages, Winson Green, Birmingham, B18 4BP

Property Description

A traditional semi detached house of brick construction surmounted by a slate clad roof and forming half of a pair of cottages, which occupy a most unusual position, situated at the intersection with the Birmingham Canal Old Line and accessed via the tow path which leads off Winson Green Road close to the junction with Heath Street. The property benefits from solid fuel central heating and requires modernisation and improvement.



Accommodation

Ground Floor
Side Entrance Hall, Front Reception Room, Lobby with built-in store cupboard, Rear Reception Room, Breakfast/Kitchen, Rear Lobby, Pantry/Utility Cupboard, Bathroom with panelled bath, glazed shower enclosure, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside – Fore-garden, pedestrian side access to rear, yard and long garden.

Vendors Solicitors

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

Ref: Mr A J Monnington

Viewings

Via Cottons – 0121 247 2233



25 Parkway Road, Dudley, West Midlands, DY1 2QA

Property Description

A traditional style mid terraced house of brick construction with an interlocking tile clad roof set back from the road behind a walled fore-garden and situated close to the junction with Himley Road. The property benefits from gas fired central heating and UPVC double glazed windows and is conveniently located within approximately ¾ mile distance from Dudley Town Centre, providing a wide range of amenities and services.

Accommodation

Ground Floor
Reception Hall, Through Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside (front) –walled fore-garden.
Outside (rear) –outside WC and garden.

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

84 Leacroft Avenue, Bushbury, Wolverhampton, West Midlands, WV10 9DA



Property Description

A semi detached house of rendered construction surmounted by an interlocking concrete tile clad roof, offered for sale in a presentable condition and benefiting from well laid out accommodation and gas-fired central heating. The property is set back from the road behind a concrete driveway and situated opposite the junction with Hammond Avenue and is located approximately two and a half miles north of Wolverhampton City Centre.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Lean-to Conservatory.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) – Concrete driveway providing off road parking and lawned fore-garden.
Outside (rear) – Pedestrian side access to enclosed yard and a good sized partly paved garden.

Vendors Solicitors

Bayliss & Amos
24 Waterloo Road
Wolverhampton
West Midlands
WV1 4BL
Telephone No – 01902 714109

Ref: Mr John Oxford

Viewings

Via Cottons – 0121 247 2233



**59 Colebrook Road, Shirley, Solihull,
West Midlands, B90 2JZ**

Property Description

An end terraced retail premises comprising of a long established off licence to the ground floor along with a Self Contained Flat over. The property is of brick construction with tile clad roof and is situated in a mixed retail parade, set back behind a service road opposite the junction with Acheson Road. The flat benefits from gas-fired central heating and is currently let on an Assured Shorthold Tenancy Agreement as follows:- Rental - £95.00 per week (£4940.0 per annum).

Accommodation

Ground Floor
Retail Shop/Off Licence – 34.89 sq m (375 sq ft) having aluminium shop front and roller shutter, Inner Hall, Shared Entrance Hall.
Storage Room – 10 sq m (107 sq ft) maximum with WC and wash basin
Storage Room 2 – 4.5 sq m (48 sq ft)
Flat – Private ground floor entrance off Colebrook Road, Shared Entrance Hall.
First Floor
Stairs and Landing, Lounge, Kitchen with a range of fitted units, Two

Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) – Tarmacadam forecourt providing off road parking.
Outside (rear) – Concrete yard area, large garden, free-standing Garage with inspection pit accessed by way of a shared rear vehicular driveway and a further section of garden.

NOTE: The off licence is available for sale as a going concern and fixtures and fittings are available by negotiation. All stock can be purchased separately 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.

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



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 16th SEPTEMBER 2004 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.

**39 Windmill Hill, Halesowen,
West Midlands. B63 2BZ**



Property Description

A three storey end terraced property surmounted by a tile clad roof, comprising of two ground floor retail units with living accommodation over consisting of four bedrooms on two floors and further separate self contained 1 bed roomed flat to the rear. The living accommodation benefits from UPVC double glazed windows and gas fired central heating. The property itself is situated opposite a parade of shops and can be found leading on from Drews Holloway (A458) and is approximately 2 miles from Halesowen Town Centre providing access to a wide range of shops and amenities.

Accommodation

Ground Floor
Two Retail Units.
First Floor
Entrance via Rear, Open Plan Kitchen/Lounge, Bedroom.
Second Floor
Three Bedrooms, Bathroom comprising panelled bath, low level WC and pedestal wash hand basin.
Separate Flat (First Floor)
Open Plan Reception/Kitchen, Bedroom and Shower Room comprising low level WC, shower cubicle and wash hand basin.
Outside: lawned garden to rear and side and further storage shed.

Vendors Solicitors

Stephensons & Co
57/59 High Street
Brierley Hill
West Midlands
DY5 3ED
Tel: 01384 79731

Ref: Mrs Sue Bartlett

Viewings

Via Cottons – 0121 247 2233

**Plot 4 The Leas, off
Kendal Drive, Cofton
Hackett, Barnt Green,
Worcestershire
B45 8QA**

Land Description

A parcel of land extending to approximately 530 sq m (0.13 acres) and forming part of a paddock which fronts Kendal Drive and has been subdivided into six separate plots of land. Kendal Drive itself leads directly off Kendal End Road (between numbers 23 and 25) and forms part of a predominantly rural area situated within approximately one third of a mile north of the popular village of Barnt Green providing a wide range of local services and amenities including Barnt Green Railway Station and provides convenient access to the M42 Motorway (junction 2), being within approximately two and a half miles distance and Birmingham City Centre being within approximately nine miles distance. The plot forms part of a proposed development which has been named the Leas and is offered as a potential single building plot for possible future development of one detached property, if planning consent is granted at some future date.



Planning

All planning enquiries should be taken up with Bromsgrove District Council, Planning Department on 01527 873232.

Vendors Solicitors

Lumsdens
233 Rookery Road
Handsworth
Birmingham
B21 9PU
Telephone No – 0121 523 8431

Ref: Mr R Doug

Viewings

Via Cottons – 0121 247 2233

LOT 42**Freehold Land**

**Plot 5 The Leas, off
Kendal Drive, Cofton
Hackett, Barnt Green,
Worcestershire B45
8QA**

Land Description

A parcel of land extending to approximately 530 sq m (0.13 acres) and forming part of a paddock which fronts Kendal Drive and has been subdivided into six separate plots of land. Kendal Drive itself leads directly off Kendal End Road (between numbers 23 and 25) and forms part of a predominantly rural area situated within approximately one third of a mile north of the popular village of Barnt Green providing a wide range of local services and amenities including Barnt Green Railway Station and provides convenient access to the M42 Motorway (junction 2), being within approximately two and a half miles distance and Birmingham City Centre being within approximately nine miles distance. The plot forms part of a proposed development which has been named the Leas and is offered as a potential single building plot for possible future development of one detached property, if planning consent is granted at some future date.

**Planning**

All planning enquiries should be taken up with Bromsgrove District Council, Planning Department on 01527 873232

Vendors Solicitors

Lumsdens
233 Rookery Road
Handsworth
Birmingham
B21 9PU
Telephone No – 0121 523 8431

Ref: Mr R Doug**Viewings**

Via Cottons – 0121 247 2233

LOT 44**Freehold Land**

**Plot 5, Land off
Queslett Road, Great
Barr, Birmingham B43**

Land Description

A parcel of land extending to approximately 497 sq m (0.122 acres) and forming part of open grazing land situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property, if planning consent is granted at some future date. All planning enquiries should be taken up with Sandwell Borough Council Planning Department on 0121 569 4055.

**Vendors Solicitors**

Higgs & Sons
P O Box 15
Blythe House,
134 High Street,
Brierley Hill,
West Midlands,
DY5 3BG.
Telephone No – 01384 342100

Ref: Mr M Pettigrew**Viewings**

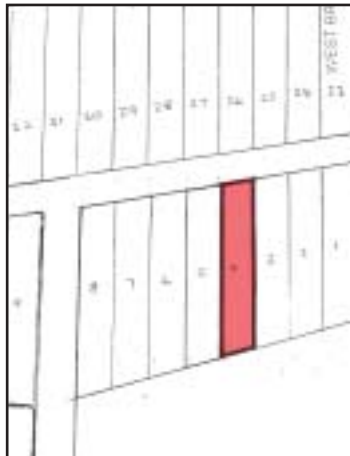
Via Cottons – 0121 247 2233

LOT 43**Freehold Land**

**Plot 4, Land off
Queslett Road, Great
Barr, Birmingham B43**

Land Description

A parcel of land extending to approximately 488 sq m (0.12 acres) and forming part of open grazing land situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property, if planning consent is granted at some future date. All planning enquiries should be taken up with Sandwell Borough Council Planning Department on 0121 569 4055.

**Vendors Solicitors**

Higgs & Sons
P O Box 15
Blythe House,
134 High Street,
Brierley Hill,
West Midlands,
DY5 3BG. Telephone No – 01384 342100

Ref: Mr M Pettigrew**Viewings**

Via Cottons – 0121 247 2233

LOT 45**Freehold Investment**

**57 Waterland Lane, Parr, St Helens,
Lancashire**

**Property Description**

A mid-terraced house of Wimpey 'No Fines' construction having an interlocking concrete tile roof set back from the road behind a fore garden off a pedestrian walkway. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (Junction 23) is within five miles distance. The property is currently let on a Regulated Tenancy. Registered Rental - £43.00 per week (£2236.00 per annum).

Vendors Solicitors

Wildings
864 Washwood Heath Road
Ward End
Birmingham
B8 2NG
Telephone No – 0121 786 2555

Ref: Mr Wilding**Viewings**

Via Cottons - 0121 247 2233



LOT 46**Freehold Investment**

**6 Brookland Lane, Parr, St Helens,
Lancashire WA9 3RZ**

**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 and benefiting from UPVC double glazed windows. The property is located close to the junction with Moss Green Way 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.

The property is currently let on a Regulated Tenancy at a registered rental of £43.50 per week (£2,262 per annum).

Accommodation

Ground Floor
Living Room, Kitchen, Store Room.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.
Outside – Gardens to front and rear.

Vendors Solicitors

Wildings
864 Washwood Heath Road
Ward End
Birmingham
B8 2NG
Telephone No – 0121 786 2555

Ref: Mr Wilding

Viewings

Via Cottons – 0121 247 2233

LOT 47**Freehold Vacant Possession**

**84 Neachells Lane, Wednesfield,
Wolverhampton, West Midlands WV11 3PR**

**Property Description**

A traditional style end terraced house of brick construction surmounted by an interlocking tile clad roof having been converted from a retail shop to provide the existing accommodation. The property is situated adjacent to Wednesfield Conservative Club and Neachells Lane itself leads directly off Willenhall Road (A454) which provides direct access to both Wolverhampton City Centre and the M6 Motorway (junction 10). The property benefits from an advertising hoarding erected on the gable wall which is currently let at a rental of £1000 per annum.

Accommodation

Ground Floor
Through Lounge/Dining Room (previously retail shop), Kitchen, Bathroom with WC, wash hand basin & bath, Veranda.
First Floor
Stairs and a large Landing/Bedroom, Two Further Bedrooms.
Outside (front) – Forecourt
Outside (rear) – Garden

Vendors Solicitors

VKM
Suite 1,
Talisbrook House,
Castle Street,
Wolverhampton,
WV1 3AD
Telephone No – 0121 222 2328

Ref: Mr Momi

Viewings

Via Cottons – 0121 247 2233

LOT 48**Freehold Vacant Possession**

**116 Chockleys Meadow, Leegomery,
Telford, Shropshire, TF1 6TP**

**Property Description**

A mid terraced property of brick construction with a tile clad roof set behind a lawned fore-garden and having an open aspect. Chockleys Meadow is situated off Grainger Drive and Leegate Avenue, being within easy reach of Telford Centre and within 3 miles of the M54 Motorway, linking with the Midlands Motorway Network. The property benefits from gas fired central heating and UPVC double glazing. Some internal refurbishment is required.

Accommodation

Ground Floor
Porch with bin store, Reception Hall with ground floor Cloakroom with basin and WC, Lounge with patio window to garden, Dining Room with lean-to Veranda leading off, Kitchen with modern units incorporating single drainer sink unit, walk-in Pantry/Laundry.
First Floor
Four Bedrooms, Bathroom with corner bath with fitted shower, pedestal wash basin, low level WC, Separate Airing Cupboard and Separate Linen Store.
Outside (front) – lawned fore-garden.
Outside (rear) – paved patio and lawned rear garden.

Vendors Solicitors

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
West Midlands
B70 8SW
Telephone No – 0121 553 3211

Ref: Mr R Jukes

Viewings

Via Cottons – 0121 247 2233

LOT 49**Freehold Vacant Possession**

**16 Arden Place, Bilston, Wolverhampton,
West Midlands WV14 8LS**

**Property Description**

An end terraced house surmounted by a hipped tile clad roof and situated in a cul-de-sac, located off Tudor Road and a short distance from High Street, Moxley (A41) giving direct access to Wolverhampton City Centre, being within approximately three miles distance. The property is set back from the road behind a walled fore-garden and benefits from gas-fired central heating and three bedrooms.

Accommodation

Ground Floor
Glazed Porch, Lounge, Dining/Kitchen, Cloakroom with WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside (front) – Gravelled walled fore-garden, pedestrian side gated access to rear.
Outside (rear) – Garden.

Vendors Solicitors

VKM
Suite 1,
Talisbrook House,
Castle Street,
Wolverhampton,
WV1 3AD
Telephone No – 0121 222 2328

Ref: Mr Momi

Viewings

Via Cottons – 0121 247 2233



**314 Ladypool Road, Balsall Heath,
Birmingham B12 8JY**

Property Description

A mid terraced retail shop of traditional brick construction with an asphalt slate clad roof, having been substantially extended to the rear to provide extensive ground floor accommodation. The property has previously been used as a kitchen retail shop with offices to the first floor and benefits from a newly fitted aluminium shop front with an electric roller shutter. The property is situated in the popular Ladypool Road retail area, providing a wide range of shops and restaurants.

Accommodation

Ground Floor
Retail Shop – 30 sq m (322 sq ft) with aluminium framed shop front having electric roller shutter.
Rear Showroom – 30.44 sq m (327 sq ft) with rear fire escape.
First Floor
Stairs and Landing
Office 1 – 9.2 sq m (99 sq ft)
Storeroom – 5.08 sq m (54 sq ft)
Kitchen – 5.2 sq m (56 sq ft)
Bathroom with bath and WC.
Outside (rear) – Shared pedestrian access and overgrown garden area.

Vendors Solicitors

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

Ref: Mr S Nickless

Viewings

Via Cottons – 0121 247 2233


**20 Brigfield Road,
Billesley,
Birmingham B13 0JG**
Property Description

A single storey lock up Retail Shop, set back behind a paved forecourt and situated in a predominantly residential area located off Yardley Wood Road. We understand from the vendors that the property underwent internal refurbishment in 2003 and benefits from A3 planning consent, making it suitable for a variety of uses.

Accommodation

Retail Shop – 30.86 sq m (332 sq ft) having aluminium shop front, roller shutter door and a wash room containing wash basin and separate WC.
Store/Office – 13.69 sq m (147 sq ft)
Outside (front) – Paved forecourt providing customer car parking.
Outside (rear) – Yard
Frontage – 5.2 m (17 ft)

Vendors Solicitors

Carvill & Johnson
735 Bristol Road South
Northfield
Birmingham
B31 2NG
Telephone No – 0121 476 9000

Ref: Mr D Sheldon

Viewings

Via Cottons – 0121 247 2233


**4 Cleveland Tower,
Holloway Head,
Birmingham, B1 1UB**
Property Description

A well laid out purpose built flat located on the first floor, forming part of a substantial block overlooking Holloway Circus at the junction of Holloway Head and Bristol Street (A38). The property is located in the heart of Birmingham City Centre within ¼ of a mile from the main shopping area. The property itself is offered for sale in presentable condition and benefits from warm air heating system and UPVC double glazed windows.

Accommodation

Ground floor
Communal Reception Hall with security door entry system, Lifts and Stairs.
First Floor
Hallway, Reception Room, Kitchen, Two Bedrooms, Bathroom consisting of panelled bath, pedestal wash hand basin, low level WC.
Outside - Front – Communal Gardens.

Term: 125 years from
20 September 1982

Ground Rent: £10.00 per annum

Service Charge: Approximately
£1300 per annum

Vendors Solicitors

Lincoln Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN
Tel: 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings

Via Cottons – 0121 247 2233


**18 Trafalgar Court, Tividale, Oldbury,
West Midlands, B69 2JD.**
Property Description

A purpose built ground floor flat, benefiting from having well laid out accommodation and benefits from electric heating, UPVC double glazed windows, and integral garage. Trafalgar Court can be located off the Birmingham New Road and is approximately 1 mile from Burnt Tree Island and approximately 1½ miles from Dudley Town Centre providing access to a wide range of shops and amenities. The property is currently let on an Assured Shorthold Tenancy at the following rental:
£75 per week (£3,900.00 per annum).

Accommodation

Ground Floor
Entrance Hallway, Bedroom, Bathroom, Reception Room, Kitchen.
Outside - Front – Communal Gardens and integral garage.

Terms: 99 years from 25 March 1974
Ground Rent: £20 per annum until 25/03/07, £40 per annum until 25/03/40 and £100 per annum for the remainder of the term
Service Charge: Refer to Solicitors

Vendors Solicitors

Vernon and Shakespeare
1292 Bristol Road South
Northfield
Birmingham
B31 2TH
Tel: 0121 411 1565

Ref: Mrs Jane O'Donoghue

Viewings

Via Cottons – 0121 247 2233

LOT 54**Leasehold Vacant Possession**

**18 The Edge, 585 Moseley Road,
Moseley, Birmingham, B12 9BL**

**Property Description**

A modern purpose built studio apartment situated on the second floor. The property benefits from having well laid out accommodation and benefits from electric heating, double glazed windows, security door entry system and allocated car parking. The Edge can be located on Moseley Road and is approximately ½ mile from Moseley High Street providing access to a wide range of local shops and amenities.

Accommodation

Ground Floor
Communal Entrance Hall, Stairs and Landing.

Second Floor
Entrance Hall, Lounge/Bedroom with open plan fitted Kitchen, Bathroom.

Outside - Front – Communal forecourt for off road parking.

Term: 125 years from 1 August 02

Ground Rent: Refer to Solicitors

Service Charge: Refer to Solicitors

Vendors Solicitors

Canty & Co
16th Floor
1 Snow Hill Plaza
St Chads Queensway
Birmingham
B4 6JN

Tel: 0121 688 5000

Ref: Mrs Sherrie-Anne O'Toole

Viewings

Via Cottons – 0121 247 2233

LOT 55**Freehold Vacant Possession**

**181 Brooklands Road, Hall Green,
Birmingham, B28 8JP**

**Property Description**

A traditional style semi detached house of brick construction surmounted by a hipped slate clad roof, occupying a wide plot which provides ample scope for future extension (subject to obtaining planning consent from the local planning authority). The property benefits from gas fired central heating, UPVC double glazing, off road parking and requires some modernization and cosmetic improvement. Brooklands Road itself is situated off school Road close to the junction with Stratford Road (A34)

Accommodation

Ground Floor
Reception Hall, Though Lounge/Dining Room, Extended Breakfast Room/Kitchen.

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

Outside (front) – Paved forecourt providing off-road parking and side pedestrian access.

Outside (rear) – Large garden with hard standing to side providing scope for future extension .

Vendors Solicitors

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

Ref: Mrs A Khan

Viewings

Via Cottons – 0121 247 2233

LOT 56**Freehold Part Vacant Possession/Investment**

**6 Oxford Road,
Acocks Green,
Birmingham, B27 6DT**

Property Description

A substantial traditional two storey semi detached house of brick construction surmounted by an interlocking tile clad roof and situated close to the junction with Warwick Road (A41) leading directly to Acocks Green Shopping Centre providing a wide range of local amenities. The property has been converted, a number of years ago, into a range of six Studio Flats and Bedsitting Rooms and benefits from shared gas-fired central heating, UPVC double glazed windows and a mains fitted fire detection system. All flats are currently vacant, with the exception of Flat 6, which is let on a Regulated Tenancy at a registered rental of £210.50 per calendar month. We understand from the vendor that the potential rental income, when fully let, is in excess of £16,000 per annum.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Room 1 – Bedsitting Room with Kitchenette.

Flat 2 – Kitchen, Lounge, Double Bedroom, Rear Entrance Lobby and Separate WC.

Flat 3 – Entrance Hall, Kitchen, Bed/Living Room, Shower Room with glazed shower cubicle and WC.



First Floor
Stairs and Landing, Room 4 – Bedsitting Room with Kitchenette. Room 5 – Kitchen and Bedsitting Room, Shared Shower Room with glazed shower cubicle, pedestal wash basin & WC, Shared Bathroom with panelled bath and wash basin, Separate WC. Room 6 – Bedsitting Room with Kitchenette
Outside (rear) – Garden

Vendors Solicitors

Eyre & Co
1041 Stratford Road
Hall Green
Birmingham
B28 8AS
Telephone No – 0121 778 2161

Ref: Mr L Taylor

Viewings

Via Cottons – 0121 247 2233

LOT 57**Freehold Investment**

**38 Ronald Road,
Bordesley Green,
Birmingham, B9 4UL**

Property Description

A traditional style end terraced house of brick construction with a replacement tile clad roof set back from the road behind a walled fore-garden. Ronald Road itself runs directly between Bordesley Green Road (B415) and Cherrywood Road. The property is currently let on a Regulated Tenancy at a registered rental of £44.00 per week (£2,288.00 per annum) effective from 3 March 2004.

**Accommodation**

Ground Floor
Two Reception Rooms, Kitchen and Store Room.

First Floor
Two Bedrooms, Bathroom with WC.

Outside (front) – Walled fore-garden
Outside (rear) – Shared pedestrian access to yard with brick built WC, store and garden.

Vendors Solicitors

Garner Canning
1168 Stratford Road
Hall Green
Birmingham
B28 8AW
Telephone No – 0121 778 2371

Ref: Mr Smith

Viewings

Via Cottons – 0121 247 2233





Coseley Hall Apartments, Avenue Road, Bilston, West Midlands WV14 9DJ

Property Description

A substantial part two-storey and part three-storey period residence of brick construction surmounted by a slate/tile clad roof. The property is set well back from Avenue Road, accessed by way of a driveway, which leads between number 55 Avenue Road and the adjacent railway line. The property is currently divided into eight Self-contained Flats, all benefiting from independent gas-fired central heating along with off-road parking. The flats are currently let on Assured Shorthold Tenancy Agreements at the following rentals:

- Flat 1** Rental - £325 per calendar month
- Flat 2** Vacant
- Flat 3** Rental - £325 per calendar month
- Flat 4** Vacant
- Flat 5** Rental - £325 per calendar month
- Flat 6** Rental - £300 per calendar month
- Flat 7** Rental - £433 per calendar month
- Flat 8** Vacant
- Total Rental Income** - £1708 per calendar month (£20,496 per annum)
- Potential Rental Income - £34,000 per annum (approximately).

Planning

The property benefits from planning consent granted by Dudley Metropolitan Borough Council (reference P01/1892 dated 13 December 2001) for the erection of a two-storey building to provide a further 4 one bedroom flats. A copy of the planning consent can be inspected at both the solicitors and auctioneers offices.

Accommodation

The accommodation is divided into eight Self-contained Flats having four separate entrances and comprising of six one bedroom flats, each with Living Room, Bathroom and either a Separate Kitchen or Kitchenette and two 2 Bedroom Flats each with Living Room, Bathroom and either a Separate Kitchen or Kitchenette. Outside – Gravelled driveway to car parking area located to the front and side along with lawned garden to the rear of the premises.

Vendors Solicitors

M R Hepburn & Co
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



110 Edward Street, 58b and 58c Princes Street, Nuneaton, Warwickshire, CV11 5RD

Property Description

A three storey purpose built block of flats, erected circa 1935, of part rendered traditional brick construction. The property contains three separate self-contained flats, each benefiting from well laid out accommodation including two double bedrooms, gas-fired central heating and UPVC double glazed windows and is prominently situated on the corner of Edward Street and Princes Street, in an established residential area located within approximately a quarter of a mile distance from Nuneaton Town Centre, providing a wide range of local amenities and services. Edward Street itself runs off Coton Road (A444) which provides direct access to the City of Coventry and the M6 Motorway (junction 3).

The property is currently fully let on Assured Shorthold Tenancy Agreements at the following rentals:

- 110 Edward Street** £300 per calendar month
- 58b Princes Street** £310 per calendar month
- 58c Princes Street** £310 per calendar month
- Total Rental Income** £920 per calendar month (£11,040 per annum)

Accommodation

Ground Floor
110 Edward Street
Independent access to Reception Hall with built-in cupboard, Lounge, Kitchen with a range of fitted units, Bathroom having panelled bath, wash basin and WC, Two Double Bedrooms.
Outside – Fore-garden with pedestrian side access to yard area and small garden located at the rear.

58b Princes Road

Communal Entrance, Stairs and Landing to:
First Floor
Reception Hall, Lounge, Kitchen with a range of fitted units,

Bathroom with modern suite comprising panelled bath having shower over, wash basin and WC, Two Double Bedrooms and Box Room.

Outside – Small Balcony leading to a brick built store.

58c Princes Street

Ground Floor
Communal Entrance Hall, Stairs and Landing.

Second Floor
Reception Hall, Lounge, Kitchen with a range of fitted units, Bathroom with modern suite comprising panelled bath having shower over, wash basin and WC, Two Double Bedrooms and Dressing Room.

Outside – Small Balcony leading to a brick built store.

Vendors Solicitors

Cocks Lloyd & Co
Riversley House
Coton Road
Nuneaton
Warwickshire
CV11 5TX
Telephone No – 02476 641642

Ref: Mr S E Evans

Viewings

Via Cottons – 0121 247 2233




Tenancies

We understand that all seven Garages are currently let on monthly tenancies at a rental of £25.00 per calendar month each. Total Rental Income - £175.00 per calendar month (£2,100 per annum)


**Garage Yard, Rear of
110 Edward Street,
Nuneaton,
Warwickshire**
Property Description

A rectangular Tarmac yard containing a total of seven lock up garages of concrete sectional construction, situated in two small blocks, and accessed by way of a private driveway, leading directly off Edward Street, located between numbers 118 and 120.

Vendors Solicitors

Cocks Lloyd & Co
Riversley House
Coton Road
Nuneaton
Warwickshire
CV11 5TX
Telephone No – 02476 641642

Ref: Mr S E Evans

Viewings

Via Cottons – 0121 247 2233

**Land adjacent Unit 8 Western Works,
Bromley Street, Digbeth, Birmingham B9 4AN**

Land Description

A small triangular piece of land, situated at the entrance of number 8 Bromley Street and extending to an area of approximately two sq m (21 sq ft). The land, which is highlighted yellow on the plan is for identification purposes only and all interested parties should check with the vendors solicitors to clarify the exact boundaries.

Vendors Solicitors

Richard Ludlow & Co
Crown Buildings
186 Stratford Road
Shirley
West Midlands
B90 3BQ
Telephone No – 0121 733 1122

Ref: Mr R Ludlow

Viewings

Via Cottons – 0121 247 2233

**Garage Yard Located At Green Lane,
Handsworth, Birmingham B21 0DD**

Property Description

A block of six freehold lock-up Garages along with an enclosed parcel of land, set back from Green Lane behind a Tarmac forecourt. Green Lane itself forms part of an established residential area and leads directly off Holyhead Road (A41). The garages are currently let on weekly tenancies as follows:

Garage number 1 – 5
Rental £5.00 per week each
Garage 6 Rental £7.50 per week
Land Parcel Rental £5.00 per week
Total Rental Income £37.50 per week (£1950.00 per annum)

Ref: Mr M R Hepburn

Viewings

Via Cottons – 0121 247 2233

Vendors Solicitors

Hepburn & Co Solicitor
53a Reddicap Heath Road
Sutton Coldfield
West Midlands
B75 7DX
Telephone No – 0121 378 0440

**Former Garage Site, off Coneygre Road,
Tipton, West Midlands DY4 8UP**

Description

A parcel of land situated off Coneygre Road and accessed by way of a driveway located between numbers 9 and 11. The site previously contained a number of lock up Garages, many of which have now been cleared, and may be suitable for various other uses, subject to obtaining planning permission from the local planning authority. We understand that the driveway serving the site is currently used by occupiers of houses in Tudor Street, to access the rear of their properties.

Vendors Solicitors

Grindleys
Glebe Court
Stoke on Trent
Staffordshire
ST4 1ET
Telephone No – 01782 846441

Ref: Mr S Vessey

Viewings

Via Cottons – 0121 247 2233



LOT 64**Freehold Investment**

**15 Clarence Avenue, Handsworth,
Birmingham B21 0EB**

**Property Description**

A traditional style mid terraced house of part rendered brick construction with a replacement tile clad roof benefiting from gas-fired central heating and UPVC double glazed windows and is set back behind a lawned fore-garden. Clarence Avenue itself comprises of a small cul-de-sac which leads off Clarence Road and the property is accessed by way of a pedestrian walkway. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £375 per calendar month (£4500 per annum).

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen and Bathroom with WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (front) – Fore-garden
Outside (rear) – Garden

Vendors Solicitors

M R Hepburn Solicitors
53a Reddip Heath Road
Sutton Coldfield
West Midlands
B75 7DX
Telephone No – 0121 378 0440

Ref: Mr M R Hepburn

Viewings

Via Cottons – 0121 247 2233

LOT 66**Freehold Investment**

**33 Chapel Street,
Bloxwich, Walsall,
West Midlands
WS3 1LJ**

**Property Description**

A semi detached property of brick construction surmounted by a tile clad roof, set back from the road behind a lawned fore-garden, with driveway providing off road parking and access to integral garage. The property benefits from having well laid out accommodation and gas fired central heating. The property is offered for sale in presentable condition. Chapel Street is situated in a residential area between Blakenall Lane and Guild Avenue, approximately 1 mile from Goscote Hospital.

The property is currently let on an Assured Shorthold Tenancy at the following rental:
£390 per calendar month (£4,680 per annum).

Accommodation

Ground Floor
Entrance Hallway, Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath, low level WC, pedestal wash hand basin.

Outside - Rear – garden.
Outside - Front – lawned fore-garden, driveway leading to integral garage.

Vendors Solicitors

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

Ref: Mr B Kang

Viewings

Via Cottons – 0121 247 2233

LOT 65**Freehold Vacant Possession**

**16 Clarence Avenue,
Handsworth,
Birmingham B21 0EB**

Property Description

A traditional style mid terraced house of part rendered brick construction with a replacement tile clad roof benefiting from gas-fired central heating and UPVC double glazed windows and is set back behind a lawned fore-garden. Clarence Avenue itself comprises of a small cul-de-sac which leads off Clarence Road and the property is accessed by way of a pedestrian walkway.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen and Bathroom with WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (front) – Fore-garden
Outside (rear) – Garden

Vendors Solicitors

M R Hepburn Solicitors
53a Reddip Heath Road
Sutton Coldfield
West Midlands
B75 7DX
Telephone No – 0121 378 0440

Ref: Mr M R Hepburn

Viewings

Via Cottons – 0121 247 2233

LOT 67**Freehold Investment**

**35 Chapel Street,
Bloxwich, Walsall,
West Midlands
WS3 1LJ**

**Property Description**

A semi detached property of brick construction surmounted by a tile clad roof, set back from the road behind a lawned fore-garden, with driveway providing off road parking and access to integral garage. The property benefits from having well laid out accommodation and gas fired central heating. The property is offered for sale in presentable condition. Chapel Street is situated in a residential area between Blakenall Lane and Guild Avenue, approximately 1 miles from Goscote Hospital.

The property is currently let on an Assured Shorthold Tenancy at the following rental:
£390 per calendar month (£4680 per annum).

Accommodation

Ground Floor
Entrance Hallway, Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms. Bathroom comprising of panelled bath, low level WC, pedestal wash hand basin.

Outside - Rear – garden.
Outside - Front – lawned fore-garden, driveway leading to integral garage.

Vendors Solicitors

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

Ref: Mr B Kang

Viewings

Via Cottons – 0121 247 2233



**145 Westbury Road, Nuneaton,
Warwickshire, CV10 8HH**

Property Description

A semi detached house of part rendered brick construction surmounted by a hipped tile clad roof and set back from the road behind a small fore-garden. Westbury Road itself is situated directly off Arbury Road (B4102) in an established residential area located approximately one and a half miles distance to the west of Nuneaton Town Centre. The property is currently let on a Periodic Assured Tenancy. Rental - £70.00 per week (£3,640.00 per annum)

Accommodation

Ground Floor
Side Entrance Hall, Lounge, Kitchen, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Fore-garden, pedestrian side access to rear.
Outside (rear) – Garden.

Vendors Solicitors

Cocks Lloyd and Co
Riversley House
Coton Road
Nuneaton
Warwickshire
CV11 7TX
Telephone No – 02476 641642



Ref: Mr S E Evans

Viewings

Via Cottons – 0121 247 2233

Freehold Vacant Possession
**Unit 5 – 772 Old Walsall Road, Hamstead,
Birmingham B42 1NN**

Property Description

The property comprises a three storey inner terraced former café premises, forming part of a modern Shopping Parade in the centre of Hamstead Village. The Parade itself is set back behind a service road and is immediately adjacent to the new Lidl Supermarket Development. The property is of traditional brick construction with a tile clad roof. Hamstead Railway Station is within 300 metres and buses are available nearby giving easy access to Birmingham City Centre, Sutton Coldfield, Wolverhampton and West Bromwich.

Accommodation

Ground Floor
Café/Sales Area – 33 sq m (356 sq ft) with mock beamed ceiling, fluorescent lighting, counter, stainless steel sink unit and tables and chairs for 23 covers.
First Floor
Kitchen/Food Preparation Area – 24.25 sq m (261 sq ft), fitted out with a range of cupboards including double drainer, stainless steel sink unit, cooker with double oven, deep fat fryer, plate warmer and fitted extraction unit.
Store – 2.5 sq m (27 sq ft)
WC With low flush WC and basin.
Outside – Rear parking area with access via party staircase from rear of café.
Basement lock up with access from rear car park.

Vendors Solicitors

G M H Solicitors
1884 Pershore Road
Kings Norton
Birmingham
B30 3AS
Telephone No – 0121 244 8505

Ref: Ms D Rogers

Viewings

Via Cottons – 0121 247 2233


**Birch Cottage, 649 Bloxwich Road, Walsall,
West Midlands, WS3 2BQ**
Property Description

A former detached private dwelling house, converted into Offices, having been erected in 1883. The property is situated fronting to the main Bloxwich Road almost opposite the junction of Bloxwich Road and Blakenhall Lane. The property is located in a mixed commercial/residential area and benefits from a large rear yard with vehicular side access. The property is of traditional two storey brick construction with a multi-pitched tile roof. The property has the benefit of three advertising hoardings.

Accommodation

Ground Floor
Approximately 685 sq ft comprising Porch Entrance to Hall, Reception Area with Staff Facilities off, Two Private Offices, Rear Stores/Toilets.
First Floor
Approximately 546 sq ft comprising Wide Landing, Front Office with Box Room off and WC, Store and Rear Office.
Total Gross Internal Area – 1231 sq ft approximately.
Outside – Gated vehicular access (12 ft wide) which gives access to

large rear car-park and gated yard to rear of building.

Planning

The property has, for a number of years, been used as offices, although it may well be suitable for conversion to residential (subject to local authority approval – enquiries should be made to Walsall Metropolitan Borough Council).

Advertising Hoardings

There are three advertising hoardings on the premises at present, producing £1,200 per annum.

Vendors Solicitors

Williams & Cole
38-39 Lichfield Street
Walsall
West Midlands
WS1 1UP
Telephone No – 01922 627521

Ref: Mrs S Dean

Viewings

Via Cottons – 0121 247 2233



67 Geraldine Road, Birmingham, B25 8BE

Property Description

An end terraced property of brick construction surmounted by a tile clad roof, set back from the road behind a raised fore-garden. The property has been converted into two separate flats and has a further garage/workshop providing storage and shower facilities extending back along Deakins Road. The property itself requires some modernisation and improvement. Geraldine Road is situated in an established residential area off Deakins Road, which in turn can be found off Coventry Road, and is approximately ¾ mile from Yardley Green Hospital.

Accommodation

Ground Floor

Flat 1

Entrance Hallway, WC, Front Reception Room, Kitchen, outside yard to further garage/ workshop providing sink unit, WC and shower, and further storage area.

First Floor

Flat 2

Stairs and Landing, Kitchen, Lounge, Bedroom, Bathroom comprising panelled bath, high level WC, pedestal wash hand basin. Outside - front - elevated garden with pathway leading to front door.

Vendors Solicitors

Abbott and Co
116/117 The Ellesmere Centre
Walkden
Worsley
Manchester
M28 3ZH
Tel: 0161 7998003

Ref: Miss J King

Viewings

Via Cottons - 0121 247 2233

4 Lakeside Road, West Bromwich, West Midlands, B70 0PN

Property Description

A semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind paved fore-garden. The property benefits from having well laid out accommodation and double glazed windows. Lakeside Road can be located off Black Lake, which in turn can be found leading of Old Meeting Street (A4196). The property is approximately 2 miles from West Bromwich Town Centre providing a wide range of shops and local amenities.

Accommodation

Ground Floor
Reception Hall, Lounge, Kitchen and Bathroom.

First Floor

Stairs and Landing, Three Bedrooms.

Outside - Rear - Patio area leading to lawned garden.

Outside - Front - Walled fore-garden.

Vendors Solicitors

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
West Midlands
B70 8SW

Tel: 0121 553 3211

Ref: Mrs Lyndsey Trott

Viewings

Via Cottons - 0121 247 2233

6 Reservoir Retreat, off Reservoir Road, Edgbaston, Birmingham B16 9EH
Property Description

A traditional mid terraced town house of brick construction, surmounted by a slate clad roof, converted some years ago into two self-contained flats, both providing well laid out accommodation and benefiting from gas-fired central heating, along with UPVC double glazed windows and external doors. The property is pleasantly situated in a small cul-de-sac, containing a range of similar traditional properties, located directly off Reservoir Road and forms part of an established residential area, located within approximately one mile distance from Birmingham City Centre. Flat 1 is currently let on an Assured Shorthold Tenancy. Rental - £430 per calendar month (£5160 per annum)

Accommodation

Ground Floor
Shared Reception Hall.

Flat 1

Reception Hall, Breakfast/Kitchen, Shower Room with glazed shower enclosure, wash basin & WC, Lounge, Hallway and Double Bedroom.

Flat 2

Reception Hall with Cellar access, Stairs and Landing to



First Floor

Lounge, Store Room/Study, Kitchen, Double Bedroom.

Second Floor

Stairs to Large Bathroom having panelled bath, pedestal wash basin & WC.

Outside (rear) - Paved patio, two brick built stores and a long lawned garden.

Vendors Solicitors

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

Ref: Mr S Nickless

Viewings

Via Cottons - 0121 247 2233

170 Newcombe Road, Handsworth, Birmingham B21 8BY

Proper Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof set back from the road behind a small walled fore-garden and requiring modernisation and improvement. The property benefits from recently installed UPVC double glazed windows and Newcombe Road itself runs directly between Rookery Road and Sandwell Road.

Vendors Solicitors

Hepburn & Co
53a Reddip Heath Road
Sutton Coldfield
West Midlands
B75 7DX
Telephone No - 0121 378 0440

Ref: Mr M R Hepburn

Viewings

Via Cottons - 0121 247 2233



**46 Broadway North Walsall,
West Midlands WS1 2QQ**

Property Description

A substantial double fronted traditional semi detached house of brick construction surmounted by a slate clad roof, occupying an elevated position set back from the road behind a walled fore-garden and situated close to the junction with Persehouse Street, conveniently within approximately a quarter of a mile distance from Walsall Town Centre, providing a wide range of local amenities. The property has been converted some years ago into Four Self-contained Flats and requires general modernisation and improvement throughout. Each flat is currently let on an Assured Shorthold Tenancy Agreement at the following rentals:

Flat 1 - £37.52 per week

Flat 2 - £47.14 per week

Flat 3 - £51.90 per week

Flat 4 - £41.90 per week

Total - £178.46 per week (£9279.92 per annum)

Accommodation

Ground Floor
Entrance Hall, Reception Hall.

Flat 1

Lounge, Kitchen, Bedroom and Bathroom.

Flat 2

Lounge, Kitchen, Bedroom and Bathroom.

First Floor
Stairs and Landing

Flat 3

Lounge, Kitchen, Bedroom and Bathroom.

Flat 4

Lounge, Kitchen, Bedroom and Bathroom.

Outside (front) – Walled fore-garden with pedestrian side access to rear.
Outside (rear) – Overgrown lawned garden.

Vendors Solicitors

David Drury & Co
23 Hollyfield Road South
Sutton Coldfield
West Midlands
B76 1NY
Telephone No – 0121 378 4552

Ref: Mr D Drury

Viewings

Via Cottons- 0121 247 2233



**48 Broadway North Walsall,
West Midlands WS1 2QQ**

Property Description

A substantial double fronted traditional semi detached house of brick construction surmounted by a slate clad roof, occupying an elevated position set back from the road behind a walled fore-garden and situated close to the junction with Persehouse Street, conveniently within approximately a quarter of a mile distance from Walsall Town Centre, providing a wide range of local amenities. The property has been converted some years ago into Four Self-contained Flats and requires general modernisation and improvement throughout. Each flat is currently let on an Assured Shorthold Tenancy Agreement at the following rentals:

Flat 1 - £37.62 per week

Flat 2 - £47.14 per week

Flat 3 - £46.90 per week

Flat 4 - £41.90 per week

Total - £173.56 per week (£9025.12 per annum)

Accommodation

Ground Floor
Entrance Hall, Reception Hall.

Flat 1

Lounge, Kitchen, Bedroom and Bathroom.

Flat 2

Lounge, Kitchen, Bedroom and Bathroom.

First Floor
Stairs and Landing

Flat 3

Lounge, Kitchen, Bedroom and Bathroom.

Flat 4

Lounge, Kitchen, Bedroom and Bathroom.

Outside (front) – Walled fore-garden with pedestrian side access to rear.
Outside (rear) – Overgrown lawned garden.

Vendors Solicitors

David Drury & Co
23 Hollyfield Road South
Sutton Coldfield
West Midlands
B76 1NY
Telephone No – 0121 378 4552

Ref: Mr D Drury

Viewings

Via Cottons- 0121 247 2233

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**Flat 3 Seymour Court, 20 Islington Row,
Middleway, Birmingham, B15 1LD**

Property Description

A second floor mansion flat providing well laid out accommodation and forming part of a purpose built block situated over a ground floor retail parade and located close to the junction with Five Ways Island. The property benefits from gas fired central heating, mostly secondary glazed windows, security door entry system and requires modernisation and improvement.

Accommodation

Ground Floor
Communal Reception Hall with door entry system, Stairs and Landing to: Second Floor
Reception Hall, Bedroom 1, Bathroom with panelled bath, pedestal wash basin, WC and Bidet, Dining/Kitchen with walk-in Pantry and access to Rear Balcony/Fire Escape, Lounge, Bedroom 2, Bedroom 3.

Term: From 9 August 2002 to 24 March 2120

(Refer to the solicitors for ground rent and service charge information).

Vendors Solicitors

Irwin Mitchell
St Peters House
Hartshead
Sheffield
S1 2EL
Telephone No – 0870 1500100

Ref: Mr G Nettleship

Viewings

Via Cottons – 0121 247 2233

**42 School Lane, Bucklands End,
Birmingham, B34 6SJ**
Property Description

An attractive end terraced cottage style property of brick construction surmounted by a tile clad roof accessed via a side entrance adjoining Number 40 School Lane. The property offers well laid out one bedroomed accommodation, off road parking, timber framed double glazed windows and gas fired central heating and is in presentable condition. School Lane leads off Bradford (B4114) and is conveniently located within approximately 1 mile distance from local shops and amenities


Accommodation

Ground Floor
Reception Room, Kitchen.
First Floor
Stairs and Very Good Sized Landing, Double Bedroom, Bathroom having corner bath, pedestal wash hand basin, low level WC and separate shower cubicle.
Outside - rear – lawned garden with double gates at rear providing off road parking accessed from a through road at rear.

Vendors Solicitors

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

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233


**172-174 Slade Road, Erdington,
Birmingham B23 7PX**
Property Description

A three storey double fronted property predominantly of part rendered brick construction surmounted by a pitched tile clad roof and occupying a prominent corner position at the junction with George Road. The property comprises of a ground floor Restaurant Premises along with accommodation to the first and second floors over which has been subdivided and partly converted into self-contained Flats. The accommodation is irregular in shape, due to its corner position, tapering towards the rear, and the restaurant premises benefit from gas-fired central heating and the first and second floor accommodation requires repair and modernisation.

Accommodation

Ground Floor
Restaurant Premises – Shared Reception Hall,
Restaurant/Bar Area – Divided into three sections – 84.67 sq m (911 sq ft) with Bar Area, Wash Room with sink and wash basin, Store Room. Kitchen – 14.41 sq m (155 sq ft) with stainless steel sink, cooker and extractor unit, Lobby Area with Rear Entrance Door.
Preparation Room – 8.05 sq m (86 sq ft), Inner Lobby with access to Ladies and Gents Cloakroom, each with WC and wash basin.

Flat 1

Shared Entrance Hall, Stairs and Landing to:

First Floor

Cloakroom with WC and wash basin, Lounge, Inner Landing with stairs to:
Second Floor
Large Attic Bedroom
NOTE: This flat contains no kitchen or bath fittings.

Flat 2

Accessed from the rear comprising Enclosed Ground Floor Entrance and stairs to First Floor, Large Landing Area with store cupboard, Kitchen, Bathroom with panelled bath, wash basin & WC, Bedroom 1 (double), Lounge.
Second Floor
Stairs to Large Attic Bedroom 2. Outside (front) – Tarmacadam forecourt providing off road parking. Outside (rear) – Shared vehicular driveway leading off George Road to concrete hard-standing, external store and staff cloakroom with WC.

Vendors Solicitors

Wildings
864 Washwood Heath Road
Ward End
Birmingham
B8 2NG
Telephone No – 0121 786 2555

Ref: Mr P D Wilding

Viewings

Via Cottons – 0121 247 2233



10 Short Heath Road, Erdington, Birmingham B23 6JP

Property Description

A substantial three storey double fronted end town house of brick construction with a replacement tile clad roof set well back from the road behind a Tarmacadam forecourt and situated virtually opposite the Red Lion Public House. Short Heath Road itself leads directly off Marsh Lane (B4531) and the property is conveniently located within approximately a quarter of a mile distance from Erdington Shopping Centre and railway Station. The property is currently laid out as five one bedroom Flats each with separate kitchen and bathroom facilities and benefits from a mains fitted fire detection system. Each flat is currently let on Assured Shorthold Tenancy Agreements as follows:

Flat 1 Vacant

Flat 2 Vacant

Flat 3 Rental - £50.00 per week

Flat 4 Rental - £65.00 per week

Flat 5 Rental - £75.00 per week

Total Rental Income - £190.00 per week (£9880.00 per annum)

Potential Rental Income (when fully let) in excess of £17,000 per annum.

Accommodation

Ground Floor
Shared Entrance Hall, Reception Hall and access to Cellar.

Flat 1

Living Room, Kitchen, Bedroom, Bathroom.

Flat 2

Living Room, Bedroom, Kitchen, Small Utility Room and Bathroom.

First Floor

Stairs and Landing

Flat 3

Living/Kitchen, Bedroom, Bathroom.

Flat 4

Living Room, Kitchen, Bedroom, Bathroom

Second Floor Stairs to:

Flat 5

Lounge, Large Shower Room, Kitchen, Bedroom.
Outside (front) – Tarmacadam forecourt providing off road parking
Outside (rear) – Shared pedestrian entry access to yard and long overgrown garden

Vendors Solicitors

M R Hepburn & Co
53a Reddip Heath Road
Sutton Coldfield
West Midlands B75 7DX
Telephone No – 0121 378 0440

Ref: Mr M R Hepburn

Viewings

Via Cottons – 0121 247 2233

4 Grasmere Road, Handsworth, Birmingham B21 0UR



Property Description

A traditional style mid terraced house of part rendered brick construction surmounted by a tile clad roof set back from the road behind a small fore-garden. Grasmere Road itself leads directly off Nineveh Road and the property is located within approximately a quarter of a mile distance from Soho Road providing a wide range of local shops and services. The property benefits from gas-fired central heating. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £80.00 per week (£4160 per annum).

Accommodation

Ground Floor
Vestibule Entrance, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (front) – Walled fore-garden
Outside (rear) – Garden

Vendors Solicitors

M R Hepburn & Co
53a Reddip Heath Road
Sutton Coldfield
West Midlands
B75 7DT
Telephone No – 0121 378 0440

Ref: Mr M R Hepburn

Viewings

Via Cottons – 0121 247 2233

24 Westbourne Road, Handsworth, Birmingham B21 8AT



Property Description

A traditional end terraced house of brick construction with a replacement tile clad roof, set back from the road behind a walled fore-garden and offered for sale in a well maintained and presentable condition, benefiting from gas-fired central heating and mostly UPVC double glazed windows.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Inner Hall, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) – Walled fore-garden.
Outside (rear) – Yard and garden.

Vendors Solicitors

Garretts Legal
275 Hagley Road
Edgbaston
Birmingham
B16 9NB
Telephone No – 0121 454 6604

Ref: Mr T Clark

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk

**39 Slade Road, Erdington,
Birmingham, B23 7PG**

Property Description

A semi detached property of rendered brick construction surmounted by a hipped tile clad roof, set back from the road behind a lawned fore-garden. The property benefits from having well laid out accommodation, UPVC double glazing and gas fired central heating and is offered for sale in presentable condition. Slade Road is situated in a residential area and can be located off Reservoir Road and Salford Circus, approximately ¾ mile from Highcroft Hospital.

Accommodation

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room into open plan Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room comprising of shower cubicle, low level WC and pedestal wash hand basin.
Outside - Rear – patio area leading to lawned garden.
Outside - Front – elevated lawned garden with pathway leading to front door.

Vendors Solicitors

Cox, McQueen, Howard and Tain
41 Anchor Road
Aldridge
Walsall
WS9 8PT
Tel: 01922 743525

Ref: Mrs Geraldine Coker

Viewings

Via Cottons – 0121 247 2233

**20 Walton Street, Long Eaton,
Nottingham, NG10 1PA**

Property Description

A traditional semi-detached house of brick construction with a slate clad roof offering well laid out accommodation and requiring modernisation and improvement throughout. Walton Street itself is situated off Derby Road (A6005) and is within approximately ½ mile distance from Long Eaton town centre providing a wide range of local amenities.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms (Bedroom 3 intercommunicating), Bathroom with panel bath, pedestal wash basin and WC
Outside
Front – Small walled fore garden with pathway and small garden to side.
Rear – Pedestrian gated access to Paved Yard, Brick Store, Outside WC and over-grown garden.

Vendors Solicitor

Rogers & Norton
The Old Chapel
Willow Lane
Norwich
NR2 1EU
Telephone No – 01603 666001

Ref: Mr M Greig

Viewing

Via Cottons – 0121 247 2233


**50 Marsh Hill, Erdington,
Birmingham, B23 7EP**
Property Description

An end terraced property of brick construction surmounted by a pitched interlocking tile clad roof, directly fronting the pavement. The property has been converted into two self contained flats providing separate access to each flat. Each flat benefits from having well laid out accommodation, double glazing and gas fired central heating. The property also benefits from having off road parking and a separate garage unit benefiting from drainage, electric and water supply. Marsh Hill is situated off Reservoir Road. The property is currently let on Assured Shorthold Tenancies as follows:-
Flat 1 – Rental £395 per calendar month (£4740 per annum)
Flat 2 – Rental £400 per calendar month (£4800 per annum)

Accommodation

Flat 1 (Ground Floor)
Reception Room, Kitchen, Bathroom, Bedroom.
Flat 2 (First Floor).
Stairs and Landing, Bedroom, Lounge, Kitchen, Bathroom, Stairs leading to second bedroom on 2nd floor.
Outside - front – the property directly fronts the pavement with parking spaces and garage.

Vendors Solicitors

Wheadon and Co
11 Beoley Close
Wylde Green
Sutton Coldfield
B72 1EU
Tel: 0121 354 9714

Ref: Alex Wheadon

Viewings

Via Cottons – 0121 247 2233





**2 New Street,
Tipton, West
Midlands,
DY4 8PD**

Property Description

An end terraced house of rendered brick construction, surmounted by a hipped tile clad roof, benefiting from gas-fired central heating, double glazed windows, modern kitchen and bathroom fittings, ample off-road parking and requiring some cosmetic improvement. The property is situated in a small cul-de-sac, located off Waterloo Street.

Accommodation

Ground Floor
Double glazed porch, Reception Hall, Front Reception Room, Full width Rear Reception Room/Dining Room, UPVC Conservatory/Kitchen containing a range of modern units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern corner suite comprising panelled bath with electric shower over, pedestal wash basin & WC.
Outside (front) – Large paved forecourt and side driveway providing ample off-road parking.
Outside (rear) – Concrete yard/garden.

Vendors Solicitors

Vernon & Shakespeare
1292 Bristol Road South
Northfield
Birmingham
B31 2TH
Telephone No – 0121 411 1565

Ref: Mrs J O'Donoghue

Viewings

Via Cottons – 0121 247 2233



**147 St Margarets
Road, Ward End,
Birmingham, B8 2BD**

Property Description

A traditional style mid terraced house of brick construction having a replacement tile clad roof requiring modernisation and improvement. The property is set back from the road behind a lawned fore-garden and St Margarets Road itself runs directly between Washwood Heath Road (B4114) and Bromford Lane (A4040).

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with bath, pedestal wash basin. Separate WC with WC suite.
First Floor
Stairs and Landing, Three Bedrooms (Bedroom 2 intercommunicating).
Outside (front) – paved fore-garden set behind a privet hedge.
Outside (rear) – paved yard with brick store and lawned garden.

Vendors Solicitors

Hawkins & Co
199 Wolverhampton Street
Dudley
West Midlands
DY1 1EA
Telephone No – 01384 253 288

Ref: Mr T Tennant

Viewings

Via Cottons – 0121 247 2233



**75 Vicarage Road, Smethwick,
West Midlands, B67 7AQ**

Property Description

An end terraced property of brick construction surmounted by a tile clad roof, which has been converted to provide two self contained flats, each offering well laid out accommodation and benefiting from separate gas-fired central heating systems and mostly UPVC double glazed windows. The property occupies a corner position extending back along Green Street providing vehicular access to a large double garage.
Each flat is let on an Assured Shorthold Tenancy as follows:
Flat 1 (Ground floor) - Rental - £280 per calendar month (£3360 per annum)
Flat 2 (First floor) - Rental - £280 per calendar month (£3360 per annum)

Accommodation

Flat 1 - Entrance Hall, Reception Hall, Lounge, Bedroom, Kitchen, Rear Entrance Hall, Bathroom
Flat 2 - Ground Floor Porch, Entrance Hall, Stairs and Landing, Breakfast Kitchen, Lounge, Bedroom and Bathroom
Outside - Rear – enclosed paved yard and large garage having vehicular access off Green Street.
Outside - Front – fore-garden.

Vendors Solicitors

Wild and Co
5 Heathfield Road
Kings Heath
Birmingham
B14 7BT
Tel: 0121 443 3486

Ref: Mrs Dianne Morgan

Viewings

Via Cottons – 0121 247 2233

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**52 Matlock Road,
Tyseley, Birmingham,
B11 3JB**

Property Description

A semi detached house of brick construction surmounted by a hipped slate clad roof, currently in a state of disrepair and requiring complete modernisation and improvement throughout. The property is set back from the road behind a fore-garden and Matlock Road itself leads directly off Olton Boulevard West.

Accommodation

Ground Floor
Living Room, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Large fore-garden to front and side set behind privet hedge.
Outside (rear) – Garden

Vendors Solicitors

DWT Solicitors
149 Worcester Road
Hagley
West Midlands
DY9 0NW
Telephone No – 01562 883543

Ref: Mr R J Cross

Viewings

Via Cottons – 0121 247 2233



**8 Bearwood Road,
Smethwick, West
Midlands, B66 4HH**

Property Description

A traditional mid terraced villa of brick construction with a slate clad roof, requiring modernisation and improvement throughout. The property is set back from the road behind a shared parking bay and is located directly opposite Victoria Park, close to the junction with High Street, Smethwick.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, vanity wash basin & WC.
Outside (front) – Small fore-garden bordered by a privet hedge.
Outside (rear) – Shared pedestrian entry access to a brick paved yard, brick store and small lawned garden.

Vendors Solicitors

Wragge & Co
55 Colmore Row
Birmingham
B3 2AS
Telephone No – 0121 233 1000

Ref: Miss L Shaw

Viewings

Via Cottons – 0121 247 2233



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