

Location



Cottons
Chartered Surveyors

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PROPERTY AUCTION

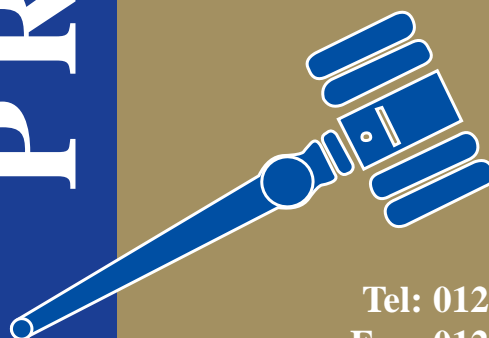
Cottons

Chartered Surveyors

9TH DECEMBER 2004

AT 11.00 AM

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



Tel: 0121 247 2233

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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

Auction Sale of 88 LOTS

To include a range of Residential and Commercial Vacant and Investment property, along with A Smallholding Development Opportunity, Land and Freehold Ground Rents comprising:

- 56 Freehold Vacant Residential Properties
- 9 Residential Investment Properties
- 4 Leasehold Vacant Flats/Houses
- 1 Smallholding development Opportunity
- 1 Freehold Retail Shop
- 14 Freehold Ground Rent Investments
- 2 Parcels of Freehold Land
- 1 Lock-Up Garage Investment

ORDER OF SALE

Lot	Property	
1	70 Dolphin Road, Sparkhill	Freehold Vacant Possession
2	269 Broad Lane, Bloxwich, Walsall	Freehold Vacant Possession
3	112 Willes Road, Winson Green	Freehold Vacant Possession
4	20 Perrott Street, Winson Green	Freehold Vacant Possession
5	32A & 32B Castle Road, Tipton	Freehold Investment
6	252 Marsh Lane, Erdington	Freehold Vacant Possession
7	31 Walstead Road, Walsall	Freehold Vacant Possession
8	16 Fairway, Shelfield, Walsall	Freehold Vacant Possession
9	20 Simpson Grove, Wolverhampton	Freehold Vacant Possession
10	26 Anson Road, Bentley, Walsall	Freehold Vacant Possession
11	16 Meeting Street, Netherton, Dudley	Freehold Vacant Possession
12	76 Station Road, Handsworth	Freehold Vacant Possession
13	170 Erdington Hall Road, Erdington	Freehold Vacant Possession
14	86 Neville Road, Erdington	Freehold Vacant Possession
15	Plot 50, Little Hay Lane, Shenstone	Freehold Land
16	Plot 52, Little Hay Lane, Shenstone	Freehold Land
17	22 George Frederick Road, Streetly	Freehold Ground Rent
18	30 George Frederick Road, Streetly	Freehold Ground Rent
19	44 George Frederick Road, Streetly	Freehold Ground Rent
20	31 Longmoor Road, Streetly	Freehold Ground Rent
21	45 Longmoor Road, Streetly	Freehold Ground Rent
22	47 Longmoor Road, Streetly	Freehold Ground Rent
23	49 Longmoor Road, Streetly	Freehold Ground Rent
24	107 Sutton Oak Road, Streetly	Freehold Ground Rent
25	111 Sutton Oak Road, Streetly	Freehold Ground Rent
26	157 Westwood Road, Streetly	Freehold Ground Rent
27	184 Westwood Road, Streetly	Freehold Ground Rent
28	194 Westwood Road, Streetly	Freehold Ground Rent
29	49 Rosemary Crescent, Dudley	Freehold Ground Rent
30	9 Stanton Avenue, Dudley	Freehold Ground Rent
31	Garage C, Hobbs Moat Road, Solihull	Freehold Lock up Garage Investment
32	21/23 Coulter Lane, Burntwood	Freehold Vacant Possession
33	Building Plot/Land, Ansley, Nuneaton	Freehold Development Opportunity
34	46 Garretts Green Lane, Sheldon	Freehold Vacant Possession
35	34 Howard Road East, Kings Heath	Freehold Vacant Possession
36	572 Haslucks Green Road, Shirley	Freehold Vacant Possession
37	39 Markby Road, Winson Green	Freehold Vacant Possession
38	40 Markby Road, Winson Green	Freehold Vacant Possession
39	3 Wolverhampton Road, Bloxwich, Walsall	Freehold Vacant Possession
40	16 Hampton Road, Wolverhampton	Freehold Vacant Possession
41	61 Fern Road, Erdington	Freehold Vacant Possession



LOT 1**Freehold Vacant Possession**

**70 Dolphin Road, Sparkhill,
Birmingham B11 3LR**

**Property Description:**

A traditional style mid terraced house of brick construction, surmounted by a tile clad roof and set back from the road behind a walled fore-garden. The property is situated in an established residential area within approximately one quarter of a mile distance from the busy Stratford Road (A34) providing a wide range of local amenities and services and requires complete modernisation and improvement throughout.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms.

Outside (front) – Small paved and walled fore-garden.
Outside (rear) – Brick paved yard, brick-built store and WC and garden with rear gated pedestrian access.

Vendors Solicitors:

Tyndallwoods
29 Woodbourne Road
Edgbaston
Birmingham
B17 8BY

Telephone No – 0121 693 2222

Ref: Mr M Dyke

Viewings:

Via Cottons – 0121 247 2233

LOT 3**Freehold Vacant Possession**

**112 Willes Road,
Winson Green,
Birmingham, B18 4PX**

**Property Description:**

A traditional style end terraced house of part rendered brick construction surmounted by a replacement tile clad roof, having a single storey extension at the rear and benefiting from UPVC double glazed windows, gas fired central heating, mains fitted smoke alarms and fire doors. Willes Road itself runs directly off Handsworth New Road (A4040)

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen
Rear Entrance Hall, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
(Rear) Shared pedestrian entry access to paved yard and garden.

Vendors Solicitors:

Millichips
4 The Courtyard
Warwick Road
Solihull
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

LOT 2**Freehold Vacant Possession**

**269 Broad Lane,
Bloxwich, Walsall,
WS3 2TH**

**Property Description:**

A mid-terraced property of rendered brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation and gas fired central heating but does require some modernisation and improvement. Broad Lane (B4210) itself can be located off Sneyd Lane (A4124) and is conveniently located for access to Bloxwich North railway station providing direct access to Walsall town centre.

Accommodation:

Ground Floor
Reception Room One, Reception Room Two, Kitchen.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two (having built in cupboard giving access to boarded loft), Bathroom having corner bath, pedestal wash hand basin, low level WC and separate shower cubicle.
Outside
Rear - garden and garage allowing off road parking (access to the rear of the property is via the British Legion Club Car Park, and is

signposted).

Vendors Solicitors:

Enoch Evans
St Paul's Chambers
6-9 Hatherton Road
Walsall
WS1 1XS

Telephone No - 01922 720 333

Ref: Mr J Cooke

Viewings:

Via Cottons – 0121 247 2233

LOT 4**Freehold Vacant Possession**

**20 Perrott Street,
Winson Green,
Birmingham, B18 4NB**

**Property Description:**

A traditional mid terraced house of brick construction with a replacement tile clad roof offered for sale in a presentable condition, benefiting from UPVC double glazed windows, gas fired central heating, mains fitted emergency lighting and fire doors. Perrott Street itself leads off Foundry Road, which in turn leads directly of Winson Green Road (A4040)

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen,
First Floor
Stairs and landing, Two double Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.

Outside
(Rear) Paved yard and brick stores. Concreted Yard/Garden and pedestrian entry access

Vendors Solicitors:

Millichips
4 The Courtyard
Warwick Road
Solihull
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233



LOT 5**32A & 32B
Castle Road, Tipton,
West Midlands,
DY4 8DZ****Property Description:**

A detached house of rendered brick construction surmounted by a pitched tile clad roof set back from the road behind a walled foregarden having the benefit of a side driveway providing off road parking, electric storage heating and part double glazed windows. The property itself has been converted into two self-contained flats, both are currently let as follows:-

32A – Periodic Shorthold Tenancy Agreement – Rental £305 per calendar month (£3,660 per annum).

32B – Assured Shorthold Tenancy Agreement – Rental £295 per calendar month (£3,540 per annum).

Total Rental Income £600 per calendar month (£7,200 per annum).

Accommodation:

No. 32B
Ground Floor
Entrance Hall, Living Room,
Bedroom, Kitchen, Bathroom.

No. 32A
First Floor
Kitchen, Living Room, Bedroom,
Bathroom.

Freehold Investment

Outside
Gardens to front and rear with side driveway providing off road car parking.

Vendors Solicitors:

Elliott & Allen
3A Dudley Street
Sedgley
Dudley
DY3 1SA

Telephone No – 01902 677203

Ref: Mrs Elliott

Viewings:

Via Cottons – 0121 247 2233

LOT 7**Freehold Vacant Possession****31 Walstead Road, Walsall,
West Midlands WS5 4LZ****Property Description:**

A traditional style semi detached house of brick construction, surmounted by a hipped tile clad roof, set back from the road behind a fore-garden and driveway and situated in a popular residential area, located off West Bromwich Road (A4031). The property itself is in need of complete re-modernisation and repair throughout and provides scope for the construction of a side garage or extension (subject to obtaining planning consent from the local planning authority).

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Breakfast/Kitchen (no fittings) with Pantry, Proposed Bathroom (no fittings).
First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – Fore-garden and driveway providing off-road parking, Outside (rear) side yard area which provides scope for the construction of a garage or side extension (subject to obtaining planning consent), brick-built W.C. and rear

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

LOT 6**Freehold Vacant Possession****252 Marsh Lane,
Erdington,
Birmingham B23 6HT****Property Description:**

A traditional style semi detached house of part rendered brick construction, surmounted by an interlocking tile clad roof and requiring some cosmetic improvement. The property itself is set back from the road behind a lawned and paved fore-garden and is situated close to the junction with Low Wood Road.

Vendors Solicitors:

Challinors Lyon Clark
St Chad's House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Porch, Reception Hall, Through Lounge/Dining Room, Inner Hall with store cupboard off, Dining/Kitchen.
First Floor
Stairs and Landing, Bedroom 1 (double), Bedroom 2 (double), Bathroom with panelled bath, pedestal wash basin & WC – intercommunicating with Bedroom 3 (single).
Outside (front) – Paved and lawned fore-garden
Outside (rear) – Paved yard, brick store and lawned garden.

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16 Fairway, Sheffield, Walsall, WS4 1RP

Property Description:

A semi-detached property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a block paved foregarden allowing for off road parking. The property itself benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating however does require modernisation and improvement. The property is situated in a cul-de-sac location in an established residential area and can be located off Green Lane which in turn can be found off the Lichfield Road (A461). The Fairway is approximately four miles distance from Walsall Town Centre providing access to a wide range of local shops and amenities.

Room One, Reception Room Two, Conservatory, Kitchen with door to Garage.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom .
Outside
Front - having block paved driveway allowing for off road parking and access to Garage.
Rear - patio area leading to lawned garden.

Vendors Solicitors:

Whatley Weston & Fox
15/16 The Tything
Worcester
WR1 1HD

Telephone No - 01905 731 731

Ref: Mrs C Washbrook

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Porch, Hallway, Reception

20 Simpson Grove, Wolverhampton, West Midlands, WV10 9NU



Property Description:

A mid-terraced house of brick construction surmounted by a slate clad roof having part aluminium double glazed windows and requiring modernisation and improvement throughout along with the addition of self contained bathroom accommodation which is currently incorporated into Bedroom Two. The property is situated in a cul-de-sac located off Simpson Road and is conveniently located within approximately one mile distance to the north of Wolverhampton City Centre.

Accommodation:

Ground Floor
Reception Hall, Lounge, Breakfast Kitchen, Rear Entrance Hall, Cloakroom/Utility with WC.
First Floor
Stairs and Landing, Bedroom One (Double), Bedroom Two/Shower Room with glazed shower cubicle, vanity wash basin and WC.
Outside
Front - tarmacam forecourt providing off road parking.
Rear - paved patio and enclosed garden with shared pedestrian access.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP

Telephone No - 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

26 Anson Road, Bentley, Walsall, WS2 0DH



Property Description:

A mid terraced house of part rendered construction surmounted by an interlocking tile clad roof benefiting from part electric storage heating and set back from the road behind a walled foregarden. Anson Road itself leads off Bentley Road North and is conveniently located within less than half a mile distance from M6 Motorway (Junction 10).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Lobby with built in cupboard, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms (Bedroom one has been sub-divided to provide two single bedrooms), Bathroom with panelled bath having shower over, pedestal wash basin and WC.
Outside
Front - lawned foregarden.
Rear - paved patio, lawned garden and shed.

Vendors Solicitors:

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL

Telephone No – 0121 327 3900

Ref: Mr N Ali

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 24th February 2005 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.

**16 Meeting Street, Netherton, Dudley,
West Midlands, DY 2 0LT**

Property Description:

A traditional style mid-terraced house of brick construction surmounted by a pitched tile clad roof situated directly fronting the pavement and benefiting from gas fired central heating, part double glazing and is offered for sale in presentable condition. Meeting Street itself leads directly off Church Road, which in turn leads off Halesowen Road (A459) and provides access to local services in Cradley Heath along with Dudley Town Centre, both being within approximately one miles distance.

Accommodation:

Ground Floor
Lounge, Dining Room, Veranda/Rear Entrance Hall, Fitted kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with bath, wash hand basin & WC.
Outside
Rear – small garden and yard.

Vendors Solicitors:

Elliott & Allen
3A Dudley Street
Sedgley
Dudley
DY3 1SA

Telephone No – 01902 677203

Ref: Mrs V M Elliott

Viewings:

Via Cottons – 0121 247 2233

**76 Station Road, Handsworth,
Birmingham, B21 0EX**

Property Description:

A mid-terraced property of brick construction surmounted by a tile clad roof set back from the road behind a small walled foregarden. The property is offered for sale in presentable condition and benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Station Road is located off Holyhead Road (A4040) and is approximately one quarter mile distance from Soho Road providing access to a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Reception Room One, Reception Room Two, Kitchen, Utility Area, Bathroom having panelled bath, pedestal wash hand basin and low level WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front - walled foregarden.
Rear - paved area leading to lawned garden.

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9NR

Telephone No - 0121 455 6333

Ref: Mr B Kang

Viewings:

Via Cottons – 0121 247 2233


**170 Erdington Hall Road, Erdington,
Birmingham, B24 8JD**
Property Description:

An imposing traditional detached residence offering excellent scope for a side extension, subject to planning approval being obtained. The property is of rendered brick construction surmounted by an interlocking tile clad roof, set back from the road behind a walled fore garden, and benefits from having well laid out accommodation, double garage, gas fired central heating and an intruder alarm, but does require some modernisation and cosmetic improvement. The property itself is situated in an established residential area close to the junction with Wheelwright Road and is conveniently located within approximately one quarter of a mile distance from Gravelly Hill Railway Station, which gives direct access to Birmingham City Centre.

Accommodation:

Ground Floor
Storm Porch, Reception Hall, Lounge with single glazed doors leading to garden, Dining Room, Kitchen with pantry, Utility Room

First Floor

Three Bedrooms, Bathroom comprising bath, pedestal wash basin and airing cupboard. Separate WC.
Outside
(front) Walled fore garden and driveway, providing off road parking with access to double garage.
(rear) Terraced garden with mature shrubs and pond, brick built WC
(side) Triangular plot – 37.8mtrs wide (124 ft) approx.

Vendors Solicitors:

N Legal
Charter House,
56 High Street
Sutton Coldfield
West Midlands

Telephone No – 0121 355 5531

Ref: Mr A Suckling

Viewings:

Via Cottons – 0121 247 2233



LOT 14**Freehold Vacant Possession**

**86 Neville Road, Erdington,
Birmingham, B23 7SB**

**Property Description:**

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

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

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Double glazed Entrance Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen (no fittings), Large Conservatory, Lobby area leading to Cloakroom with WC and pedestal wash basin.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC, Separate walk-in Shower.

Outside (front) – Sloping fore-garden.

Outside (rear) – Sloping rear garden and a large brick and block built

LOT 15**Freehold Land**

**Plot 50, Little Hay
Lane, Shenstone,
Staffordshire**

Land Description:

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

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

**Vendors Solicitors:**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

LOT 16**Freehold Land**

**Plot 52, Little Hay
Lane, Shenstone,
Staffordshire**

Land Description:

A parcel of land extending to approximately 372 sq m (0.09 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date.

All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

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

**Vendors Solicitors:**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

LOT 17**Freehold Ground Rent**

**22 George
Frederick Road,
Streetly,
Sutton Coldfield,
West Midlands B73**

**Property Description:**

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 29 September 1937

Ground Rent:

£750 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

Ref: Mr Ashley Dewar

Viewings:

NOT APPLICABLE

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



LOT 18**Freehold Ground Rent**

30 George Frederick Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 29 September 1937

Viewings:

NOT APPLICABLE

Ground Rent:

£5.87 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

Ref: Mr Ashley Dewar

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

**LOT 20****Freehold Ground Rent**

31 Longmoor Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 29 September 1937

Viewings:

NOT APPLICABLE

Ground Rent:

£6.00 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

Ref: Mr Ashley Dewar

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

**LOT 19****Freehold Ground Rent**

44 George Frederick Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 29 September 1937

Ref: Mr Ashley Dewar

Viewings:

NOT APPLICABLE

Ground Rent:

£15.00 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

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

**LOT 21****Freehold Ground Rent**

45 Longmoor Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 29 September 1937

Ref: Mr Ashley Dewar

Ground Rent:

£6.00 per annum

Viewings:

NOT APPLICABLE

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

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



LOT 22**Freehold Ground Rent**

47 Longmoor Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 29 September 1937

Viewings:

NOT APPLICABLE

Ground Rent:

£6.00 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

Ref: Mr Ashley Dewar

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

**LOT 24****Freehold Ground Rent**

107 Sutton Oak Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 25 December 1937

Viewings:

NOT APPLICABLE

Ground Rent:

£5.88 per annum

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

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

Ref: Mr Ashley Dewar

**LOT 23****Freehold Ground Rent**

49 Longmoor Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 29 September 1937

Ref: Mr Ashley Dewar

Viewings:

NOT APPLICABLE

Ground Rent:

£6.00 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

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

**LOT 25****Freehold Ground Rent**

111 Sutton Oak Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 25 December 1937

Ref: Mr Ashley Dewar

Viewings:

NOT APPLICABLE

Ground Rent:

£7.00 per annum

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

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222



LOT 26**Freehold Ground Rent**

157 Westwood Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 25 December 1937

Viewings:

NOT APPLICABLE

Ground Rent:

£7.00 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

Ref:

Mr Ashley Dewar

**LOT 28****Freehold Ground Rent**

194 Westwood Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 25 December 1937

Ref:

Mr Ashley Dewar

Ground Rent:

£7.00 per annum

Viewings – NOT APPLICABLE

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

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

Telephone No – 0207 936 2222

**LOT 27****Freehold Ground Rent**

184 Westwood Road, Streetly, Sutton Coldfield, West Midlands B73

Property Description:

A freehold ground rent investment, secured against a traditional style detached residence of brick construction, surmounted by a tile clad roof and situated in a popular and established residential area.

Lease Term:

99 years from 25 December 1937

Ref: Mr Ashley Dewar

Viewings:

NOT APPLICABLE

Ground Rent:

£15.00 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No – 0207 936 2222

**LOT 29****Freehold Ground Rent**

49 Rosemary Crescent, Dudley, West Midlands, DY1 3RS

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction surmounted by a tile clad roof, and situated in an established residential area.

Lease Term:

99 years from 29 September 1937

Ref: Mr A Dewar

Viewings:

Not Applicable

Ground Rent:

£6.00 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Note: The purchaser is responsible for paying £250 plus vat as a contribution towards the freeholders legal costs.

Telephone No – 0207 9362222



LOT 30**Freehold Ground Rent**

9 Stanton Avenue, Dudley, West Midlands, DY1 3RR

Property Description:

A freehold ground rent investment, secured against a traditional style semi detached residence of brick construction surmounted by a tile clad roof, and situated in an established residential area.

Lease Term:

99 years from 29 September 1937

Ground Rent:

£6.00 per annum

Vendors Solicitors:

Davies Arnold Cooper
6-8 Bouverie Street
London
EC4Y 8DD

Telephone No –
0207 9362222



Ref: Mr A Dewar

Viewings:

Not Applicable

Note: The purchaser is responsible for paying £250 plus vat as a contribution towards the freeholders legal costs.

**LOT 31****Freehold Lock-up Garage Investment**

Garage C Hobbs Moat Road, Solihull, West Midlands

Property Description:

A single lock-up Garage of brick construction with steel corrugated roof, forming part of a small block of three units and situated to the rear of a row of retail shops, located at the junction of Hobbs Moat Road and Hobbs Meadow. The Garage is currently let on a tenancy at will, which commenced on the 1 July 2000 at an original rental of £300 per annum, which has not been increased since the commencement date.

Ref: Mr D Bristow

Viewings:

Via Cottons – 0121 247 2233

**Vendors Solicitor:**

W H Matthews & Co
109 Old Street
London
EC1V 9JR

Telephone No – 0207 251 4942

LOT 32**Freehold Vacant Possession**

21/23 Coulter Lane, Burntwood, Staffordshire, WS7 9DX

Property Description:

A pair of semi-detached cottages of brick construction surmounted by a tile clad roof both benefiting from double glazed windows and part-gas fired central heating but requiring complete modernisation and improvement throughout. The properties have recently been used as a residential care home and along with some internal modifications have been linked together by way of an intercommunicating door and shared gardens. The properties provide an ideal opportunity for conversion back into separate residential dwellings, and enjoy a private position occupying a substantial plot of land which is accessed by a pedestrian walkway

and gravelled driveway leading off Coulter Lane. The properties are situated in a semi-rural location although the immediate surrounding area has also undergone some recent good quality residential redevelopment.

Accommodation:

No 21
Ground Floor
Entrance Hall, Office, Kitchen, Inner Hall, Bedroom, Living Room.

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

No 23
Ground Floor
Entrance Hall, Utility Room, Kitchen,



Inner Hall, Bedroom, Living Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath and electric shower over, pedestal wash basin, WC
Outside
Substantial lawned gardens to front, side and rear of both properties.

Vendors Solicitors:

Mills & Reeve
54 Hagley Road
Edgbaston
Birmingham
B16 8PE

Telephone No – 0121 454 4000

Ref: Mr G Dupree

Viewings:

Via Cottons – 0121 247 2233





Potential Smallholding Development comprising of Building Plot and Land, Located off Ansley Lane, Ansley, Nuneaton, Warwickshire CV10

Description:

A smallholding development opportunity, situated in a rural area between the villages of Ansley and Old Arley and located approximately five miles distance to the west of Nuneaton Town Centre and approximately eight miles east of Coleshill Town Centre. The site itself extends to approximately 1.94 hectares (4.8 acres), forming part of the open countryside and includes a development plot for the erection of a modern detached farmhouse benefiting from the following proposed accommodation.

Ground Floor
Reception Hall, Kitchen, Utility Room, Lounge, Dining Room, Study, 2 Cloakrooms
First Floor
4 Bedrooms (One Ensuite), Family Bathroom, 2 Offices/Bedrooms 5 & 6.

Planning:

The property benefits from planning consent granted by North Warwickshire Borough Council (Ref: PANSXX/1314/94/ARM) and dated 4th October 1995, for the erection of a detached farmhouse (subject to an agricultural occupancy restriction, whereby the person residing at the property must be employed within the agricultural industry).

Note: Development Works commenced on site upon receipt of planning consent and foundations and brickwork have been laid, up to

damp proof course level.

A copy of the planning consent and proposed drawings are available from both the auctioneers and solicitors offices.

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233



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E-mail: auctions@cottons.co.uk



46 Garretts Green Lane, Sheldon, Birmingham B26 2HP

Property Description:

A substantial family residence, and former doctors surgery, requiring complete modernisation and improvement throughout, and offering extensive living accommodation on two floors including Four Reception Rooms and Five Bedrooms. The property is set within a sizeable site comprising of extensive front and rear gardens and is privately screened from Garretts Green Lane behind a mature hedge. We understand from the current vendors that they have resided at the property since 1957, where part of the ground floor was utilised as a doctors surgery up until 1987. Gross Internal Area – 241 sq m (2598 sq ft) approximately Frontage – 26 m (85 ft) approximately Site Depth – 87 m (285 ft) approximately Total Site Area – 2740 sq m (0.67 acres) approximately

Accommodation:

Ground Floor: Vestibule Porch, Reception Hall, Through Lounge, Veranda, Large Dining Room, Breakfast/Kitchen with a walk-in Pantry, Rear Entrance Hall with Separate WC, Reception Room 3 (former doctors surgery), Reception Room 4 (originally integral garage and converted to doctors reception and waiting room).
First Floor: Stairs and Large Gallery Landing, Bedroom 1 (double), Bedroom 2 (double), Bedroom 3

(double), Bedroom 4 (single), Bedroom 5 (double), Walk-in store cupboard, Bathroom with panelled bath, pedestal wash basin, Separate WC.

Outside (front) – Large lawned fore-garden, partly screened by mature hedgerow and containing a variety of mature trees, Tarmacadam sweep driveway providing ample off-road parking, Car Port and brick built side Garage.
Outside (rear) – Full width concrete patio and extensive rear garden with a range of mature trees and bushes.

Vendors Solicitors:

The Wilkes Partnership
41 Church Street
Birmingham
B3 2RT

Telephone No – 0121 233 4333

Ref: Mr M Colder

Viewings:

Via Cottons – 0121 247 2233



LOT 35**Freehold Vacant Possession**

**34 Howard Road East, Kings Heath,
Birmingham, B14 7PD**

**Property Description:**

A modern three storey detached house of brick construction surmounted by an interlocking tile clad roof offered in a presentable condition benefiting from gas fired central heating and UPVC double glazing. The property is set back from the road behind a driveway and grass verge. Howard Road East runs between Alcester Road (A435) and Wheelers Lane and is conveniently located within a quarter of a mile distance from Kings Heath High Street providing a wide range of local amenities.

Accommodation:

Ground Floor
Storm Porch, Reception Hall,
Kitchen, Cloakroom with WC and
wash basin, Lounge and
Conservatory.

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

Second Floor
Bedroom Three

Outside
(front) Driveway
(Rear) Paved Patio, Lawned Garden,
side pedestrian access

Vendors Solicitors:

Williams Freeman & Lloyd
1490 Stratford Road
Hall Green
Birmingham
B28 9EU

Telephone No – 0121 744 4416

Ref: Mr C J Waters

Viewings:

Via Cottons – 0121 247 2233

LOT 36**Freehold Vacant Possession**

**572 Haslucks Green
Road, Shirley, Solihull,
B90 1DX**

**Property Description:**

An extended semi detached house of brick construction surmounted by an interlocking tile clad roof, offered for sale in a presentable condition, benefiting from UPVC double glazed windows, gas fired central heating. The property is situated in a most popular location on the lower part of Haslucks Green Road, close to the junction with Peterbrook Road.

Accommodation:

Ground Floor
Enclosed Porch, Reception Hall,
Extended Lounge/Dining Room,
Kitchen, Laundry/Utility Room

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

Outside
(front) Single Garage, Long
forecourt with lawned area
(Rear) Paved Patio, Long lawned
Garden, brick built store.

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

LOT 37**Freehold Vacant Possession**

**39 Markby Road,
Winson Green,
Birmingham, B18 4PP**

**Property Description:**

A traditional end terraced house of brick construction surmounted by a replacement tile clad roof, benefiting from UPVC double glazed windows, gas fired central heating, mains fitted emergency lighting and fire doors, and having a single storey extension to the rear. Markby Road itself leads directly off Handsworth New Road, (A4040)

Accommodation:

Ground Floor
Reception Hall, Front Reception
Room, Rear Reception Room,
Extended Dining Kitchen

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

Outside
(Front) Small walled foregarden.
(Rear) Concrete yard, paved garden
and shared pedestrian access

Vendors Solicitors:

Millichips
4 The Courtyard
Warwick Road
Solihull
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

**IMPORTANT NOTICE**

We are currently updating our mailing list so, if you require a catalogue for our next auction on 24th February 2005 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.





40 Markby Road, Winson Green, Birmingham, B18 4PW

Property Description:

A traditional end terraced house of brick construction surmounted by a replacement tile clad roof, offered for sale in a presentable condition and benefiting from UPVC double glazed windows, gas fired central heating, mains fitted smoke alarms, emergency lighting and fire doors. Markby Road itself leads directly off Handsworth New Road, (A4040)

Vendors Solicitors:

Millichips
4 The Courtyard
Warwick Road
Solihull
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen

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

Outside
(Front) Small walled foregarden.
(Rear) Paved yard and small garden and shared pedestrian entry access



3 Wolverhampton Road, Bloxwich, Walsall, WS3 2EY

Property Description:

A mid-terrace retail shop having rendered elevations and surmounted by a dual pitched interlocking tile clad roof situated in a small parade located immediately off Bloxwich High Street which contains a wide range of shops and amenities. The property provides accommodation on two floors and further benefits from a rear yard with vehicular access off Samuel Street.

Rear - enclosed yard with vehicular access off Samuel Street.

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

Accommodation:

Ground Floor
Lock-Up Shop, with L-shaped retail area - 38.64 square metres (416 square feet).
Frontage - 7.01 metres (23 feet) with roller shutter protection.
Store Room One - 2 square metres (22 square feet) intercommunicating with Store Room Two - 21.18 square metres (228 square feet) with stairs down to Cellar.
First Floor
Three Rooms currently used for storage - 53.6 square metres (577 square feet) with toilet.
Outside



16 Hampton Road, Wolverhampton, West Midlands, WV10 6UX

Property Description:

A traditional semi-detached house of brick construction surmounted by an interlocking tile clad roof and benefiting from UPVC double glazed windows, gas fired central heating and modern bathroom fittings but requiring some cosmetic improvement. The property occupies a large plot having a generous rear garden and a side yard area which benefits from planning consent for a single storey extension to the side comprising of a garage and kitchen extension.

Planning Consent:

Planning consent has been granted by Wolverhampton City Council (Ref: 01/0009/SP and dated 3 January 2001) for a single storey extension to the side comprising of a garage and kitchen extension.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Lounge, Rear Reception Room, Kitchen.

First Floor

Stairs and Landing, Three Bedroom, Bathroom with modern corner suite comprising panelled bath with shower over, pedestal wash basin and WC.

Outside

Front - concrete forecourt providing off road parking for approximately three cars, pedestrian side access to rear.

Rear - yard area to side, partly paved patio and large partly lawned garden with wooden shed.

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



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**61 Fern Road,
Erdington,
Birmingham, B24 9DA**

Property Description:

A mid terraced house of rendered brick construction surmounted by a slate clad roof set back behind a walled fore garden. Fern Road itself runs directly between Spring Lane and Church Road which is a popular and established residential area, located a short distance from Erdington High Street which provides a wide range of shops and local amenities.

Vendors Solicitors:

Wild & Co
5 Heathfield Road
Kings Heath
Birmingham
B14 7BT

Telephone No – 0121 444 8440

Ref: Ms D Morgan

Viewings:

Via Cottons – 0121 247 2233



Accommodation:

Ground Floor
Entrance Porch, Front Living Room,
Rear Living Room, Kitchen,
Bathroom comprising bath,
pedestal wash basin and WC.

First Floor
Two Bedrooms

Outside
(Front) Walled foregarden
(Rear) Garden and pedestrian
access

**83 Bromford Lane,
Erdington,
Birmingham, B24 8JR**

Property Description:

A semi detached house of rendered brick construction surmounted by a slate clad roof, requiring modernisation and cosmetic improvement. The property which occupies an elevated position is set back from the road behind a walled fore garden and is situated in a popular and established residential area and is located opposite the junction of Bromford Crescent, conveniently within a short distance from Erdington High Street which provides a wide range of shops and local amenities.

Accommodation:

Ground Floor
Enclosed Storm Porch, Front Living Room, Inner Hall with Pantry, Rear Living Room, Kitchen.

First Floor
Stairs and landing, Three Bedrooms,
Bathroom, comprising bath,
pedestal wash basin & WC.

Outside
(Front) Walled fore garden
(Rear) Garden and side pedestrian
access



Vendors Solicitors:

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

Ref: Ms D Morgan

Viewings:

Via Cottons – 0121 247 2233



**124 Kitsland Road, Shard End,
Birmingham B34 7JY**

Property Description:

An extended semi detached house of brick outer wall construction, surmounted by an interlocking tile clad roof and providing well laid out accommodation, benefitting from mostly UPVC double glazed windows and external doors, gas fired central heating (not tested), Four Bedrooms, Two Bathrooms, Garage and generous gardens. The property requires cosmetic improvement and is set back from Kitsland Road behind a block paved forecourt and is situated in a residential area which is currently undergoing various re-development and improvement schemes.

Accommodation:

Ground Floor
Reception Hall, Full Length Lounge,
Dining/Kitchen, Dining
Room/Bedroom 4, Rear Entrance
Lobby, Bathroom fully tiled with
modern suite comprising panelled
bath, glazed shower enclosure,
pedestal wash basin & WC.

First Floor

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

Outside (front) – Lawned fore-
garden and block paved driveway
providing off-road parking, Garage
and pedestrian side access to rear,
Outside (rear) paved patio and an
enclosed garden.

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

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**17 Lyons Grove, Sparkhill,
Birmingham, B11 4HP**

Property Description:

A modern semi-detached house of brick outer wall construction surmounted by an interlocking tile clad roof forming part of a popular and established residential area situated in a cul-de-sac located off Oakwood Road. The property provides well laid out family accommodation, having been much improved by the existing owner to include a rear ground floor extension, UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and off road parking.

Accommodation:

Ground Floor
Double Glazed Porch, Reception Hall, Front Reception Room/Bedroom 4, Lounge/Dining Room, Large Extended Kitchen with an extensive range of modern laminate units.
First Floor
Stairs and Landing, Cloakroom with

WC, Three Bedrooms, Bathroom with modern corner suite comprising panelled Jacuzzi bath with electric shower over, vanity wash basin & WC.
Outside
Front – block paved forecourt providing off road parking for 2/3 cars, pedestrian side access to rear.
Rear – enclosed block paved garden with a covered patio area.

Vendors Solicitors:

S & J Solicitors
1st Floor
112 High Road
Ilford
Essex
IG1 1BY

Telephone No – 0208 924 8900

Ref: Mr N Javed

Viewings:

Via Cottons – 0121 247 2233

**2 Trident House,
Granville Square,
Edgbaston,
Birmingham B15 1UE**

Property Description:

A completely refurbished and much improved ground floor flat, forming part of a modern purpose built block, situated off Granville Street and located within approximately 100 meters distance from the popular Broad Street area which provides a wide range of entertainment and leisure amenities. The property itself has been modernised throughout in a contemporary style including new kitchen and bathroom fittings, redecoration, light fittings and laminate flooring, and further benefits from security door entry system and central heating, the cost of which is included within the annual service charge and the property should prove attractive for investment purposes.

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system, Reception Hall, Kitchen with a range of modern fitted Beech effect units, work surfaces and stainless steel cooker hood, walk-in store cupboard, Lounge with French Door, Bedroom, Bathroom with modern white suite comprising panelled bath with electric shower over and glazed screen, pedestal wash basin & WC.

Outside – Communal gardens.



Term:

99 years (less 3 days) from 12 December 1977

Service Charge:

Refer To Solicitors

Ground Rent:

£10 per annum

Vendors Solicitors:

Anthony Stockton & Co
12th Floor Coventry Point
Market Way
Coventry
CV1 1EA

Telephone No – 02476 231821

Ref: Mr M Stockton

Viewings:

Via Cottons – 0121 247 2233

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Bank/Building Society draft

Debit/Credit card

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

Personal/Company Cheque

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

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



LOT 46**Freehold Vacant Possession**
15 Kirby Road, Winson Green, Birmingham, B18 4RG
Property Description:

A traditional mid terraced house of part rendered brick construction surmounted by a replacement tile clad roof, offered for sale in a presentable condition benefiting from UPVC double glazed windows, gas fired central heating, mains fitted smoke alarms and fire doors. The property directly fronts the pavement. Kirby Road itself is situated off Bacchus Road, close to the junction with Lodge Road.

Vendors Solicitors:

Millichips
4 The Courtyard
Warwick Road
Solihull
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen

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

Outside
(Rear) Paved yard and garden, rear pedestrian access and small brick built store

LOT 47**Freehold Vacant Possession**
101 Preston Road, Hockley, Birmingham, B18 4PL
Property Description:

A traditional style mid terraced house of part rendered brick construction surmounted by a replacement tile clad roof, benefiting from UPVC double glazed windows, gas fired central heating, mains fitted smoke alarms and fire doors. Preston Road itself runs directly off Handsworth New Road (A4040)

Vendors Solicitors:

Millichips
4 The Courtyard
Warwick Road
Solihull
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen

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

Outside
(front) Small walled foregarden
(Rear) Paved yard and garden with two brick stores and shared rear pedestrian access.

LOT 48**Leasehold Vacant Possession**
11 Amethyst Court, Chelmscote Road, Solihull, B92 8BY
**Property Description:**

A well laid out purpose built flat located on the third floor, forming part of a well managed block in a popular and established development with splendid views over well maintained gardens, mature shrubs, trees and duck pond. The property has the benefit of electric storage heating and gas mains supply. The development is accessed from Castle Lane, and is within a quarter of a mile distance from Olton Railway Station, giving direct access to Birmingham City Centre.

Accommodation:

Ground Floor
Communal entrance Hall with security door entry system, access to lift and stairs

Third Floor
Entrance Hallway, Reception Room, Two Bedrooms, Kitchen, Bathroom comprising pedestal wash basin and bath, Separate WC. Balcony with south facing views

Outside: Communal well maintained gardens and parking area and Lock up Garage.

Ground Rent:

£35.00 rising to £75.00 per annum

Service Charge:

Refer to Solicitors

Vendors Solicitors:

Standley & Co
1612 High Street
Knowle
Solihull
West Midlands
B93 0JU

Telephone No- 01564 776287

Ref: Mr S Mottram

Lease Term:

99 years from 25 March 1975

Viewings:

Via Cottons – 0121 247 2233



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218 Brays Road, Sheldon, Birmingham, B26 2PP

Property Description:

A modern detached house of cavity brick wall construction surmounted by an interlocking tile clad roof offering well laid out accommodation and benefiting from UPVC double glazed windows, gas fired central heating, modern kitchen fitments, three double bedrooms and off road parking. Brays Road itself leads off Coventry Road, (A45), which provides a wide range of local amenities and leads directly to Birmingham City Centre and the M42 Motorway (Junction 6) both being within approximately five miles distance.

Accommodation:

Ground Floor
Double Glazed Porch, Reception Hall, Dining Room, Archway to full length Lounge, Breakfast Kitchen with range of modern wooden effect units, work surfaces and built in stainless steel oven, hob and hood.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with panelled bath with electric shower over,



pedestal wash basin, Separate WC.
Outside
Front – lawned foregarden with block paved driveway providing off road parking.
Rear – paved patio, lawned garden, shed and side garden.

Vendors Solicitors:

O’Gorman & Co
1 Church Street
Warwick
CV34 4AB

Telephone No – 01926 409 900

Ref: Mrs D Latham

Viewings:

Via Cottons – 0121 247 2233

51 Arthur Road, Erdington, Birmingham, B24 9EX

Property Description:

An imposing spacious traditional detached residence of part rendered brick construction surmounted by a tile clad roof, standing behind a paved double entrance forecourt allowing for off road parking, and access to the garage. The property benefits from having well laid out accommodation and gas fired central heating. The property itself is situated on the corner with Spring Lane, which in turn leads onto Holly Lane and is conveniently located within less than half a mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station, which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre.



Outside
(front) Walled fore garden and driveway, providing off road parking with access to garage. Side Porch access.
(rear) Brick built workshop/store, paved patio and garden

Vendors Solicitors:

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL

Telephone No - 0121 327 3900

Ref: Mr A Khan

Viewings:

Via Cottons – 0121 247 2233

First Floor
Stairs and Landing, Three Bedrooms, Box Room/Study, Bathroom comprising bath, pedestal wash basin and WC.



795 Pershore Road, Selly Park, Birmingham B29 7LR

Property Description:

A substantial and imposing three-storey period built semi detached house of part rendered brick construction, surmounted by a slate clad roof and requiring modernisation and improvement throughout. The property was converted some years ago into six lettable flats/rooms, some with shared facilities and benefits from mains fitted fire detection system and emergency lighting. The property is set back from Pershore Road behind a forecourt parking area and is situated close to the junction with Kensington Road and is located conveniently within approximately two miles distance from Birmingham City Centre.

Accommodation:

Ground Floor
Canopy Entrance, Reception Hall with Cellar access, Room 1.
Flat 2
Large Bedroom, Lounge, Kitchen, Rear Entrance Lobby, Separate WC and Bathroom with panelled bath, pedestal wash basin.
Shared Bathroom with bath, wash basin & WC.
First Floor
Stairs and Landing, Shared Shower

Room with shower and WC, Room 3 with Kitchenette.

Flat 4
Lounge, Kitchen and Double Bedroom.

Second Floor
Stairs and Landing with two built in cupboards, Room 5 with Kitchenette.

Flat 6
Lounge, Double Bedroom and Kitchen.

Outside (front) – Full width concrete forecourt, providing off road parking, brick built coach house, which may provide scope for further conversion (subject to obtaining planning consent), double gated vehicular access leading to rear. Outside (rear) – Concrete yard, patio and a large enclosed garden.

Vendors Solicitors:

Purcell Parker
204-206 Corporation Street
Birmingham
B4 6QB

Telephone No – 0121 236 9781

Ref: Ms D Purcell

Viewings:

Via Cottons – 0121 247 2233





**670 Stratford Road, Sparkhill,
Birmingham, B11 4AS**

Property Description:

A traditional three storey mid-terraced villa of brick construction surmounted by a tile clad roof and previously owned by a Housing Association who converted the property into three well laid out self contained flats, each having mains inter linked smoke alarms and emergency lighting. The property is situated on the busy Stratford Road containing a wide range of local retail amenities and services and conveniently located for access to Birmingham City Centre being within approximately 2 miles distance and 5 miles distance from the M42 Motorway (Junction 4). Flats 1 and 2 benefit from gas fired central heating and all three properties are currently let on Assured Shorthold Tenancy Agreements as follows:-
Flat 1 - Rental £95 per week.
Flat 2 - Rental £95 per week.
Flat 3 - Rental £85 per week.
Total Rental Income - £275 per week (£14,300 per annum).

Accommodation:

Ground Floor
Shared Reception Hall
Flat 1
Reception Hall, Lounge, Breakfast Kitchen, Bathroom with panelled

bath, pedestal wash basin, WC and Bedroom.
First Floor
Stairs and Landing.
Flat 2
Reception Hall, Lounge, Breakfast Kitchen, Bathroom with panelled bath, pedestal wash basin, WC and Bedroom.
Flat 3
Entrance Hall.
Second Floor
Stairs and Landing, Kitchen, Bathroom with panelled bath, pedestal wash basin, WC and Bed/Living Room.
Outside
Front - walled forecourt.
Rear - shared pedestrian access to paved yard and lawned garden.

Vendors Solicitors:

Stannard & Co
Lombard House
145 Great Charles Street
Birmingham
B3 3LP
Telephone No - 0121 236 1174

Ref: Mr N Watkin

Viewings:

Via Cottons - 0121 247 2233

**78 Persehouse Street,
Walsall, West
Midlands WS1 2AR**

Property Description:

A traditional style semi detached house of brick construction, surmounted by a replacement tile clad roof, benefiting from mostly UPVC double glazed windows and having been converted some years ago to provide six self-contained flats/bedsits and benefiting from mains fitted emergency lighting and smoke alarms. Persehouse Street itself is situated directly off Broadway North and the property is conveniently located within approximately one quarter of a mile distance from Walsall Town Centre, providing a wide range of local amenities.
All flats are currently let on Assured Shorthold Tenancies as follows:
Flat 1 - Vacant
Flat 2 - Rental - £75.00 per week
Flat 3 - Rental - £75.00 per week
Flat 4 - Rental - £55.00 per week
Flat 5 - Rental - £85.00 per week
Flat 6 - Rental - £75.00 per week
Current Rental Income - £365.00 per week (£18,980 per annum)
Potential Rental Income (when fully let) - £420.000 per week (£21,840 per annum).

Accommodation:

Ground Floor
Shared Reception Hall.
Flat 1
Double Bedsitting Room with Kitchenette, Shower Room with shower cubicle, pedestal wash basin & WC.
Flat 2
Lounge with Kitchenette, Shower Room with shower cubicle, pedestal wash basin & WC, Bedroom.
Flat 3 (approached by a separate entrance at the rear)
Lounge, Bedroom, Kitchen, Shower Room with shower cubicle, pedestal wash basin & WC.



First Floor
Stairs and Landing.
Flat 4
Entrance Hall, Bedsitting Room with Kitchenette, Shower Room with shower cubicle, pedestal wash basin & WC.
Flat 5
Lounge with Kitchenette, Shower Room with shower cubicle, pedestal wash basin & WC, Two Bedrooms.
Second Floor
Stairs to
Flat 6
Lounge with Kitchenette, Bedroom, Shower Room with shower cubicle, pedestal wash basin & WC.

Outside (front) - Walled fore-garden, pedestrian side access to rear
Outside (rear) - Yard and garden.

Vendors Solicitors:

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL

Telephone No - 0121 327 3900

Ref: Mr Nasar Ali

Viewings:

Via Cottons - 0121 247 2233

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0121 247-2233



**85 Westley Road, Acocks Green,
Birmingham, B27 7UQ**

Property Description:

A substantial traditional three storey end terraced house of brick construction surrounded by a tile clad roof and occupying a slightly elevated position set back from the road behind a walled foregarden. The property is conveniently located within approximately one quarter mile distance from Acocks Green Shopping Centre providing a wide range of local amenities and has been converted a number of years ago into six flats, some with shared bathroom facilities. The property is currently vacant with the exception of Flat 6 which is currently let on an Assured Shorthold tenancy agreement at a rental of £75.00 per week (£3,900 per annum). Total Potential Income when fully Let £350 per week (£18,200 per annum) approximately.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall,
Flat 1 - Entrance Hall, Double
Bedroom, Bathroom with
panelled bath, pedestal wash basin
and WC, Kitchen.
Flat 2 - Bathroom with panelled
bath, wash basin and WC, Kitchen,
Double Bedroom.

First Floor
Stairs and Landing
Flat 3 - Entrance Hall, Double
Bedroom and Kitchen.
Flat 4 - Entrance Hall, Kitchen,
Bedroom.
Flat 5 - Double Bedroom, Kitchen.
Shared Bathroom with panelled
bath, wash basin & WC.
Second Floor
Stairs to
Flat 6 - Reception Hall, Lounge,
Kitchen, Bedroom and Bathroom
with panelled bath, pedestal wash
basin and WC.
Outside
Front - walled foregarden.
Rear - enclosed garden area with
concrete hardstanding behind
providing off road parking.

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Smethwick
West Midlands
B66 4AP

Telephone No - 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233



**Flats 1 and 3, 18 Bradley Street, Pensnett,
Brierley Hill, West Midlands, DY5 4RJ**

Property Description:

A semi-detached property of rendered brick construction surmounted by a tile clad roof which has been converted into four self contained one bedroomed flats. The two flats offered for sale benefit from having well laid out accommodation, off road parking and are offered for sale in presentable condition. Bradley Street can be located off Brierley Hill High Street (A4101) and is approximately two and half miles distance from Merry Hill Shopping Centre providing a wide range of shops and local amenities. Both Flat 1 and 3 are currently let on an Assured Shorthold Tenancy Agreement at a rental income of £70.00 per week (£3,640 per annum).

Total Rent Income:

£7,280 per annum

Accommodation:

Flat 1
Ground Floor
Reception Room, Kitchen area,
Bathroom with panelled bath,
pedestal wash hand basin and low
level WC, Bedroom.

Flat 3
Second Floor
Reception Room, Kitchen area,
Bathroom with panelled bath,
pedestal wash hand basin and low
level WC, Bedroom.
Outside
Rear – allocated car parking spaces.

Term:

99 years from 1 January 1989

Ground Rent:

£30 per annum rising to £120 per
annum

Service Charge:

Refer to Solicitors

Vendors Solicitors:

Waldron Solicitors
Wychbury Court
Two Woods Lane
Brierley Hill
West Midlands
DY5 1TA

Telephone No – 01384 811 811

Ref: Mr M Dawson

Viewings:

Via Cottons – 0121 247 2233

LOT 56**Freehold Vacant Possession**

**220 Stamford Road, Amblecote,
Nr Stourbridge, West Midlands, DY5 2QE**

**Property Description:**

A modern semi-detached house of brick outer wall construction surmounted by an interlocking tile clad roof set back from the road behind a lawned foregarden and benefiting from UPVC double glazed windows and external doors, warm air ventilation heating system and garage at the rear. Stamford Road itself leads off Amblecote Road and forms part of a modern estate located within approximately one miles distance from Stourbridge Town Centre.

Accommodation:

Ground Floor
UPVC Double Glazed Porch, Reception Hall, Kitchen, Through Lounge/Dining Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom
Outside
Front - lawned foregarden, pedestrian side access to rear.
Rear - lawned garden, paved area and brick built garage accessed by way of a shared rear vehicular driveway.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP

Telephone No - 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons - 0121 247 2233

LOT 57**Freehold Vacant Possession**

**37 Victory Avenue,
Wednesbury,
West Midlands,
WS10 7RR**

Property Description:

A much improved and presentable semi-detached house of brick construction surmounted by a tile clad roof and benefiting from well laid out accommodation, UPVC replacement windows, gas fired central heating, attractive range of modern fitted kitchen units, tandem garage and landscaped rear garden. Victory Avenue itself is located off Dangerfield Lane, which in turn leads off Moxley Road (A4038).

Accommodation:

Ground Floor
Double Glazed Porch, Reception Hall, Lounge, UPVC double glazed conservatory, Large Dining Kitchen with extensive range of modern wooden effect units including built in oven, hob and cooker hood, Utility Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with



panelled bath and electric shower over, pedestal wash basin and WC.
Outside
Front - tarmacadam and paved forecourt providing off road parking, brick built tandem garage.
Rear - paved patio, well maintained and landscaped lawned garden with mature borders leading to further patio area and shed.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP

Telephone No - 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons - 0121 247 2233

LOT 58**Freehold Vacant Possession**

**44 Greenridge Road,
Handsworth Wood,
Birmingham, B20 1JP**

**Property Description:**

A semi-detached property of brick construction surmounted by a tile clad roof set back from the road in an elevated position behind a decorative foregarden. The property has been refurbished and benefits from having UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and new carpets. Greenridge Road is a cul-de-sac situated in an established residential area and can be located off Underwood Road, close to Hamstead Hill (B4124) and is approximately one quarter miles distance from Handsworth Golf Course and a further two miles from The One Stop Shopping Centre in Perry Barr providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Reception Room One, Reception Room Two leading through to Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand

basin and low level WC.

Outside

Front - situated in an elevated position and having decorative foregarden.

Rear - lawned garden.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP

Telephone No - 0121 356 1161

Ref: Mrs D Nary

Viewings:

Via Cottons - 0121 247 2233

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65 Lewis Road, Stirchley, Birmingham, B30 2SU

Property Description:

A semi-detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden and driveway allowing for off road parking. The property benefits from having well laid out accommodation but does require modernisation and improvement. Lewis Road can be located off Pineapple Road, which in turn runs from Fordhouse Lane (A4040). The property is situated in an established residential area and is approximately one quarter mile distance from Kings Heath Park and a further half a mile from Kings Heath High Street.

Accommodation:

Ground Floor
Entrance Hallway, Through Lounge, Conservatory, Kitchen, Lean To.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside
Front – walled foregarden with driveway for off road parking.
Rear – garden with potential for further off road parking via a service road to rear.

Vendors Solicitors:

Wild & Co
5 Heathfield Road
Kings Heath
Birmingham
B14 7BT

Telephone No – 0121 443 3486

Ref: Mrs D Morgan

Viewings:

Via Cottons – 0121 247 2233

82 Hospital Street, Walsall, West Midlands, WS2 8JW

Property Description:

A semi-detached property of brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation and gas fired central heating but requires some modernisation. Hospital Street is located off Green Lane (A34) and is approximately one mile distance from Walsall Town Centre providing access to a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash hand basin and low level WC.
First Floor
Stairs and Landing, Four Bedrooms, Separate WC with pedestal wash hand basin and low level WC.
Outside
Front - lawned foregarden.
Rear - lawned garden.

Vendors Solicitors:

Lane & Co
9 York Road
Edlington
Birmingham
B23 6TE

Telephone No – 0121 382 6622

Ref: Mr J Francis

Viewings:

Via Cottons – 0121 247 2233

129 Yarningale Road, Kings Heath, Birmingham, B14 6NA

Property Description:

A semi-detached property of brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden. The property has been fully refurbished and is offered for sale in presentable condition and benefits from having UPVC double glazed windows, gas fired central heating, newly fitted kitchen and bathroom fittings and garages to the rear allowing for off road parking. Yarningale Road is situated in an established residential area and can be located off Brandwood Park Road and is approximately one and half miles distance from Kings Heath High Street providing access to a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Porch, Reception Hall, Through Lounge, Kitchen, Lean To.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin, low level WC and walk in shower cubicle.
Outside
Front - having lawned foregarden
Rear - lawned garden and two garages.

Vendors Solicitors:

Wild & Co
5 Heathfield Road
Kings Heath
Birmingham
B14 7BT

Telephone No - 0121 443 3486

Ref: Mrs D Morgan

Viewings:

Via Cottons – 0121 247 2233

18 Clapton Grove, Kingstanding, Birmingham, B44 0QJ

Property Description:

A semi-detached property of rendered brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden. The property is offered for sale in presentable condition and benefits from having UPVC double glazed windows. 18 Clapton Grove is situated in a cul-de-sac and can be located off Ellerton Road, close to College Road (A453) and is within approximately 1 miles distance from Sutton Park.

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen, Bathroom consisting of corner bath, pedestal wash hand basin, low level WC.
First Floor
Stairs and Landing, Four Bedrooms.
Outside
Front - lawned foregarden.
Rear - patio area leading to lawned garden.

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3AG

Telephone No – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233



**7 Wall Lane Terrace, Cheddleton, Leek,
Staffordshire, ST13 7ED**

Property Description:

A semi-detached house of non-traditional construction having rendered walls and surmounted by a slate clad hipped roof situated in a row of similar properties on a no-through road which leads directly off Cheadle Road (A520) in the village of Cheddleton which benefits from a range of local amenities. Stoke On Trent City Centre is within approximately ten miles distance and the local town of Leek is approximately three miles distance. The property itself provides generous well laid out accommodation benefiting from UPVC double glazed windows, gas fired central heating and rear vehicular access and enjoys splendid views over open countryside. The property is currently let on an Assured Tenancy at a rental of £205.41 per calendar month (£2,464.92 per annum).

Accommodation:

Ground Floor
Reception Hall with built in store

cupboard, Study/Utility Room, Dining Room, Lounge, Kitchen, Pantry.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC.
Outside
Front - lawned foregarden with pedestrian side access to rear.
Rear - concrete yard, large lawned garden with potential for garage or off road parking served by shared vehicular driveway.

Vendors Solicitors:

Mills & Reeve
54 Hagley Road
Edgbaston
Birmingham
B16 8PE

Telephone No – 0121 454 4000

Ref: Mr G Dupree

Viewings:

Via Cottons – 0121 247 2233



**19 Byron Road, Headless Cross,
Redditch, Worcs, B97 5EB**

Property Description:

A brick built detached house surmounted by a tile clad roof set back from the road behind a lawned foregarden and driveway, situated on an established residential estate and located directly off Mason Road which in turn leads off Evesham Road. The property itself is offered for sale in a presentable condition having been well maintained by the existing tenants and benefits from gas fired central heating and garage. The property is currently let on an Assured Tenancy at a rental of £249.17 per calendar month (£2,990.04 per annum).

Accommodation:

Ground Floor
Canopy Entrance, Reception Hall with Stairs and Lift leading off, Lounge, Dining Room, Breakfast Kitchen, Utility Room.
First Floor
Stairs and Landing, Bedroom One

(Double), Bedroom Two (Double), Bedroom Three (Single) with lift access, Bathroom with panelled bath, wash basin and WC.

Outside

Front - lawned foregarden, concrete driveway leading to brick built garage, pedestrian side access to rear.

Rear - patio area and mainly lawned garden.

Vendors Solicitors:

Mills & Reeve
54 Hagley Road
Edgbaston
Birmingham
B16 8PE

Telephone No – 0121 454 4000

Ref: Mr G Dupree

Viewings:

Via Cottons - 0121 247 2233



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0121 247-2233



217 & 223 Central Drive, Blackpool, FY1 5HX

Property Description:

A pair of traditional built mid-terraced houses to be sold as a single lot and each of brick construction surmounted by a slate clad roof and situated fronting Central Drive close to the junction with Salhouse Avenue. 217 Central Drive was previously a guesthouse and now comprises of two self-contained flats benefiting from UPVC double glazed windows (except attic), shared gas fired central heating, fitted mains smoke alarms, emergency lighting and parking space to the rear. 223

Central Drive comprises of four self-contained flats benefiting from part-UPVC double glazed windows, shared gas fired central heating, fitted mains smoke alarms, emergency lighting and parking space to the rear. Each property is currently fully let on Assured Shorthold Agreements as follows:-

No. 217

Flat 1: Rental £75 per week.
Flat 2: Rental £75 per week.
Total Rental Income £150 per week (£7,650 per annum).

No. 223

Flat 1: Rental £75 per week.
Flat 2: Rental £75 per week.
Flat 3: Rental £75 per week.
Flat 4: Rental £75 per week.
Total Rental Income £300 per week (£15,600 per annum).

**Total Combined Rental Income
£450 per week (£23,250 per annum).**

Accommodation:

No. 217

Entrance Hall, Reception Hall.
Flat 1 – Lounge, Bedroom One, Dining Kitchen, Bedroom Two, Shower Room with shower, wash basin & WC.
First Floor
Stairs and Landing
Flat 2 – Lounge, Two Bedrooms, Bathroom having panelled bath with electric shower over, pedestal wash basin & WC, Box Room with pedestal wash basin, Kitchen.
Second Floor
Stairs to Attic Bedroom Three.
Outside
Front – small walled foregarden
Rear – concrete yard and parking space with access by way of a shared vehicular driveway.

No. 223

Ground Floor
Reception Hall.
Flat 1 (Studio Apartment)
Double Bed/Sitting Room, Galley

Kitchen, Shower Room with shower, wash basin & WC.
Flat 2
Double Bedroom, Shower Room with shower, wash basin & WC, Lounge and Kitchen.
First Floor
Stairs and Landing.
Flat 3
Lounge, Kitchen, Bedroom, Shower Room with shower, wash basin & WC.
Flat 4
Lounge with Kitchen, Double Bedroom, Shower Room with shower, wash basin & WC.
Outside
Front – small walled forecourt.
Rear – concrete yard with parking space accessed by way of a shared vehicular driveway.

Vendors Solicitors:

Sydney Mitchell
Apsley House
35 Waterloo Street
Birmingham
B2 5TJ

Telephone No – 0121 698 2200

Ref: Mr D Singh

Viewings:

Via Cottons – 0121 247 2233

Freehold Vacant Possession

14 Roseberry Street, Stoke on Trent, Staffordshire ST6 6LN



Property Description:

A traditional style end terraced house of brick construction, surmounted by a tile clad roof and occupying a corner position at the junction with Brookland Road which provides ample parking immediately to the side of the property. The property is generally in a presentable condition and benefits from gas-fired central heating. Roseberry Street itself leads directly off St Michaels Road (A527) and the property is conveniently located within less than one mile distance from Tunstall High Street.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellarette leading off, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Large Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.

Outside (front) – Small walled foregarden
Outside (rear) – Paved yard and garden with brick built stores.

Vendors Solicitors:

J V Vobe & Co
Clinton House
High Street
Coleshill
B46 3BP

Telephone No – 01675 467333

Ref: Mr D J Christianson

Viewings:

Via Cottons – 0121 247 2233



Fir Tree Cottage, Marle Hill, Chalford, Stroud, Gloucestershire, GL6 8DX

Property Description:

A detached predominantly stone built cottage surmounted by a tile clad roof situated in a hamlet known as Chalford Hill and accessed by way of a country lane known as Marle Hill which leads directly off London Road (A419) which gives direct access to the towns of Stroud, being within approximately five miles distance, and Cirencester, being within approximately ten miles distance. The property enjoys excellent links to the national motorway network with the M5 (Junction 13) being within approximately ten miles distance and the M4 (Junction 18) being within approximately twenty miles distance. The property also enjoys splendid views over Chalford Hill and benefits from part electric storage heating, off road parking, large garden which extends to 0.2 acres and the property itself requires some modernisation and cosmetic improvement.

Accommodation:

Ground Floor
Glazed Porch, Entrance Hall, Sitting Room, Conservatory, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom having bath, wash basin & WC, Ladder Stair access to Loft.
Outside
Extensive garden extending to approximately 0.2 acres (currently overgrown) containing a range of trees and bushes along with off road car parking area.

Vendors Solicitors:

Blythe Liggins
Edmund House
Rugby Road
Leamington Spa
Warwickshire
CV32 6EL

Telephone No – 01926 831231

Ref: Mr T Lester

Viewings:

Via Cottons – 0121 247 2233

NB All interested parties wishing to view this property should contact the auctioneers to receive an exact location map of the property.



10 Calving Hill, Cannock, Staffordshire, WS11 1JS

Property Description:

A modern detached bungalow built in 2000 of cavity brick construction surmounted by a pitched tile clad roof, offering presentable and well laid out family accommodation and benefiting from UPVC double glazed windows and external doors, gas fired central heating, ample off road parking and a detached double garage. The property itself is situated at the end of Calving Hill, within the grounds of Cannock Chase High School and is privately screened by a surrounding brick built boundary wall. Calving Hill itself leads directly off Allport Street, and the property is conveniently located within approximately one quarter of a mile distance from Cannock Town Centre, providing a wide range of local amenities.

Accommodation:

Ground Floor
Reception Hall, Lounge/Dining Room, Kitchen with a range of

modern laminate units including built in oven, hob and cooker hood. Utility Room, Inner Hallway, Three Bedrooms, Bathroom, fully tiled with modern suite comprising walk in shower enclosure, panelled bath, pedestal wash basin, Separate WC.
Outside
Gated access to a large gravelled secure driveway, providing ample off road parking, Detached Double Garage and lawned garden to side and rear.

Vendors Solicitors:

Blythe Liggins
Edmund House
Rugby Road
Leamington Spa
CV32 6EL

Telephone No – 01926 831231

Ref: Mr T Lester

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 24th February 2005 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.

34 Clarence Road, Erdington, Birmingham B23 6AR

Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof and benefitting from gas-fired central heating, UPVC double glazed windows and modern bathroom fitments. The property is ideally suited for investment purposes and is fitted with interlinked mains smoke alarms, emergency lighting and fire doors. Clarence Road itself forms part of an established residential area, located off Hunton Hill and is conveniently within a quarter of a mile distance from Gravelly Hill Railway Station, providing direct access to Birmingham City Centre and Sutton Coldfield and also within approximately half a mile distance from Erdington High Street, providing a wide range of local amenities.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room with built-in store cupboard, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash



basin and WC.
Outside (front) – Small walled forecourt
Outside (rear) – Concrete yard and garden

Vendors Solicitors:

Millichips
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

36 Clarence Road, Erdington, Birmingham B23 6AR

Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof and benefitting from gas-fired central heating, UPVC double glazed windows and modern bathroom fitments. The property is ideally suited for investment purposes and is fitted with interlinked mains smoke alarms, emergency lighting and fire doors. Clarence Road itself forms part of an established residential area, located off Hunton Hill and is conveniently within a quarter of a mile distance from Gravelly Hill Railway Station, providing direct access to Birmingham City Centre and Sutton Coldfield and also within approx half a mile distance from Erdington High Street, providing a wide range of local amenities.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room with built-in store cupboard, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.



Outside (front) – Small walled forecourt
Outside (rear) – Concrete yard and garden

Vendors Solicitors:

Millichips
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

38 Clarence Road, Erdington, Birmingham B23 6AR

Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof and benefitting from gas-fired central heating and UPVC double glazed windows. The property is ideally suited for investment purposes and is fitted with interlinked mains smoke alarms, emergency lighting and fire doors. Clarence Road itself forms part of an established residential area, located off Hunton Hill and is conveniently within a quarter of a mile distance from Gravelly Hill Railway Station, providing direct access to Birmingham City Centre and Sutton Coldfield and also within approximately half a mile distance from Erdington High Street, providing a wide range of local amenities.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Lobby, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.



First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Small walled forecourt
Outside (rear) – Yard and garden

Vendors Solicitors:

Millichips
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

31 Frederick Road, Erdington, Birmingham, B23 7NL

Property Description:

A substantial three storey semi-detached house of brick construction surmounted by a pitched replacement tile clad roof occupying an elevated position and set back from the road behind a lawned foregarden and driveway. The property itself benefits from gas fired central heating and requires some modernisation and cosmetic improvement throughout. Frederick Road leads off Hillaries Road which in turn leads off Gravelly Hill (A5127) and the property is conveniently located within approximately one miles distance from Erdington High Street providing a wide range of retail amenities and within approximately three hundred metres from Gravelly Hill Railway Station providing direct access to both Sutton Coldfield and Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with access to Cellar, Front Reception Room, Large Dining Kitchen, Rear Entrance Lobby, Shower Room with shower, wash basin & WC, Rear Reception Room/Guest Bedroom, Utility Room/Workshop.
First Floor
Stairs and Landing, Three



Bedrooms, Bathroom having panelled bath, pedestal wash basin & WC.
Second Floor
Stairs to Large Attic Room with Kitchenette and Store Room leading off.
Outside
Front – lawned foregarden and concrete driveway providing off road parking.
Rear – paved yard, enclosed garden and brick built stores.

Vendors Solicitors:

JY Holt & Sellars
26 High Street
Harborne
Birmingham
B17 9NG

Telephone No – 0121 427 3401

Ref: Ms L Hancox

Viewings:

Via Cottons – 0121 247 2233



341 George Road, Erdington, Birmingham B23 7RY

Property Description:

A traditional style three-storey end terraced house of brick construction pleasantly overlooking Brookvale Park and Lake. The property benefits from gas-fired central heating. George Road itself runs directly between Marsh Hill and Slade Road, which forms part of an established residential area and is located within approximately 1 mile distance from Erdington High Street providing a wide range of shops and local amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Through Lounge, Dining Room with cellar access off, Kitchen.

First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Second Floor
Stairs and Landing with built in store cupboard, Two bedrooms.

Outside (front) – Foregarden with off road parking.

Outside (rear) – Yard, brick built WC, Garden and side pedestrian access.

Vendors Solicitors:

Cobbetts
1 Colmore Square
Birmingham
B4 6AJ

Telephone No –
0121 0845 404 2404

Ref: Mr M Woodward

Viewings:

Via Cottons –
0121 247 2233



77 Attwood Street, Lye, Stourbridge, West Midlands, DY9 8RY

Property Description:

A traditional style double fronted end-terraced house of brick construction surmounted by a tile clad roof situated directly fronting the pavement and benefiting from part UPVC double glazed windows and gas fired central heating. The property itself is currently let on an Assured Tenancy Agreement at a rental of £85 per week (£4,420 per annum).

Accommodation:

Ground Floor
L-shaped Lounge/Dining Room, Kitchen, Cloakroom with WC.
First Floor

Stairs and Landing, Three Bedrooms, Bathroom.
Outside
Rear – yard.

Vendors Solicitors:

Elliott & Allen
3A Dudley Street
Sedgley
Dudley
DY3 1SA

Telephone No – 01902 677203

Ref: Mrs V M Elliott

Viewings:

Via Cottons – 0121 247 2233



78 Attwood Street, Lye, Stourbridge, West Midlands, DY9 8RY

Property Description:

A traditional style double fronted mid-terraced house of brick construction surmounted by a pitched tile clad roof situated directly fronting the pavement and benefiting from part UPVC double glazed windows. The property itself is currently let on an Assured Tenancy Agreement at a rental of £50 per week (£2,600 per annum).

Accommodation:

Ground Floor
L-shaped Lounge/Dining Room, Kitchen, Shower Room.
First Floor
Stairs and Landing, Two Bedrooms.

Outside
Rear – yard.

Vendors Solicitors:

Elliott & Allen
3A Dudley Street
Sedgley
Dudley
DY3 1SA

Telephone No – 01902 677203

Ref: Mrs V M Elliott

Viewings:

Via Cottons – 0121 247 2233



44 Branstree Drive, Holbrooks, Coventry, CV6 6GB

Property Description:

A well laid out duplex maisonette situated on the first and second floors of a three storey block located in a cul-de-sac off Compton Road, which in turn leads off Lythalls Lane. The property is ideally suited for investment purposes and requires some modernisation and cosmetic improvement throughout.

Accommodation:

Ground Floor
Shared Hall and Stairs.
First Floor
Entrance Hall, Breakfast Kitchen, Lounge/Dining Room.
Second Floor
Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Lease Term:

99 years from 29 September 1965

Ground Rent:

£15.00 per annum

Service Charge:

Refer To Solicitors

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



**Hollyhurst, 78 Burton Road, Castle Gresley,
Swadlincote, Derbyshire, DE11 9EP**

Property Description:

A traditional detached family house of brick construction surmounted by a tile clad roof, providing spacious and well laid out family accommodation and prominently situated fronting Burton Road (A444) at the junction with Swadlincote Lane. The property benefits from UPVC double glazed windows and external doors, modern kitchen fitments, oil fired central heating and ample off road parking.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall with under-stair Pantry, Dining Room, Sitting Room, Dining Kitchen with range of modern laminate units, Rear Entrance Hall, Cloakroom with WC, Large Utility Room, UPVC double glazed Conservatory.
First Floor

Stairs and Landing, Three Large Bedrooms, Walk In Store Room, Family Bathroom with five piece suite comprising panelled bath, bidet, tiled shower enclosure, pedestal wash basin and WC.
Outside
Front – paved driveway and forecourt providing ample off road parking.
Rear – paved patio, gravelled yard, lawned garden and grit store.

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

**47 Amberley Grove, Witton,
Birmingham B6 7AN**



Property Description:

A traditional style semi detached house of brick construction, surmounted by a hipped tile clad roof, having undergone some recent improvements including UPVC double glazed windows and external doors along with new fitted carpets and kitchen fitments. The property is situated in a cul-de-sac, located directly off Brookvale Road (A4040) and is conveniently located within approximately one and half miles distance from Erdington High Street providing a wide range of local amenities, and half a mile distance from Witton Railway Station.

Accommodation:

Ground Floor
Double Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC.

Outside (front) – Lawned fore-garden

Outside (rear) – Brick store, pedestrian side access, lawned garden and a timber Garage with

access at the rear via a shared vehicular driveway.

Vendors Solicitors:

Brian Davies & Co
409 Bearwood Road
Smethwick
West Midlands
B66 4DJ

Telephone No – 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

**66 Trinity Road North, West Bromwich,
West Midlands, B70 6ND**



Property Description:

A brick built semi-detached property surmounted by a tile clad roof set behind a walled foregarden in a pedestrian walkway off Trinity Road North. The property benefits from having well laid out accommodation and timber framed double glazed windows but requires some cosmetic improvement. Trinity Road North can be located off West Bromwich High Street, running parallel to Trinity Way (A4031), providing access to a wide range of local shops and amenities and is within half a mile distance from Dartmouth Park and the M5 Motorway (Junction 1).

Accommodation:

Ground Floor
Entrance Hallway, Kitchen, WC, Reception Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin and low level WC.
Outside
Front - walled foregarden.
Rear - paved yard and access to separate garage unit allowing for off road parking.

Vendors Solicitors:

John Mant Solicitors
Wessex House
14 Grove Street
Wantage
Oxon
OX12 7AA

Telephone No – 01235 762 900

Ref: Mr J Mant

Viewings:

Via Cottons – 0121 247 2233

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**89 Chapelon,
Glascote Heath,
Tamworth,
Staffordshire B77 2EN**

Property Description:

A modern three storey mid town house, surmounted by a pitched interlocking tile clad roof and offered for sale in a presentable condition, benefiting from extensive and well laid out accommodation including four double bedrooms, gas fired central heating, UPVC double glazed windows and external doors, fitted mains smoke detectors, emergency lighting and fire doors. The property is ideally suited to investors and is situated on an estate located off Glascote Road (B5000) and conveniently located within less than two miles distance from both Tamworth Town Centre, providing a wide range of amenities and the M42 Motorway (junction 10), providing direct access to the Midlands Motorway Network.

Accommodation:

Ground Floor
Entrance Porch, Reception Hall, Cloakroom with WC and wash basin, Breakfast/Kitchen with an extensive range of modern wood fronted units including built-in oven, hob and cooker hood, Lounge.
First Floor
Stairs and Landing, Two Double Bedrooms, Box Room/Study.
Second Floor



Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.
Outside (front) – Lawned fore-garden
Outside (rear) – Enclosed garden with pedestrian gated access.

Vendors Solicitors:

Edmund & Co
420 Birmingham Road
Wylde Green
Sutton Coldfield
West Midlands
B72 1YJ

Telephone No – 0121 350 0987

Ref: Mr Boyd

Viewings:

Via Cottons – 0121 247 2233

**32 Blackacre Road,
Dudley,
West Midlands
DY2 8NB.**

Property Description:

A traditional end terrace house of brick construction with tile clad roof, requiring modernisation and improvement and set back behind a small forecourt and situated at the junction with Dando Road. The property is conveniently within walking distance of Dudley town centre. The property benefits from UPVC double glazed windows.

Accommodation:

Ground Floor
Side Entrance Hall, Reception Room, Inner Living Room, Breakfast Room, Understairs Cupboard with access to Cellar, Kitchen.

First Floor
Stairs and Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom – having bath, WC and pedestal wash hand basin.
Outside – A small walled yard



and garden area, rear side access and garage beyond. (please note the garage is in a poor and dangerous condition and should not be entered).

Vendors Solicitors:

Turner Bailey Thompson Warmington
24 Wolverhampton Street
Dudley
DY1 1DB

Telephone No – 01384 253771

Ref: Mr J Burton

Viewings:

Via Cottons – 0121 247 2233



47 Beatrice Street, Walsall, WS3 2AA

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden and driveway allowing for off road parking. The property benefits from having well laid out accommodation and gas fired central heating. The property requires some modernisation. Beatrice Street is located between Green Lane (A34) and Bloxwich Road and is approximately two and half miles distance from Walsall city centre.

Accommodation:

Ground Floor
Entrance Hallway, Two Reception Rooms, Kitchen, Shower Room, Conservatory.
First Floor

Stairs and Landing, Three Bedrooms, Bathroom comprising pedestal wash hand basin, low level WC and panelled bath.
Outside
Rear –lawned garden.
Front – lawned foregarden and driveway allowing for off road parking.

Vendors Solicitors:

Whatley Weston & Fox
15-16 The Tything
Worcester
WR1 1HD

Telephone No – 01905 731731

Ref: Mrs C Washbrook

Viewings:

Via Cottons – 0121 247 2233



**7 Talbot Street, Halesowen,
West Midlands, B63 2TB**

Property Description:

A mid-terrace property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation and gas fired central heating but requires modernisation and improvement. Talbot Street is a cul-de-sac located in an established residential area, leading off Furlong Lane, which in turn can be found from Windmill Hill (A458) and is approximately two miles distance from Halesowen Town Centre providing access to a wide range of local shops and amenities.

Vendors Solicitors:

George Green & Co
195 High Street
Cradley Heath
West Midlands
B64 5HW

Telephone No – 01384 410 410

Ref: Mr M Bufton

Viewings:

Via Cottons – 0121 247 2233



Accommodation:

Ground Floor
Reception Room One, Reception Room Two, Inner Lobby, Kitchen, Shower Room having shower cubicle, pedestal wash hand basin and low level WC, Utility Room.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three having stairs leading to loft conversion.
Outside
Rear – paved yard.



48 Cecil Road, Selly Park, Birmingham, B29 7QQ

Property Description:

A traditional style mid-terraced house of brick construction surmounted by a replacement tile clad roof set back from the road behind a walled foregarden and requiring modernisation and improvement throughout. Cecil Road itself forms part of an established residential area popular with investors and located off Dogpool Lane which in turn leads off Pershore Road.

Vendors Solicitors:

Butler Hall & Co
214 Hagley Road
Edgbaston
Birmingham
B16 9PH

Telephone No - 0121 456 3171

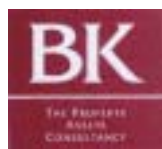
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Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with bath, wash basin and WC.
Outside
Front - walled foregarden.
Rear - yard with store, outside WC and garden.



46 Leighton Road, Moseley, Birmingham, B13 8HD


Property Description:

A traditional end-terraced house of brick construction surmounted by a replacement tile clad roof providing well laid out presentable accommodation which benefits from gas fired central heating. Leighton Road itself is situated via Farquar Road off Alcester Road (A435) and conveniently within approximately three hundred metres from Moseley Centre providing a wide range of local amenities.

Vendors Solicitors:

Heny Loveday & Keighley
Crown Chambers
Bank Road
Matlock
Derbyshire
DE4 3AQ

Telephone No – 01629 583142

Ref: Mr C Gale

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen with range of fitted units, Bathroom having panelled bath with electric shower over, pedestal wash basin, WC.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two (intercommunicating), Bedroom Three.
Outside
Front - walled forecourt.
Rear - paved garden and brick built store.



15 Barr Street, Dudley, West Midlands, DY3 2LZ

Property Description:

A brick built four bedroomed single storey dwelling surmounted by a tile clad roof set back from the road behind a block paved driveway allowing for off road parking and also access to garage. The property is offered for sale in presentable condition and benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, and planning consent for the conversion of the garage to a habitable room. Barr Street is situated in an established residential area and can be located between Bird Street and Musk Lane and is within walking distance to Lower Gornal Village providing a wide range of local shops and amenities and is approximately half a mile distance from Himley Park.

Planning:

The property benefits from full planning permission for the conversion of the garage to a habitable room - Application Number P/02/0244 approved on 11 April 2002. Full details are available from Dudley Council and the Auctioneers and Solicitors offices.

Accommodation:

Ground Floor
Entrance Hallway, Lounge, Kitchen/Dining Area, Bedroom One with En-Suite Shower Room, consisting of shower cubicle, pedestal wash hand basin and low level WC, Bedroom 2, Bedroom 3, Bedroom 4/Dining Room, Bathroom having panelled bath, pedestal wash hand basin and low level WC.
Outside
Front - having block paved driveway allowing for off road parking and access to garage.
Rear - lawned garden.

Vendors Solicitors:

Stannard & Co
Lombard House
145 Great Charles Street
Birmingham
B3 3PL

Telephone No - 0121 236 1174

Ref: Mr N E A Watkin

Viewings:

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**18 Havelock Road,
Saltley, Birmingham,
B8 1RT**

Property Description:

A terraced house of rendered brick construction surmounted by a slate clad roof, and benefits from gas fired central heating and UPVC double glazed windows. Havelock Road itself leads directly of Washwood Heath Road (B4114) and is situated in a popular and established residential area located a short distance from Alum Rock Road which provides a wide range of shops and local amenities.

Accommodation:

Ground Floor
Front Living Room, Rear Living Room with cellar access, Kitchen, Bathroom comprising bath, pedestal wash basin and WC.

First Floor
Two Bedrooms

Outside
(Rear) Enclosed entry access to yard and garden.

Vendors Solicitors:

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL

Telephone No- 0121 327 3900

Ref: Mr A Khan

Viewings:

Via Cottons – 0121 247 2233



**170 Putney Road,
Handsworth,
Birmingham B20 3QS**

Property Description:

A traditional style mid terraced house of brick construction with a replacement tile clad roof providing well laid out accommodation and benefiting from gas-fired central heating, mostly UPVC double glazed windows, but requiring some modernisation and improvement. The property is set back from the road behind a fore-garden and situated close to the junction with Putney Avenue.

Accommodation:

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

Outside (front) – Fore-garden with potential for off-road car parking.
Outside (rear) – Covered yard area, garden and shared pedestrian rear access.

Vendors Solicitors:

Silks
368 High Street
Smethwick
West Midlands
B66 3PG

Telephone No – 0121 558 1147

Ref: Mr S Nickless

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