

Location



Cottons
Chartered Surveyors

Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL

Also at

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West Midlands, B66 4DP

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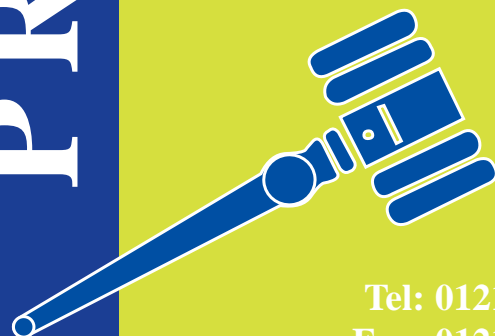


PROPERTY AUCTION

Cottons
Chartered Surveyors

22ND APRIL 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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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.

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SALE ON**

3RD JUNE 2004

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0121 247-2233

Auction Sale

of 75 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with Potential Redevelopment Opportunities, Land and Freehold Ground Rent Investments:

- 27 Freehold Vacant Residential Properties
- 23 Residential Investment Properties
- 2 Leasehold Vacant Flats/Houses
- 4 Freehold Commercial/ Industrial Premises with Vacant Possession
- 4 Commercial Investment Properties
- 2 Freehold Redevelopment Properties/ Sites
- 2 Parcels of Freehold Land
- 10 Freehold Ground Rent Investments
- 1 Freehold Guest House/ Residential Care Home

ORDER OF SALE

Lot	Property	
1	80 Silver Street, Kings Heath	Freehold Vacant Possession
2	32 Heathside Drive, Kings Norton	Freehold Investment
3	4 Hunter Crescent, Walsall	Freehold Investment
4	146 Wiggin Street, Ladywood	Freehold Investment
5	4 Park Road North, Aston	Leasehold Vacant Possession
6	38 Hams Road, Saltley	Freehold Vacant Possession
7	18 Nescliffe Grove, Perry Common	Freehold Investment
8	3 Hart Road, Wednesfield	Freehold Vacant Possession
9	32 Cadle Road, Low Hill, Wolverhampton	Freehold Investment
10	22 Whitehall Road, Small Heath	Freehold Vacant Possession
11	Unit 82, Plume Industrial Estate, Aston	Freehold Investment
12	105 Old Oscott Lane, Great Barr	Freehold Vacant Possession
13	Plot 41 Little Hay Lane, Shenstone	Freehold Land
14	Plot 42 Little Hay Lane, Shenstone	Freehold Land
15	49 Tresham Road, Great Barr	Freehold Investment
16	208/210 Church Road, Yardley	Freehold Vacant Possession
17	27 Summerfield Crescent, Edgbaston	Freehold Vacant Possession
18	20 Greenhill Road, Moseley	Freehold Investment
19	30 Elmdon Road, Acocks Green	Freehold Investment
20	112 Wychbold Crescent, Stechford	Freehold Investment
21	246 Bristol Road, Edgbaston	Freehold Vacant Possession
22	29/31 High Street & 1/3 Rookery Lane, Aldridge	Freehold Investment
23	127 Flaxley Road, Stechford	Freehold Investment
24	130 Stourbridge Road, Dudley	Freehold Vacant Possession
25	206b Green Lane, Small Heath	Freehold Vacant Possession
26	107 George Road, Erdington	Freehold Vacant Possession
27	26 Talbot Road, Halesowen	Freehold Vacant Possession
28	51 Harrowby Place, Willenhall	Freehold Vacant Possession
29	101 Merritts Brook Lane, Northfield	Freehold Investment
30	2-4A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
31	6-8A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
32	17-19A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
33	18-20A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
34	22-24A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
35	25-27A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent



36	26-28A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
37	29-31A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
38	33-35A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
39	37-39A Tudor Road, Camp Hill, Nuneaton	Freehold Ground Rent
40	476 Bearwood Road, Bearwood	Freehold Vacant Possession
41	6A Bard Street, Sparkhill	Freehold/Leasehold Vacant Possession
42	15 Trafalgar Road, Moseley	Freehold Investment
43	62 Holyhead Road, Handsworth	Freehold Investment
44	Wheeler's Tavern, Newtown	Freehold Redevelopment Opportunity
45	84/86 Wright Street, Small Heath	Freehold Redevelopment Opportunity
46	The Coach House, St John Street, Dudley	Freehold Vacant Possession
47	233 Cotterills Lane, Ward End	Freehold Vacant Possession
48	55 Toler Road, Nuneaton	Freehold Vacant Possession
49	68 Crescent Avenue, Stoke, Coventry	Freehold Vacant Possession
50	71 Long Lane, Heanor, Derbyshire	Freehold Investment
51	49 Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
52	35 Royal Park, Clifton, Bristol	Freehold Investment
53	2 Harbury Road, Balsall Heath	Freehold Vacant Possession
54	93 Arlescote Road, Solihull	Freehold Vacant Possession
55	11 Winchester Road, West Bromwich	Freehold Vacant Possession
56	125 Tame Road, Witton	Freehold Vacant Possession
57	37 Colebourne Road, Kings Heath	Freehold Vacant Possession
58	9A Belper Row, Netherton, Dudley	Freehold Vacant Possession
59	32 Church Road, Erdington	Freehold Vacant Possession
60	26 Adelaide Street, Brierley Hill	Freehold Vacant Possession
61	14 Brookway Lane, St Helens	Freehold Investment
62	7 Pond Walk, St Helens	Freehold Investment
63	38 Arthur Street, Hull	Freehold Investment
64	8 Buxton Street, Accrington	Leasehold Investment
65	16 Elizabeth Road, Cannock	Freehold Investment
66	57 Greenlawns, Tipton	Leasehold Investment
67	430 Chester Road, Baldmere	Freehold Investment
68	251 Eachelhurst Road, Walmley	Freehold Investment
69	27 Cecil Street, The Butts, Walsall	Freehold Investment
70	61 Greenlawns, Tipton	Leasehold Investment
71	40 Hampton Court Road, Harborne	Freehold Vacant Possession
72	133 Deykin Avenue, Witton	Leasehold Vacant Possession
73	122 Lea Road, Wolverhampton	Freehold Vacant Possession
74	35 Windsor Road, Stirchley	Freehold Vacant Possession
75	15 Geraldine Road, Yardley	Freehold Investment

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.



LOT 1**Freehold Vacant Possession**
80 Silver Street, Kings Heath, Birmingham B14 7QU
Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof, set back behind a small fore-garden and situated close to the junction with Balaclava Road, and conveniently within less than a quarter of a mile distance from Kings Heath High Street (A435) providing a wide range of local amenities. The property requires modernisation and improvement throughout.

Vendors Solicitors

Buller Jeffries
36 Bennetts Hill
Birmingham
B2 5SN
Telephone No – 0121 212 2620

Ref: Miss H Price

Viewings

Via Cottons- 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Inner Hall, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, wash basin & WC.
Outside (front) – Small fore-garden bordered by a privet hedge.
Outside (rear) – Paved yard and garden with rear pedestrian access.

LOT 3**Freehold Investment**
4 Hunter Crescent, Walsall, West Midlands WS3 1AA
Property Description

A semi-detached house of brick construction with a hipped tile clad roof benefiting from mostly UPVC double glazed windows, gas-fired central heating, extended kitchen and Garage and situated close to the junction with Harden Road.
The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £280.00 per calendar month (£3360.00 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
Entrance Hall, Lounge, Dining Room, Study, Extended Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin & WC.
Outside (front) – Walled fore-garden with driveway providing off-road parking and access to through Garage/car port.
Outside (rear) – Further car parking area and garden.

LOT 2**Freehold Investment**
32 Heathside Drive, Kings Norton, Birmingham, B38 9LP
**Property Description**

A mid terraced house having rendered elevations and surmounted by a pitched interlocking tile clad roof. The property benefits from UPVC double glazed windows and exterior doors, gas-fired central heating and modern kitchen and bathroom fittings. Heathside Drive itself is situated between Hillmeads Road and Walkers Heath Road and local services are approximately three quarters of a mile distance at Kings Norton Green. The property provides well laid out accommodation and is currently let on an Assured Shorthold Tenancy Agreement at a rental of £90 per week (£4680 per annum).

Vendors Solicitors

Grove Tompkins Bosworth
54 Newhall Street
Birmingham
B3 3QG
Telephone No – 0121 236 8091

Ref: Mr D S Dudley

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, L Shaped Lounge and Dining Room, Breakfast/Kitchen, Side Entrance Hall/ Utility Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin, Separate WC with WC suite.
Outside (front) – Lawned fore garden
Outside (rear) – Paved patio and lawned garden.

LOT 4**Freehold Investment**
146 Wiggin Street, Ladywood, Birmingham, B16 0AH
**Property Description**

A traditional style three storey end terraced house having the benefit of gas fired central heating UPVC and double glazed windows (except Attic Bedroom). Wiggin Street is located directly off Icknield Port Road (B4126) and the property is within approximately 1 ½ miles distance from Birmingham City Centre.
The property is currently let on an Assured Shorthold Tenancy at a current rental of £500 per calendar month. (£6,000 per annum)

Vendors Solicitors

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JR
Telephone No – 0121 327 3900

Ref. Mr Khan

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Front Reception Room, Inner Lobby, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash hand basin, WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Second Floor
Stairs and Landing, Attic Bedroom.
Outside (front) – Walled fore garden.
Outside (rear) – Garden with pedestrian access.





**4 Park Road North, Aston,
Birmingham, B6 5UJ**

Property Description

A Ground Floor Flat forming part of a presentable three storey modern block and benefiting from gas fired central heating and security door entry system. The block itself is set within well maintained lawned gardens with a communal parking bay. The property forms part of an established residential area situated close to the junction with Osbourne Close, and is within 1/4 mile distance from both Aston Railway Station and The Aston Expressway (A38M) which gives direct access to the M6 Motorway.

Accommodation

Ground Floor
Communal Entrance Hall with security door entry system leading to lobby with entrance to Flat 4, comprising Hall, Lounge, Bedroom, Kitchen, Bathroom with panelled bath with shower over, pedestal wash basin and WC.
Outside: Well maintained communal gardens and parking bays.

Lease Term: 120 years

Commencement Date: 24 June 1985

Service Charge: Refer to Solicitors

Ground Rent: Currently £20 per annum

Vendors Solicitors:

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

Ref: Mr R Hearne

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



**38 Hams Road,
Saltley, Birmingham
B8 1DU**

Property Description

A traditional style mid terraced house of rendered brick construction with a replacement tile clad roof, set well back from the road behind a lawned fore-garden and benefiting from UPVC double glazed windows. Hams Road itself runs between Adderley Road and Arden Road and the property is pleasantly situated opposite Adderley Park.

Accommodation

Ground Floor
Through Lounge/Dining Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Lawned fore-garden.
Outside (rear) – Shared pedestrian entry access to concrete yard and small garden.

Vendors Solicitors

Simpson & Co
Norwich House
45 Poplar Road
Solihull
West Midlands
B91 3AW
Telephone No – 0121 704 1212

Ref: Mr D Inman

Viewings

Via Cottons – 0121 247 2233

**18 Nescliffe Grove, Perry Common,
Birmingham B23 5EB**


Property Description

A mid terraced house of brick construction with an interlocking tile clad roof, situated in a cul-de-sac, located off Turfpits Lane, which in turn leads off Short Heath Road. The property benefits from gas-fired central heating and UPVC double glazed windows and requires some cosmetic improvement throughout. The property is currently let on an Assured Shorthold Tenancy Agreement
Rental – £395 per calendar month (£4740 per annum)

Accommodation

Ground Floor
Entrance Hall, Lounge, Kitchen, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Fore-garden
Outside (rear) – Paved yard and lawned garden.

Vendors Solicitors

B K Solicitors
Crown House
28 George Street
Birmingham
B12 9RG
Telephone No – 0121 440 1881

Ref: Mr N Malik

Viewings

Via Cottons – 0121 247 2233

**3 Hart Road, Wednesfield,
Wolverhampton, WV11 3QL**



Property Description

A Traditional Style Mid Terraced House of brick construction with an interlocking tile clad roof, extended at the rear and benefiting from UPVC double glazed windows, gas fired central heating and modern kitchen and bathroom units. The property is generally in a presentable condition and Hart Road itself comprises of a Cul-de-sac located off Neachells Lane and is within approximately ¾ mile distance from New Cross Hospital.

Accommodation

Ground Floor
Front Reception Room opening to Rear Reception Room, Kitchen with a range of modern panelled units, Breakfast Room, Covered rear entrance Hall/Verandah.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.
Stairs leading off landing to Attic Room
Outside (rear) Block paved yard and patio, landscaped 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



**32 Cadle Road, Low
Hill, Wolverhampton
WV10 9SJ**

Property Description

A semi detached house of brick construction with tile clad roof, benefiting from part double glazed windows, gas-fired central heating, Garage and off-road parking. Cadle Road itself is situated off Hawksford Crescent .
The property is currently let on Assured Shorthold Tenancy Agreements to three individual tenants each paying a rental of £45.00 per week.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Dining/Kitchen, Rear Lobby with built-in cupboard.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) – Forecourt and shared driveway
Outside (rear) – Garden and single Garage.

Vendors Solicitors

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

Ref: Mr A G Curtis

Viewings

Via Cottons – 0121 247 2233

**22 Whitehall Road,
Small Heath,
Birmingham B9 5EJ**



Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof, situated directly fronting the pavement and requiring modernisation and cosmetic improvement. Whitehall Road itself runs directly between Bordesley Green (B4128) and Green Lane.

Accommodation

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Entrance Lobby, Shower Room with shower and WC.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (rear) – Paved yard and garden with shared pedestrian access.

Vendors Solicitors

Putsmans 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

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Unit 82 Plume Industrial Estate, Holborn Hill, Aston, Birmingham B6 7QX

Property Description

A single storey workshop/warehouse building of brick construction with profile cladding, surmounted by a pitched roof and having solid concrete floors. The property forms part of an industrial estate in an established industrial area located off Holborn Hill, which in turn leads directly off Lichfield Road (A5127). The property is conveniently located less than a quarter of a mile from Aston Railway Station and within approximately three quarters of a mile of the M6 Motorway (junction 6) giving direct access to the Midlands Motorway Network. The property is currently let to ICS (Industrial Cooling Systems) Limited on a full repairing and insuring lease, for a term of fifteen years with effect from 21 November 1995.

Rental - £11,000 per annum, exclusive, with rent review due 21 November 2004, and every three years thereafter.

We understand that ICS Limited is a company engaged in the manufacture, supply, hire, installation and service of industrial water cooling plant and has a national network of branches, with approximately 120 employees.



Accommodation

The premises comprise of a workshop/warehouse with a gross internal area of approximately 254.5 sq m (2739 sq ft). The accommodation has been partitioned to include male and female toilet accommodation and most of the premises are currently used by the tenants for office purposes. Access to the property is via a manually operated steel roller shutter. The building has an eaves height of approximately 3 metres.

Vendors Solicitors

Moore and Blatch Solicitors
48 High Street
Lymington
Hampshire
SO41 9ZQ
Telephone No - 01590 625800

Ref: Mr John Hatchard

Viewings

Via Cottons - 0121 247 2233

NOTE; WE UNDERSTAND THAT THE PROPERTY HAS BEEN ELECTED FOR VAT PURPOSES AND VAT WILL BE PAYABLE ON THE PURCHASE PRICE. THE PROPERTY IS BELIEVED TO FALL WITHIN A DISADVANTAGED AREA AND THEREFORE QUALIFIES FOR STAMP DUTY RELIEF. PROSPECTIVE PURCHASERS SHOULD OBTAIN VERIFICATION FROM THE INLAND REVENUE.

**WE ARE ASSEMBLING LOTS
FOR OUR NEXT SALE**

3rd June 2004

CALL THE AUCTION TEAM NOW

0121 247-2233



105 Old Oscott Lane, Great Barr, Birmingham B44 8TU

Property Description

A mid terraced house of brick construction, surmounted by an interlocking tile clad roof, set back from the road behind a lawned fore-garden and requiring modernisation and improvement throughout. Old Oscott Lane leads off Aldridge Road and forms part of an established residential area.

Accommodation

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen with built-in under-stair cupboard.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Lawned fore-garden
Outside (rear) - Paved patio with pedestrian entry access and a long rear garden fenced into two sections.

Vendors Solicitors

Wild & Co
5 Heathfield Road
Kings Heath
Birmingham
B14 7BT
Telephone No - 0121 444 8440

Ref: Mr B Wild

Viewings

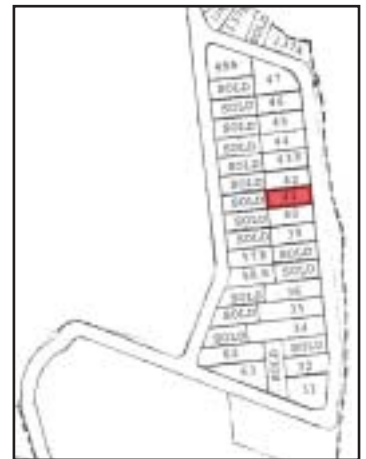
Via Cottons - 0121 247 2233

Plot 41 Little Hay Lane, Shenstone, Staffordshire

Land Description

A parcel of land extending to approximately 525 sq m (0.13 acres) forming part of a rural area situated in the village of Little Hay, located approximately three miles north of Shenstone Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfrey 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 Froud

Viewings

Via Cottons - 0121 247 2233

LOT 14**Plot 42 Little Hay Lane, Shenstone, Staffordshire****Land Description**

A parcel of land extending to approximately 525 sq m (0.13 acres) forming part of a rural area situated in the village of Little Hay, located approximately three miles north of Shenstone Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfrey 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 Froud

Viewings

Via Cottons – 0121 247 2233

LOT 15**Freehold Investment****49 Tresham Road, Great Barr, Birmingham, B44 9UA****Property Description**

A Semi detached house of rendered brick construction surmounted by a hipped interlocking tile clad roof occupying a slightly elevated position set back from the road behind a walled fore garden. Tresham Road itself runs directly off Kingstanding Road (B4138) and the property benefits from gas fired central heating, UPVC double glazed windows and off road parking. The property is currently let on an Assured Shorthold Tenancy at a rental of £424.66 per calendar month (£5095.92 per annum).

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

Accommodation

Ground Floor
Reception Hall, Through Lounge, Conservatory, Kitchen with a range of modern fitted units, Side Utility Area.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising bath, wash basin & WC.
Outside (front) Walled fore garden (rear) Garden

LOT 16**Freehold Vacant Possession****208/210 Church Road, Yardley, Birmingham, B25 8UT****Property Description**

A double fronted Mid Terraced House of brick construction with an interlocking tile clad roof providing spacious well laid out accommodation and benefiting from part double glazed windows and gas fired central heating. The property is set back behind a walled fore garden and is conveniently situated within ¼ distance from Yardley Shopping Centre providing a wide range of local amenities.

Accommodation

Ground Floor
Vestibule Entrance, leading to two Reception Rooms, Dining Room with Stairs off
Kitchen with a range of modern fitted units, Bathroom comprising panelled bath, pedestal wash basin and low level WC.

First Floor

Stairs and Landing, Five Bedrooms, Shower Room comprising Shower Cubicle with shower. Pedestal wash basin & WC.
Outside (front) – Walled fore garden.
Outside (rear) – Paved patio & garden with brick built out building. Side pedestrian entry access.

Vendors Solicitors

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL
Telephone No – 0121 327 3900

Ref: Mr Khan

Viewings

Via Cottons – 0121 247 2233

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27 Summerfield Crescent, Edgbaston, Birmingham. B16 0EL

Property Description

A semi detached property of brick construction, with a tile clad roof, set back from the road behind a small foregarden. The property itself benefits from well laid out accommodation, UPVC double glazed windows and gas fired central heating. Summerfield Crescent is located in an established residential area between Gillott Road and Icknield Port Road. The property itself requires some modernisation and improvement.

Vendors Solicitors

Sutton Mattocks & Co
1 Rocks Lane
Barnes
London
SW13 0DE
Tel: 0208 876 8811

Ref: Mr J Walsh

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Through Lounge,
Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Good
Sized Bedrooms.
Second Floor
Further Bedroom.
Outside
Rear – paved area leading to lawned
garden.
Front – small fore garden set behind
small wall with double gates to the
right leading through to lean-to
garage.

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SN11 0XZ

Tel: 01249 822 999 Fax: 01249 822 211



20 Greenhill Road, Moseley, Birmingham B13 9SR

Property Description

An imposing period built three storey Victorian Residence of brick construction with a replacement tile clad roof, set back from the road behind a walled foregarden, and situated in a popular and established residential area located within approximately half a mile distance from Kings Heath High Street (A435) providing a wide range of local amenities. The property comprises of an established flat conversion containing a range of five self-contained Flats along with three separate letting rooms with shared facilities all benefiting from modern kitchen and bathroom fittings, shared gas-fired central heating, security door entry system and a mains fitted fire detection system. The property has been well managed by the vendor and is offered for sale in a presentable condition throughout and will include a range of furniture and appliances.

The property is fully let on Assured Shorthold Tenancies to 8 separate tenants at the following Rentals:

Flat 1 - £355 per calendar month
Flat 2 - £350 per calendar month
Flat 3 - £369 per calendar month
Flat 4 - £450 per calendar month
Flat 5 - £490 per calendar month
Room 6 - £286 per calendar month
Room 7 - £280 per calendar month
Room 8 - £275 per calendar month
Total Rental Income - £2,855 per calendar month (£34,260 per annum)

Accommodation

Ground Floor - Reception Hall

Flat 1 (Studio)

Double-Bedsitting Room and Kitchenette, Shower Room with glazed shower enclosure, pedestal wash basin & WC.

Flat 2 (Studio)

Entrance Hall, Double Bedsitting Room with Kitchenette, Large Bathroom with modern corner suite comprising panelled bath, glazed shower enclosure, pedestal wash basin & WC.

Flat 3 (Studio)

Entrance Hall, Bathroom with panelled bath, pedestal wash basin & WC, Double Bedsitting Room,

Breakfast/Kitchen with a range of fitted units.

First Floor - Stairs and Landing.

Flat 4

Reception Hall, Double Bedroom, Living Kitchen with a range of fitted units, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.

Flat 5

Lounge, Kitchen with a range of units, Shower Room with glazed shower enclosure, pedestal wash basin & WC, Double Bedroom.

Second Floor

Stairs and Large Landing Area,

Room 6 (Double) with en-suite

Shower Room having WC and

pedestal wash basin, **Room 7**

(Double), **Room 8** (Double), Shared

Cloakroom with WC & Pedestal

wash basin, Shared Bathroom with

panelled bath having electric

shower over, pedestal wash basin

& WC, Shared Dining/Kitchen with a

range of fitted units.

Outside (front) – Partly gravelled

fore-garden, set back behind a

dwarf wall with iron railings.

Outside (rear) – Shared pedestrian

side access to paved patio and

lawned garden.

Vendors Solicitors

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

Ref: Mr M Luscombe

Viewings

Via Cottons – 0121 247 2233





**30 Elmdon Road, Acocks Green,
Birmingham B27 6LH**

Property Description

A substantial traditional built three storey semi detached residence of brick construction with a tile clad roof, currently laid out as two self-contained flats along with four bed-sitting rooms each with shared kitchen and bathroom facilities. The property itself is set back from the road behind a lawned fore-garden and benefits from a driveway and garage area to the side, which may allow scope for extension or redevelopment in the future (subject to obtaining the appropriate planning consent from the local authority). The property benefits from a shared gas fired central heating system, along with a fitted mains fire detection system. The property is currently partly let on Assured Shorthold Tenancy Agreements, at the following rentals:

Room 1 Void

Room 2 Void

Flat 3 £350 per calendar month

Room 4 £275 per calendar month

Room 5 Void

Flat 6 £435 per calendar month

Current Rental Income - £1,060 per calendar month (£12,720 per annum)

We understand from the letting agents that when fully let the property will produce a rental income in the region of £21,700 per annum.



Accommodation

Ground Floor
Entrance Hall, Reception Hall with access to Cellar, **Room 1, Room 2, Flat 3** – Bed-sitting Room, Kitchen and bathroom with bath, wash basin & WC.

First Floor – Stairs and Landing **Room 4, Room 5**, Shared Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC, Shared Dining /Kitchen with a range of fitted units and built-in oven and hob.

Second Floor – Stairs to

Flat 6
Lounge, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC, Kitchen with a range of units and built-in cooker.

Outside (front) – Lawned fore-garden and driveway providing off-road parking,

Outside (side and rear), dilapidated Garage and large garden.

Vendors Solicitors

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

Ref: Mr S Ladwa

Viewings

Via Cottons – 0121 247 2233



**112 Wychbold Crescent, Stechford,
Birmingham, B33 9TG**

Property Description

A Semi detached house of brick construction with a hipped tile clad roof occupying a corner plot and situated close to the junction with Netherton Grove. Wychbold Crescent itself is situated off Gressel Lane and the property benefits from gas fired central heating, UPVC double glazed windows and a garage. The property is currently let on an Assured Shorthold Tenancy Agreement effective from 8 September 2003 at a rental of £110.00 per week (£5720 per annum)

Accommodation

Ground Floor
Reception Hall, Living Room, Kitchen
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with bath, wash basin and WC.
Outside (front) Full width garden with a driveway leading to a single detached garage.
(rear) Pedestrian side access to Garden

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233



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We are currently updating our mailing list so, if you require a catalogue for our next auction on 3rd JUNE 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.



246 Bristol Road, Edgbaston, Birmingham B5 7SL

Property Description

A unique opportunity to purchase a substantial three storey Victorian period residence with accommodation extending to in excess of 400 sq m – 4314 sq ft (Gross internal area) and forming part of the prestigious Calthorpe Estate in Edgbaston, situated close to the junction with Pebble Mill Road. The property is currently divided into four separate self-contained flats, along with Coach House and Garage accommodation, however, the new owners are obliged to convert the property back into a single family residence in order to comply with the Calthorpe Estate scheme of management. Upon completion of conversion work the property will provide extensive living accommodation comprising of up to four reception rooms and ten bedrooms along with a kitchen and ample bathroom accommodation. The property benefits from gas-fired central heating, provided by two separate boilers and occupies a large site set back from the road behind a Tarmacadam forecourt and having a rear lawned garden extending to approximately 80 metres in depth (260 ft).

Existing Accommodation

Ground Floor
Entrance Hall, Reception Hall providing Cellar access with three separate rooms.

Flat 1 - Lounge, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom.

Flat 2 - Reception Hall, Bedroom, Bathroom with panelled bath, pedestal wash basin & WC, Lounge, Dining/Kitchen.
First Floor - Stairs to:

Flat 3 - Landing, Bedroom 1 with dressing room, Bedroom 2, Bedroom 3, Inner Hall, Bathroom with bath, wash basin & WC, Dining/Kitchen.

Second Floor - Stairs to:

Flat 4 - Landing, Lounge, Bedroom 1, Bedroom 2, Dining Room, Bedroom 3, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC, Dining/Kitchen with a range of modern fitted units.

Outside (front) – Large Tarmacadam driveway and forecourt providing ample off-road parking, large Garage and Coach House having mezzanine floor over providing three rooms.

Outside (rear) – Paved patio and yard, brick store and extensive lawned garden (approximate depth 80 metres – 260 ft)
Gross Internal Area - in excess of 400 sq metres (4314 sq ft)
Total site area – 2270 sq metres approx. (0.56 acres approx)

Vendors Solicitors

Varley Hibbs
Kirby House
Little Park Street
Coventry CV1 2JZ
Telephone No – 02476 631000

Ref: Mr S Byrne

Viewings

Via Cottons – 0121 247 2233



29/31 High Street & 1/3 Rookery Lane, Aldridge, West Midlands WS9 8LX

Property Description

A modern three storey commercial premises, occupying a corner position at the junction with Rookery Lane and comprising of two ground floor retail units along with separate office suites to both the first and second floors. The property forms part of Aldridge Shopping Centre which contains a variety of retailers and services. Aldridge itself comprises of a popular and predominantly residential area located within approximately one and a half miles distance from the Sutton Coldfield Boundary and lies approximately three miles distance to the north east of Walsall. The property is currently fully let as follows:

Address: 29 High Street

Lessee: Mr R T & Miss L G Moore T/A Moore Than Nails.

Term: 10 years from 1 November 2002

Rent: £11,300 p.a.

Remarks: Full repairing and insuring lease. Rent review due 1 November 2007. Break Clause option 1 November 2007

Address: 31 High Street & 1 Rookery Lane

Lessee: The Job Centre (The Secretary of State for the Environment Transport and The Regions)

Term: 5 years from 11 March 2000

Rent: £14,500 p.a.

Remarks: Full repairing and insuring lease. We understand that the existing tenants have been in occupation since 1974.

Address: 3 Rookery Lane

Lessee: Able Industrial Recruitment Ltd

Term: 5 years from 1 September 2003

Rent: £10,500 p.a.

Remarks: Full repairing and insuring lease.

Total Rental Income: £36,300 p.a.

Accommodation

Ground Floor 29 High Street

Comprising of a Retail Shop operating as a nail manicure salon – 71.7 sq m (771 sq ft) with WC facilities.

31 High Street

Retail Shop operating as The Job Centre – 62.55 sq m (673 sq ft)
Side Entrance Hall off Rookery Lane with stairs to:

First Floor landing with Ladies WC's.

1 Rookery Lane

Office Suite – 124.48 sq m (1340 sq ft)

Second Floor

Stairs and Landing with Gents WC's

3 Rookery Lane

Office Suite – 124.48 sq m (1340 sq ft)

Outside (rear) – Service yard area

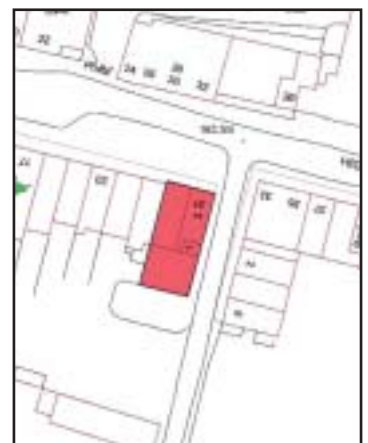
Vendors Solicitors

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

Ref: Mr N Brimble

Viewings

Via Cottons – 0121 247 2233





**127 Flaxley Road, Stechford,
Birmingham B33 9HQ**

Property Description

A presentable and modernised end of terrace Retail Shop with Self-contained Flat above of brick construction with a tile clad roof, set back behind a deep paved forecourt and situated close to the junction with Old Farm Road. The property benefits from gas-fired central heating and in addition the flat benefits from UPVC double glazed windows.

The ground floor shop is currently let as a hairdressing studio and the flat is let on a Shorthold Periodic Tenancy and there is a substantial Garage/Workshop to the rear, which is also let.

Tenancy details are as follows:

Hairdressing Studio

Let on a full repairing and insuring lease expiring 2010.

Rental - £7250 per annum

Flat

Let on a Shorthold Periodic Tenancy. Rental - £120 per week (£6240 per annum)

Garage/Workshop

Let at £100 per calendar month (£1,200 per annum)

Total Current Rental Income - £14,690 per annum

Accommodation

Ground Floor
Hairdressing Studio - 44.3 sq m,
Drying area - 7.8 sq m, Rear
Kitchen/Sun Bed Room - 17.3 sq m
Outside - Enclosed rear yard,
outside WC.

Frontage - 5.4 m

First Floor

Flat - Front Entrance Hall, Stairs
and Landing, Lounge, Two
Bedrooms, Bathroom with modern
suite comprising panelled bath,
pedestal wash basin and WC,
Kitchen with a range of modern
units.

Outside (front) - Paved forecourt

Outside (rear) - Brick built double
Garage/Workshop 39.3 sq m having
shared vehicular access off Old
Farm Road.

Vendors Solicitor

Michael Wooldridge
21 Shirley Road
Acocks Green
Birmingham
B27 7XU
Telephone No - 0121 706-2259

Ref: Mr J West

Viewings

Via Cottons - 0121 247 2233



**130 Stourbridge Road, Dudley,
West Midlands, DY1 2ER**

Property Description

A substantial Semi detached house of rendered brick construction surmounted by a tile clad roof benefiting from part UPVC double glazed windows and part electric storage heating. The property has been extended in the past and provides accommodation on three floors and has been informally converted into three separate flats and provides ample scope for various residential uses, subject to obtaining the appropriate planning consents from the Local Planning Authority (Note: all interested parties should make their own enquiries with the Local Planning Office at Dudley Metropolitan Borough Council) The property is set back from Stourbridge Road (A461) behind a paved forecourt and is conveniently located within approximately 1 mile distance from both Dudley Town Centre and Merry Hill Centre, both providing a wide range of local amenities.

Accommodation

Ground Floor
Reception Hall, Front Reception
Room, Rear Reception Room,
Kitchen, Access to large integral
garage and WC.

First Floor

Stairs and Landing, Three Double
Bedrooms, Bedroom 4/Store Room,
Kitchen, Bathroom with panelled
bath having electric shower over,
wash basin and WC.
Basement/Garden Flat
Stairs leading off ground floor
Reception Hall to Basement
Hallway, Bathroom with Panelled
bath and pedestal wash basin,
Kitchen, Double Bed Sitting Room
and Utility Room.
Outside (Front) Full width paved
fore garden providing off road
parking and access to integral
garage. Pedestrian side access to
the rear.
(rear) Small Yard with two brick
stores 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



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**206b Green Lane,
Small Heath,
Birmingham B9 5DQ**

Property Description

A three storey end terrace house of rendered brick construction with a recently replaced tile clad roof, benefiting from gas-fired central heating, UPVC double glazed windows and four good sized bedrooms. The property is situated directly fronting Green Lane, close to the junction with Prince Albert Street.

Vendors Solicitors

Lincoln Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with bath having shower over, pedestal wash basin & WC.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2 (intercommunicating), Bedroom 3.
Second Floor
Stairs and Landing, Bedroom 4.
Outside (rear) – Pedestrian entry access to enclosed yard and garden.



**26 Talbot Street,
Halesowen, West
Midlands B63 2TD**

Property Description

An end terraced house of brick and tile construction situated in a Cul de sac, located off Furlong Road, which in turn leads from Windmill Hill (A458). The property requires improvement and benefits from gas fired central heating and part UPVC double glazed windows.

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, Inner Hall, Rear Reception Room, Covered Lobby Area/Utility Room, Kitchen, Bathroom with panelled bath with shower over, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms (bedroom 2 inter-communicating).
Outside (rear) – Yard area, patio and garden with shared entry access and brick built store.

**107 George Road, Erdington,
Birmingham B23 7SH**



Property Description

A traditional villa style mid terraced house of brick construction with a replacement tile clad roof, offering generous well laid out accommodation and requiring complete modernisation and repair. The property is pleasantly situated overlooking Brookvale Park and is conveniently located within approximately one third of a mile distance from Gravelly Hill Railway Station and within one mile distance from Erdington High Street, providing a wide range of local amenities.

Vendors Solicitors

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

Ref: Mr A Boyars

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Dining/Kitchen (no fittings).
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Fore-garden bordered by a privet hedge
Outside (rear) – Paved yard and enclosed garden with brick store and outside WC.



**51 Harrowby Place, Willenhall,
West Midlands. WV13 2RA**

Property Description

A traditional extended semi detached property of part rendered brick construction with tile clad roof. Harrowby Place is situated in a residential cul-de-sac leading from The Crescent, approximately 1/2 mile from local amenities. The property provides well laid out accommodation and benefits from having gas fired central heating. The property requires some modernisation and improvement.

Accommodation

Ground Floor
Reception Hall, Three Reception Rooms, Kitchen/Diner, Garage.
First Floor
Stairs and Landing, Five Bedrooms, Bathroom consisting of panelled

bath, low level WC and wash hand basin.

Outside
Rear – paved patio and lawned garden.
Front – having lawned garden, paved pathway leading to front door and paved driveway leading to garage.

Vendors Solicitors

Enoch Evans
St Pauls Chambers
6-9 Hatherton Road
Walsall
WS1 1XS
Tel: 01922 720333

Ref: Julie Edmondson

Viewings

Via Cottons – 0121 247 2233

**101 Merritts Brook Lane, Northfield,
Birmingham, B31 1PP**


Property Description

An End Terraced House of brick construction with an interlocking tile clad roof set well back from the road behind a lawned fore garden and public verge area. The property benefits from UPVC double glazed windows and gas fired central heating and is conveniently located within approximately ¼ mile distance from Northfield Shopping Centre providing a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement effective from 1 December 2003 at a rental of £110.00 per week (£5720 per annum)

Accommodation

Ground Floor
Entrance Hall, Lounge, Kitchen, Bathroom with corner bath, vanity wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms
Outside (front) Lawned fore garden (rear) Pedestrian side access to yard and lawned garden

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233



**6, 6A, 8, 8A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income
£100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 30 Freehold Ground Rent Investment


**2, 2A, 4, 4A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income
£100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 32 Freehold Ground Rent Investment


**17, 17A, 19,
19A Tudor
Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income
£100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 33 Freehold Ground Rent Investment



**18, 18A, 20,
20A Tudor
Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income £100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 35 Freehold Ground Rent Investment



**25, 25A, 27,
27A Tudor
Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income £100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 34 Freehold Ground Rent Investment



**22, 22A, 24,
24A Tudor
Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income £100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 36 Freehold Ground Rent Investment



**26, 26A, 28,
28A Tudor
Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income £100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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



LOT 37 Freehold Ground Rent Investment



**29, 29A, 31,
31A Tudor
Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income

£100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 39 Freehold Ground Rent Investment



**37, 37A, 39,
39A Tudor
Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income

£100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 38 Freehold Ground Rent Investment



**33, 33A, 35,
35A Tudor
Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income

£100.00 per annum.

Landlord and Tenant Act 1987

Offer notices for sale by auction have been served upon all lessees under Section 5B of the above act.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9808

Ref: Mr C Ledgerwood

Viewings

Not applicable

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

LOT 40

Freehold Vacant Possession



**476 Bearwood Road,
Bearwood, West
Midlands B66 4HA**

Property Description

A traditional built mid terraced retail shop of partly rendered brick construction surmounted by a pitched tile clad roof, and located in a mixed parade of retail units, situated close to the junction with Ethel Street. The property, which is two-storey, has been used as a hairdressing salon with first floor storage and benefits from gas-fired central heating.

Accommodation

Ground Floor
Retail Sales area/Hairdressing Salon – 36.14 sq m (389 sq ft),
Kitchen/Store – 3.81 sq m (41 sq ft).
First Floor
Storage area – 24.99 sq m (269 sq ft).
Outside – Small paved forecourt and pedestrian entry access at the rear leading off Ethel Street.

Vendors Solicitors

Jordan Turner
414 Bearwood Road
Smethwick
West Midlands
B66 4EW
Telephone No – 0121 429 6417

Ref: Mr Morris

Viewings

Via Cottons – 0121 247 2233



6a Bard Street, Sparkhill, Birmingham B11 4SA

Property Description

A traditional freehold brick built commercial premises along with two parcels of leasehold land situated to both the side and rear, forming part of a small cul-de-sac located off Shakespeare Street, which in turn leads off Warwick Road (A41). The property itself provides accommodation on two floors and benefits from gas-fired central heating and three phase electric supply.

Accommodation

Ground Floor
Entrance Hall, Workshop 1 – 51.43 sq m (553 sq ft), Lobby, Cloakroom with WC and wash basin, Kitchen, Side Store 13.67 sq m (147 sq ft) giving access to Workshop 2 – 47.37 sq m (509 sq ft).
First Floor
Stairs to Landing/Storeroom – 7.21 sq m (77 sq ft), Office – 16.12 sq m (173 sq ft), Workshop 3 – 26 sq m (279 sq ft)

Outside – Side gated access to land parcel 1 comprising yard and car parking area with land parcel 2 at the rear providing further yard area.

Tenure

Commercial Building: Freehold
Parcel 1: Leasehold for a Term of 99 Years from 14 January 1986

Ground Rent: £900 per annum
Parcel 2: Leasehold from 17 September 1987 to 13 January 2085

Ground Rent: £900 per annum

Vendors Solicitors

Eric Bowes & Co
139 Stratford Road
Shirley
West Midlands B90 3AY
Telephone No – 0121 744 3691

Ref: Mr S Gill

Viewings

Via Cottons – 0121 247 2233

**WE ARE ASSEMBLING LOTS
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3rd June 2004

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0121 247-2233



15 Trafalgar Road, Moseley, Birmingham B13 8BJ

Property Description

A substantial period built semi detached residence of brick construction with a replacement tile clad roof, set back from the road behind a Tarmacadam forecourt and situated in an established residential area located directly off Moseley Road (A435). The property comprises of an established flat conversion containing a range of four self-contained flats along with three separate letting rooms with shared facilities and all benefitting from modern kitchen and bathroom fittings, shared gas-fired central heating, security door entry system and a mains fitted fire detection system. The property has been well managed by the vendor and is offered for sale in a presentable condition throughout and will include a range of furniture and appliances.

The property is fully let on Assured Shorthold Tenancies to seven separate tenants at the following rental:

Flat 1 £350 per calendar month
Flat 2 £450 per calendar month
Room 3 £260 per calendar month
Room 4 £280 per calendar month
Room 5 £280 per calendar month
Flat 6 £350 per calendar month
Flat 7 £490 per calendar month
Total Rental £2,460 per calendar month (£29,520 per annum)

Accommodation

Ground Floor - Entrance Hall, Reception Hall.

Flat 1 (Studio)

Double Bed sitting Room with Kitchenette, Shower Room with WC and pedestal wash basin.

Flat 2

Large Double Bedroom, Living/Kitchen, Shower Room with pedestal wash basin & WC.

First Floor - Stairs and Landing

Room 3

Bed sitting Room with Kitchenette

Room 4

Bed sitting Room with Kitchenette

Room 5

Bed sitting Room with Kitchenette Shared Bathroom with modern suite comprising panelled bath, pedestal wash basin & glazed shower enclosure, Shared WC.

Flat 6 (Rear ground floor)

Reception Hall/Dressing Room, Large Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC, Large Bed sitting Room with Dining Area, Kitchen.

Flat 7 (Rear first floor)

Entrance Hall, Stairs and Landing, Lounge with Kitchenette, Large Double Bedroom, Bathroom with Lobby Area containing modern suite with panelled bath, pedestal wash basin & WC.

Outside (front) – Full width Tarmacadam forecourt providing off-road parking.

Outside (rear) – Gated pedestrian side access, paved patio, large lawned garden and a shared Laundry Room with washing machines.

Vendors Solicitors

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

Ref: Mr M Luscombe

Viewings

Via Cottons – 0121 247 2233





**62 Holyhead Road, Handsworth,
Birmingham, B21 0LH**

Property Description

A substantial three storey detached residential dwelling along with a two storey dwelling located at the rear, occupying a sizable site extending to approximately 1770 sq metres (0.43 acres) and prominently situated fronting Holyhead Road virtually opposite the junction with Woodland Road. Both properties are of brick construction with tile clad roofs and have been converted some years ago to provide a range of 16 self contained flats and bedsits. The properties require some modernization and repair and the site itself may provide further redevelopment potential subject to obtaining appropriate planning consent from the Local Planning Department at Birmingham City Council. We understand from the Vendor that all flats are currently let on Assured Shorthold Tenancies producing a Rental Income of £965.00 per week (£50,180 per annum). A schedule of tenancies is available for inspection at both the Auctioneers and Solicitors offices.

Accommodation Ground Floor

Large Reception Hall

Flat 1, Lounge, Bedroom, Shower Room with shower & WC.

Flat 2, Bed/Sitting Room, Kitchen, Shower Room with shower, WC and wash basin.

Flat 3, Entrance Hall, Bed/Sitting Room with Kitchenette, Bathroom comprising bath, pedestal wash basin and WC.

Flat 4, Bedroom, Kitchen, Lounge, Shower Room with WC and pedestal wash basin

Flat 14, (access from first floor landing) Stairs down to Kitchen, Living Room, Bedroom with Shower cubicle and separate WC.

First Floor

Stairs and Landing

Flat 5, Bedroom with Shower Cubicle, Lounge, WC, Kitchen

Flat 6, Bed/Sitting Room with Shower room, WC, Kitchenette

Flat 7, Bedroom, Kitchen, Lounge, Shower Room with WC

Flat 8, Bed/Sitting Room with Kitchenette, WC

Flat 9, Bed/Sitting Room with Kitchenette

Shared Bathroom comprising bath with shower over, WC and pedestal wash basin.

Second Floor

Stairs to

Flat 10, Bed/Sitting Room with kitchenette

Flat 11, Bed/Sitting Room , Separate Kitchen

Flat 12, Bed/Sitting Room with Kitchenette

Flat 13, Bed/Sitting Room with Kitchenette
Shared Bathroom comprising bath with shower over, WC and two pedestal wash basins.

Separate Building at Rear Ground Floor

Flat 16, Reception Hall, Lounge, Double Bedroom, Kitchen, Bathroom with wash basin and WC.

First Floor

Flat 15, Reception Hall, Lounge, Double Bedroom, Kitchen, Bathroom with wash basin and WC.
Outside (front) – Tarmacadam driveway providing off road multi car parking. Driveway to side
Outside (Rear) – Paved yard with outbuildings and extensive rear garden in excess of 70 metres (230 feet) in length.

Vendors Solicitors

Sehgal & Co
1 Nexus House
456 Stratford Road
Sparkhill
Birmingham
B11 4AE
Telephone No – 0121 772 2226

Ref: Mr T Ali

Viewings

Via Cottons – 0121 247 2233



**Wheelers Tavern, Wheeler Street, Newtown,
Birmingham, B19 2EL**

Property Description

A substantial former Public House, occupying a prominent corner position at the junction of Melbourne Avenue and situated in a predominantly residential area approximately one mile north of Birmingham City Centre. The property itself requires modernisation and some repair and is sold with the benefit of planning consent for the redevelopment of the site providing sixteen purpose built flats. The site extends to approximately 1440 sq m (0.35 acres).

Planning

The property benefits from planning consent granted by Birmingham City Council (reference C/04592/03/FUL dated 2 October 2003) for the demolition of the public house and erection of sixteen flats consisting of six two bedroom and ten one bedroom units along with the creation of associated landscaping, car park and new access from Ventnor Avenue. A copy of the planning consent is available for inspection at both the auctioneer's and the solicitor's offices.

Existing Public House Accommodation

Ground Floor
Entrance Hall, Bar, Lounge Area, Kitchen, Ladies & Gents WC's, Rear Reception Room, Cellar Room, Hallway leading to living accommodation.

First Floor
Stairs and Landing, Lounge, Kitchen with pantry off, Three Bedrooms, Bathroom comprising bath, pedestal wash basin, separate WC. Outside (front) Walled car parking forecourt to the front, rear and side. (rear) Enclosed Yard and double Garage.

Vendors Solicitors

FJO Solicitors
Malvern House
62 Bradford Street
Walsall
WS1 3QD
Telephone No – 01922 633214

Ref: Mr F Preston

Viewings

Via Cottons – 0121 247 2233





84-86 Wright Street, Small Heath, Birmingham B10 9SP

Land Description

A parcel of freehold land directly fronting Wright Street having a frontage of approximately 18 m (59 ft) and extending to approximately 640 sq m (0.16 acres) Wright Street itself comprises of a cul-de-sac located off Muntz Street in an established area containing predominantly residential properties along with various shops and commercial premises. Local amenities are available along Coventry Road.

Planning

The property benefits from outline planning consent for residential development granted by Birmingham City Council (reference C/01435/03/OUT dated 16 June 2003.) A copy of the planning consent is available at both the auctioneers and the solicitors offices.

NOTE: A pedestrian right of way runs across part of the land (as detailed in dark red on the plan and all interested parties should check the legal pack for exact details relating to this).



Vendors Solicitors

Davisons
254 Lichfield Road
Four Oaks
Sutton Coldfield
West Midlands
B74 2UH
Telephone No – 0121 323 2525

Ref: Mr N Middleton

Viewings

Via Cottons – 0121 247 2233



Former Coach House, St John Street, Netherton, Dudley, West Midlands DY2 0PY

Property Description

A brick- built two-storey former workshop, currently in a dilapidated condition, in need of repair and situated to the upper section of St John Street, which is directly located off Simms Lane. The property provides potential for various uses (subject to approval from the local planning office).

Vendors Solicitors

Powell & Co
9-11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD
Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings

Via Cottons – 0121 247 2233

233 Cotterills Lane, Ward End, Birmingham, B8 3RS



Property Description

A Traditional style End Terraced house of brick construction surmounted by a tile clad roof set back from the road occupying a elevated position behind a walled fore garden. The property benefits from having well laid out accommodation and gas fired central heating. The property itself is situated virtually opposite Pelham Road, close to a wide range of shops a local amenities.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Bedrooms
Outside (front) Walled fore garden (rear) Pedestrian access to Garden

Vendors Solicitors

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JR
Telephone No – 0121 327 3900

Ref: Mr Khan

Viewings

Via Cottons – 0121 247 2233



**55 Toler Road, Nuneaton,
Warwickshire CV11 5EP**

Property Description

A substantial traditional built house of brick construction, surmounted by a tile clad roof, currently being used as a Bed & Breakfast Guest House, benefiting from gas-fired central heating, mostly UPVC double glazed windows and a mains fitted fire detection system. Toler Road itself is situated in the Abbey Green area of Nuneaton within approximately half a mile distance from Nuneaton Town Centre, providing a wide range of local amenities.

The property currently comprises of nine bedrooms with potential to increase to ten rooms, along with shared kitchen, communal areas and utility room. The property is in a well maintained and presentable condition and has the benefit of planning consent granted by Nuneaton & Bedworth Borough Council (reference: TP/0045/03, dated 21 March 2003), for change of use from a guest house to a residential care home, providing accommodation for up to six people with learning difficulties or for any other use contained within class C3 of the Town and Country Planning (Use Classes) Order 1987. A copy of both the plans and planning consent are available for inspection at both the auctioneers and solicitors offices. The Vendor has commenced work in respect of this permission by partially installing en-suite facilities into several bedrooms.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, **Room A** (double) with en-suite shower room and WC with wash basin, **Room B** (double) with en-suite shower room and WC with wash basin, Shared Bathroom with modern suite comprising panelled bath having shower over, pedestal wash basin & WC, Communal Lounge, Utility Room, Kitchen with a range of fitted units, **Room C** (single), Office, Dining Room.

First Floor
Stairs and Landing with rear fire escape, **Room 1** (single) with en-suite shower room with WC and wash basin, **Room 2** (Double), Ladies Shower Room with WC and wash basin, Gents Shower Room and Separate WC, **Room 3** (double) with en-suite shower room with WC and wash basin, **Room 4** (double) with en-suite shower room with WC and wash basin, **Room 5** (single) **Room 6** (double).
Outside (front) – Concrete forecourt providing off road car parking.
Outside (rear) – Small paved garden to side and rear.

Vendors Solicitors

Willson Letchford,
George Eliot Buildings,
4 Coventry Street,
Nuneaton,
Warwickshire,
CV11 5SZ
Telephone No. 024 76 387 821,

Ref: Mr Hetherington

Viewings

Via Cottons – 0121 247 2233



**68 Crescent Avenue, Stoke,
Coventry CV3 1HE**

Property Description

A semi detached traditional built premises of brick construction, surmounted by a tile clad roof, and currently comprising of a long established ground floor sandwich shop known as Batch Bar with retail area, preparation room and storage, along with a self-contained flat to the first floor over. Crescent Avenue leads off Binley Road, opposite the junction with Church Lane in a predominantly residential area which contains a number of businesses including the large Marconi Works, also located off Crescent Avenue.

Accommodation

Ground Floor
Batch Bar Retail Area – 17.6 sq m (190 sq ft) with modern UPVC shop front, side Entrance Lobby with store cupboard off,
Kitchen/Preparation Area – 20.4 sq m (218 sq ft), Rear Lobby with fitted wash basin & WC off, Rear



Preparation Room – 16.4 sq m (176 sq ft), Covered Yard Area providing some storage, Rear Stores – 142.5 sq m (1534 sq ft) with mezzanine floor over part, although there are currently no access stairs and this area has not been inspected.

First Floor
Living Accommodation, External stairs to UPVC Conservatory Entrance, Shower Room with fitted shower cubicle, pedestal wash basin and WC, Living Room with store cupboard and Kitchenette, Inner Lobby and Bedroom.

Vendors Solicitors

Barker Booth & Eastwood
346 Lytham Road
South Shore
Blackpool
FY4 1DW
Telephone No – 01253 362500

Ref: Mr B Scott

Viewings

Via Cottons – 0121 247 2233



71 Long Lane, Shipley, Heanor, Derbyshire DE75 7JF

Property Description

A semi detached cottage of rendered brick construction with a part slate and a part tile clad roof, situated overlooking fields to the front and rear. Long Lane itself comprises of a narrow road, serving only a few properties and located off Hassock Lane South with the opening for Long Lane being between numbers 163 and 167 Hassock Lane South. The property is currently let on a Regulated Tenancy at a registered rental of £53.00 per week (£2756.00 per annum), effective from 29 January 2003.

Accommodation

Ground Floor
Dining Room with built-in cupboard, Lounge, Kitchen, Bathroom with bath, wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Small walled fore-garden and Tarmac driveway to side providing off-road car parking.
Outside (rear) – Yard and long garden and a wooden built Garage.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings

Via Cottons – 0121 247 2233

View from Rear of House



49 Tudor Road, Camp Hill, Nuneaton, Warwickshire CV10 9EF



Property Description

A purpose built ground floor maisonette situated in a small block containing 3 other properties and providing well laid out accommodation and benefits from UPVC double glazed windows. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton Town Centre, providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £225 per calendar month (£2700 per annum).

Accommodation

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

Term: 99 years

Commencement Date: 25 December 1979

Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

Vendors Solicitors

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

Ref: Mr P Wilding

Viewings

Via Cottons – 0121 247 2233



Top Floor Flat, 35 Royal Park, Clifton, Bristol, Avon, BS8 3AN



Property Description

A self-contained second floor flat, forming part of a four-storey period built converted residence of stone constructed front elevation and surmounted by a pitched tile clad roof. The property is situated in a long established and popular residential area within close proximity to Bristol City Centre and is immediately surrounded by a range of similar converted period properties all of a good architectural quality. The property benefits from gas-fired central heating and is currently let on a Regulated Tenancy at a registered rental of £380.50 per calendar month (4566 per annum) effective from 21 November 2003.

Accommodation

Upper Ground Floor
Shared Reception Hall and stairs to:-
Second Floor
Lounge, Bedroom, Kitchen and Bathroom with WC.

Term: 999 years

Commencement Date: 1 January 1983

Ground Rent: £15.00 per annum

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings

Via Cottons – 0121 247 2233

LOT 53**Freehold Vacant Possession**

**2 Harbury Road, Balsall Heath,
Birmingham, B12 9NQ**

**Property Description**

A traditional terraced property of brick construction surmounted by a tile clad roof, set back from the road behind a small fore garden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Harbury Road is situated in an established residential area between Willows Crescent and Edward Road, which in turn runs off Pershore Road, and is within ¼ mile from Warwickshire Cricket Club and Cannon Hill Park.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen/Dining Room.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom Comprising Pedestal Wash Hand Basin, WC and Bath.
Outside
Rear – Paved Area Leading To Lawned Garden.
Front – Small Walled Fore Garden.

Vendors Solicitors

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

Ref: Mr P W Mason

Viewings

Via Cottons – 0121 247 2233

LOT 55**Freehold Vacant Possession**

**11 Winchester Road, West Bromwich,
West Midlands B71 2NZ**

**Property Description**

A semi detached house of Non traditional 'Smiths Type' system built construction, surmounted by an interlocking tile clad roof set back from the road behind a lawned fore-garden and providing well laid out accommodation requiring some cosmetic improvement. Winchester Road itself is situated off Crook Hay Lane and the property is located within approximately 2 miles distance from West Bromwich Town Centre providing a wide range of local amenities.

Accommodation

Ground Floor
Reception Hall, Full Lounge/Dining Room, Kitchen, Utility Room/Workshop with external access.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath and wash basin, Separate WC.
Outside (front) – Lawned fore-garden bordered by privet hedge, pedestrian side access to rear.
Outside (rear) – Paved patio and enclosed lawned garden.

Vendors Solicitors

John Morgan Solicitors,
The Citadel,
190 Corporation Street,
Birmingham,
B4 6TU,
Telephone No. 0121 233 1852

Ref: Mrs K Gibson

Viewings

Via Cottons- 0121 247 2233

LOT 54**Freehold Vacant Possession**

**93 Arlescote Road,
Solihull, West
Midlands B92 9HZ**

**Property Description**

A mid terraced house surmounted by an interlocking tile clad roof, requiring modernisation and improvement throughout. The property itself is set back from the road behind a lawned fore-garden and Arlescote Road is situated off Mayswood Road which in turn leads off Old Lode Lane.

Accommodation

Ground Floor
Reception Hall, Through Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin, Separate WC.
Outside (front) – Lawned fore-garden.
Outside (rear) – Paved patio, two brick stores, shared pedestrian entry access and lawned garden.

Vendors Solicitors

Murria & Co,
Court Chambers,
180 Corporation Street,
Birmingham,
B4 6UD,
Telephone No. 0121 200 2818

Ref: Mr N Sharma

Viewings

Via Cottons – 0121 247 2233

LOT 56**Freehold Vacant Possession**

**125 Tame Road,
Witton, Birmingham
B6 7DG**

**Property Description**

A Traditional Style Mid Terraced House of brick construction with a replacement tile clad roof and set back from the road behind a walled foregarden. The property benefits from gas-fired central heating and part double glazing, and is situated virtually opposite the junction with Dulverton Road.

Accommodation

Ground Floor
Front Reception Room, Lobby, Rear Reception Room, Kitchen, Bathroom with paneled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Small walled fore garden.
Outside (Rear) – Brick paved yard with enclosed garden having patio, lawn and rear vehicular access.

Vendors Solicitors

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL
Telephone No – 0121 327-3900

Ref: Mr Khan

Viewings

Via Cottons – 0121 247 2233





37 Colebourne Road, Kings Heath, Birmingham B13 0EZ

Property Description

A traditional style detached house of brick construction with a hipped tile clad roof, providing well laid out family accommodation, and situated in a popular and established residential area, located off Brook Lane (A4040). The property benefits from gas-fired central heating and requires some modernisation and cosmetic improvement.

Accommodation

Ground Floor
Enclosed Porch, Reception Hall, Front Reception Room, Double Doors to Dining Room, Kitchen, Lean-to Utility Area/Veranda, Separate WC.
First Floor
Stairs and Landing, Three Good Sized Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin, Separate WC.

Outside (front) – Lawned fore-garden and driveway, providing off road parking with access to integral Garage.
Outside (rear) – Pedestrian side access to rear with yard and a large enclosed garden.

Vendors Solicitors

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

Ref: Mr P W Mason

Viewings

Via Cottons - 0121 247 2233



9A Belper Row, Netherton, Dudley. DY2 9LP.

Property Description

A detached property of brick construction with an interlocking tile clad roof, set back from the road behind a block paved driveway allowing off road parking. The property benefits from having well laid out accommodation and gas fired central heating. Belper Row is located in a residential area between Oak Street and Cole Street which in turn runs off Halesowen Road.

Accommodation

Ground Floor
Reception Hall, Lounge, Kitchen, Utility Room, storage room, Conservatory.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom

Outside
Rear – paved to lawned garden.
Front – block paved driveway allowing off road parking.

Vendors Solicitors

David A Ashworth
The Hayloft
Hextons Farm Barnes
Arley
Worcs
DY12 1SW
Tel: 01299 861 056

Ref: Mr D A Ashworth

Viewings

Via Cottons – 0121 247 2233



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**32 Church Road, Erdington,
Birmingham B24 9AX**

Property Description

A traditional semi detached house with slate clad roof and occupying a slightly elevated position, set back from the road behind a lawned fore-garden. Church Road itself is situated directly off Erdington High Street, providing a wide range of local shops and amenities and the property is conveniently within approximately half a mile distance from Erdington Railway Station. The property benefits from well laid out accommodation, part UPVC double glazed windows and requires modernisation and improvement throughout.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin & WC.
Outside (front) – Walled fore-garden
Outside (rear) – Shared pedestrian access, yard and long garden.

Vendors Solicitors

Davisons
63-65 Beckbury Road
Weoley Castle
Birmingham
B29 5HS
Telephone No – 0121 685 1234

Ref: Mr A Witton

Viewings

Via Cottons – 0121 247 2233

**14 Brookway Lane, Parr, St. Helens,
Lancashire, WA9 3RJ**

Property Description

A semi-detached house of Wimpey 'no-fines' construction, having an interlocking tile clad roof and set back from the road behind a foregarden and driveway. The property forms part of an estate located off Fleet Lane 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 rental of £43.50 per week (£2,262 per annum)

Accommodation

Ground Floor
One Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside – (Front) Driveway providing off road parking with pedestrian side access to rear garden.

Vendors Solicitors

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

Ref: Mr Wilding

Viewings

Via Cottons – 0121 247 2233


**26 Adelaide Street,
Brierley Hill, Dudley,
DY5 3HN**
Property Description

A Traditional Mid Terraced House of brick construction with a replacement tile clad roof, benefiting from mostly UPVC double glazed windows, gas fired central heating and requiring some repair and improvement. Adelaide Street itself is situated off Bank Street, (B4179) and the property is conveniently located within less than ¼ mile distance from Merry Hill Shopping Centre providing a wide range of amenities.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen with a range of fitted units,
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Second Floor
Stairs to Attic Room
Outside (rear) Shared Pedestrian entry access to a paved yard 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

**7 Pond Walk, Parr, St Helens,
Lancashire, WA9 3SA**

Property Description

A mid-terraced property of Wimpey 'No Fines' construction having an interlocking tile clad roof and set back from the road behind a fore garden with off road parking. 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)

Accommodation

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

Vendors Solicitors

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

Ref: Mr Wilding

Viewings

Via Cottons – 0121 247 2233

**38 Arthur Street, Hull,
North Humberside. HU3 6BJ.**

Property Description

A traditional brick built mid terraced property surmounted by an interlocking tile clad roof, directly fronting the pavement and offered for sale in presentable condition. The property benefits from having UPVC double glazed windows and gas fired central heating and can be located off Plane Street. Arthur street is approximately ½ mile from local amenities and shops. The property is currently let on an assured Shorthold tenancy at a rental of £70.00 per week (£3640.00 per annum).

Accommodation

Ground Floor
Reception Hall, Through Lounge, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom
Outside
Rear – Yard.

Vendors Solicitors

Mrs Mace
Williams and Cole
38-39 Lichfield Street
Walsall
West Midlands.
WS1 1UP
Tel: 01922 627521

Ref: Mrs Mace

Viewings

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**16 Elizabeth Road, Cannock,
Staffordshire WS11 2RE**

Property Description

A concrete 'Waite's' type system built semi detached house surmounted by an interlocking tile clad roof and benefiting from gas-fired central heating and UPVC double glazed windows and external doors. Elizabeth Road itself forms part of a residential estate and is situated approximately one and a half miles distance to the north of Cannock Town Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £325 per calendar month (£3900 per annum).

Accommodation

Ground Floor
Reception Hall, Kitchen, Through Lounge/Dining Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.
Outside (front) – Enclosed fore-garden.
Outside (rear) – Pedestrian side access to concrete yard and rear garden.

Vendors Solicitors

Lincoln Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN
Telephone No – 0121 454 7011

Ref: Mr J Lincoln-Lewis

Viewings

Via Cottons – 0121 247 2233

**8 Buxton Street, Accrington,
Lancashire BB5 0SF**

Property Description

A traditional brick built mid terraced property with tile clad roof, directly fronting the pavement. Buxton Street is situated in an established residential area between Charter Street and Willows Lane and the property is approximately ½ mile from local amenities and shops. The property is currently let on an assured Shorthold tenancy £80.00 per week (£4160.00 per annum). Please note whilst the property has not been inspected by ourselves we understand from the vendor that it benefits from the following accommodation

Accommodation

Ground Floor
Reception Hall, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom
Outside
Rear – small paved yard and garage accessed by a shared rear driveway

Term - 999 years from 12 November 1894

Ground Rent - £23.65 per annum

Vendors Solicitors

BK
Crown House
28 George Street
Moseley
Birmingham
B12 9RG
Tel: 0121 440 1881

Ref: Ms S Parveen

Viewings

Via Cottons – 0121 247 2233

**57 Greenlawns, St
Marks Road, Tipton,
West Midlands
DY4 0SU**

Property Description

A well laid out first floor flat, forming part of a purpose built development and offered for sale in a presentable internal condition, benefitting from gas-fired central heating, and a lock-up Garage in an adjacent block. The property is currently let on a Shorthold Periodic Tenancy Agreement at a rental of £85.00 per week (£4420 per annum).

Accommodation

Ground Floor
Communal Entrance Hall with security door entry system, Stairs and Landing.
First Floor
Reception Hall, Lounge, Kitchen, Double Bedroom, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside – Communal gardens and lock-up Garage in adjacent block.
Term: 99 years
Commencement Date: 5 December 1986
Ground Rent: £50.00 per annum
Service Charge: Refer to Solicitors

Vendors Solicitors

Morgan & Co
62 Bridgnorth Road
Woolaston
Stourbridge
West Midlands
DY8 3PA
Telephone No – 01384 440069

Ref: Mrs S Morgan

Viewings

Via Cottons- 0121 247 2233



430 Chester Road, Boldmere, Sutton Coldfield, West Midlands B73 5BS

Property Description

A presentable and much improved substantial three-storey mid terraced villa set back from Chester Road behind a Tarmac driveway and constructed of brick surmounted by a tile clad roof. The property has been informally converted to provide three self-contained Flats benefitting from a shared gas-fired central heating system, part double glazed windows and off road parking, including a Garage to the rear. Each flat is currently let on an Assured Shorthold Tenancy Agreement as follows:

Flat 1 - £430 per calendar month (£5160 per annum)

Flat 2 - £455 per calendar month (£5460 per annum)

Flat 3 - £325 per calendar month (£3900 per annum)
Garage - Currently Vacant.

Total Rental Income - £14,520 per annum

Accommodation Ground Floor

Shared Reception Hall.

Flat 1 - Lounge, Bedroom, Inner Hall, Dining/Kitchen, Rear Entrance Hall and Utility Area, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor

Stairs and Landing

Flat 2 - Kitchen, Lounge, Bedroom 1, Bathroom with panelled bath, pedestal wash basin and WC, Inner Hall, Bedroom 2.

Second Floor

Flat 3 - Stairs and Landing, Breakfast/Kitchen, Large Bedroom/Living Room, Shower Room with shower enclosure, pedestal wash basin and WC. Outside (front) - Tarmac driveway providing off road parking. Outside (rear) - Paved patio, lawned garden, detached single Garage and separate secure parking space accessed via a shared driveway at the rear.

Vendors Solicitors

Garner Canning & Co
42 High Street
Sutton Coldfield
West Midlands
B72 1UJ
Telephone No - 0121 354 1641

Ref: Mrs I Rose

Viewings

Via Cottons - 0121 247 2233



251 Eachelhurst Road, Walmley, Sutton Coldfield B76 1DT

Property Description

A commercial investment property comprising of a ground floor video rental shop, first floor beauty salon along with a rear office and Garage of brick construction, surmounted by a tile clad roof and situated in a parade of similar retail units set back from Eachelhurst Road behind a service road and located close to the junction with Westlands Road. The property is currently let on full repairing and insuring terms to three separate tenants as follows:

No 251 - Trading as Video View
Lease: Holding over - Rental £7,750 per annum

No 251a - Trading as - Beauty by Trudie
Lease Expires - May 2004 (currently under review) - Rental - £4,408.44 per annum

No 251b - Trading as - Ready Pace Limited
Lease: Holding over - Rental - £3000 per annum
Total Rental Income - £15,158.44 per annum

Accommodation

Ground Floor - No 251
Retail Shop - 50 sq m approximately (537 sq ft) comprising of a Video Rental Shop having electric roller shutter front and built-in under-stair cupboard. Storeroom/Kitchen - 24.44 sq m (263 sq ft), Cloakroom with WC 1.95 sq m (21 sq ft).
Number 251a
Ground Floor

Entrance Hall leading off Eachelhurst Road.

First Floor

Stairs and Landing, Room 1 - 6.18 sq m (66 sq ft), Room 2 - 18.02 sq m (194 sq ft), Room 3 - 19.15 sq m (206 sq ft), Shower Room with tiled shower enclosure, pedestal wash basin and WC, Breakfast/Kitchen - 8.62 sq m (92 sq ft)
Note: First floor premises benefit from gas-fired central heating system.

Number 251b

Shared vehicular access road to a self-contained office suite with cloakroom having WC and wash basin along with detached brick built Garage with tile clad roof and mezzanine floor. (Not inspected internally).

Vendors Solicitors

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

Ref: Mr J V Lawrence

Viewings

Via Cottons - 0121 247 2233



**27 Cecil Street, The Butts, Walsall,
West Midlands WS4 2AZ**

Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof having a single storey extension to the rear and having been converted to provide five separate self-contained flats/bedsits. The property itself is situated in an established residential area leading off Butts Road and within approximately one third of a mile distance from Walsall Town Centre, providing a wide range of local amenities. Each flat is currently let on Assured Shorthold Tenancies at the following rentals:

Flat 1	£40.00 per week
Flat 2	£45.00 per week
Flat 3	£60.00 per week
Flat 4	£40.00 per week
Flat G	£55.00 per week
Total	£240.00 per week
	(£12,480.00 per annum)

Accommodation

Ground Floor
Pedestrian side entry providing access to:

Flat 1

Bedsitting Room with Kitchenette, Shower Room with pedestal wash basin & WC.

Flat 2

Bedsitting Room with Kitchenette and tiled shower enclosure, under stairs store and WC.

Flat G

Living Room, Bedroom, Kitchen, Shower Room with WC and wash basin.

First Floor

Stairs and Landing.

Flat 3

Lounge with Kitchenette, Bedroom with tiled shower enclosure, Cloakroom with WC and pedestal wash basin.

Flat 4

Bedsitting Room with Kitchenette, Shower Room with WC and wash basin.

Outside (front) – Gravelled walled fore-garden

Outside (rear) – Terraced rear garden, yard, Cellar access, Shared Laundry Room/Store and pedestrian entry access.

Vendors Solicitors

Higgs & Sons
1 Townsend Place
Kingswinford
West Midlands
DY6 9JL
Telephone No – 01384 342100

Ref: Mr J Jones

Viewings

Via Cottons – 0121 247 2233



**61 Greenlawns, St
Marks Road, Tipton,
West Midlands
DY4 0SU**

Property Description

A well laid out duplex flat, situated on the second and third floors of a purpose built development and offered for sale in a presentable internal condition, benefitting from gas-fired central heating, three bedrooms and a lock-up Garage in an adjacent block. The property is currently let on a Shorthold Periodic Tenancy Agreement at a rental of £95.00 per week (£4940 per annum).

Accommodation

Ground Floor
Communal Entrance Hall with security door entry system, Stairs and Landing.
Second Floor
Entrance Hall, Lounge, Dining/Kitchen.

Third Floor

Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
Outside – Communal gardens and lock-up Garage in adjacent block.

Term: 99 years

Commencement Date: 5

December 1986

Ground Rent: £50.00 per annum

Service Charge: Refer to Solicitors

Vendors Solicitors

Morgan & Co
62 Bridgnorth Road
Woolaston
Stourbridge
West Midlands
DY8 3PA
Telephone No – 01384 440069

Ref: Mrs S Morgan

Viewings

Via Cottons- 0121 247 2233

**40 Hampton Court Road, Harborne,
Birmingham. B17 9AE**



Property Description

A traditional style mid terraced property of brick construction surmounted by a tile clad roof, set back from the road behind a small fore garden. The property benefits from having well laid out accommodation and vehicular access to rear. The property is located in a popular residential area off Court Oak Road close to Queens Park and is approximately ¾ mile from Harborne High Street, providing a wide range of shops and amenities. The property requires some modernisation and improvement.

Accommodation

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Rear – paved area leading to garden.
Front – paved fore garden set behind small wall.

Vendors Solicitors

Blythe Liggins
Edmond House
Rugby Road
Leamington Spa
CV32 6EL
Tel: 01926 831 231

Ref: Mr T Lester

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

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**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.

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.

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

**35 Windsor Road,
Stirchley,
Birmingham, B30 3DB**


Property Description

A traditional end-terraced property of brick construction surmounted by a tiled clad roof, and set back from the road behind a small foregarden. The property itself benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Windsor Road is situated in residential area between Pershore Road and Beilby Road within a quarter of a mile from wide range of local amenities and shops.

Accommodation

Ground Floor
Porchway, Through Lounge, Kitchen, Inner Lobby Providing Door To Rear, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Rear – paved area leading to lawned garden.
Front – small lawned foregarden set behind fence.

Vendors Solicitors

B K Solicitors
Crown House
28 George Street
Birmingham
B12 9RG
Telephone No. 0121 440 1881

Ref: Mr M Ali

Viewings

Via Cottons – 0121 247 2233



**122 Lea Road, Pennfields,
Wolverhampton WV3 0LJ**


Property Description

A substantial traditional semi detached house of brick construction with interlocking concrete tiled roof requiring modernisation and improvement. The property is set back from the road behind a walled forecourt and benefits from gas-fired central heating. Lea Road itself forms part of an established residential area and runs directly between Birches Barn Road (B4161) and Penn Road (A449). Wolverhampton City Centre is within approximately one mile distance, providing a wide range of local amenities. The property provides an ideal investment opportunity, having previously been let to five students.

Accommodation

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen/Breakfast Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Paved area
Outside (rear) – Garden, paved yard
Outside WC, Brick-built store

Vendors Solicitors

Paul Berg & Taylor
Coach House Chambers
77a Marlowes
Hemel Hempstead
Hertfordshire
HP1 1LF
Telephone No – 01442 219394

Ref: Mr D Taylor

Viewings

Via Cottons – 0121 247 2233

**15 Geraldine Road, Yardley,
Birmingham B25 8BE**


Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof set back behind a walled fore-garden from Geraldine Road which runs directly off Deakins Road. The property is classed as a single dwelling house, however has been informally converted into two separate flats which are both let on Assured Shorthold Tenancy Agreements at the following rentals:
Flat 1 - £330 per calendar month
Flat 2 - £330 per calendar month
Total Rental Income - £660 per calendar month (£7920 per annum).

Accommodation

Ground Floor
Entrance Hall, Reception Hall
Flat 1 Lounge, Bedroom, Breakfast/Kitchen with a range of laminate units, dressing room, pedestal wash basin, shower room with WC.
First Floor
Stairs and Landing
Flat 2 Lounge, Bedroom, Bathroom with panelled bath having electric shower over, wash basin & WC, Kitchen with a range of laminate units.
Outside (front) – Paved walled fore-garden

Outside (rear) – Paved patio and long lawned garden

Vendors Solicitors

David Bunn & Co
National Westminster Bank
Chambers
815 Bristol Road South
Northfield
Birmingham B31 2NQ
Telephone No – 0121 476 8481

Ref: Mr D Bunn

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