

Location



Cottons

Chartered Surveyors

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PROPERTY AUCTION

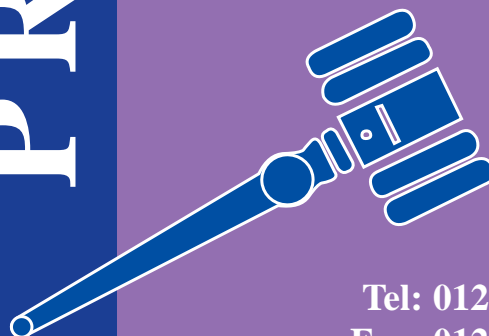
Cottons

Chartered Surveyors

7TH APRIL 2005

AT 11.00 AM

ASTON VILLA
FOOTBALL CLUB
VILLA PARK
BIRMINGHAM
B6 6HE



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.

2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.

3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.

4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.

5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.

6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances and electrical fittings. Prospective purchasers are advised to undertake their own investigations.

7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.

8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.

9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.

10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.

11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.

12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.

13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

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

Auction Sale of 95 LOTS

To include a range of Residential and Commercial Vacant and Investment property, along with range of Development Sites and Land comprising:

- 37 Freehold Vacant Residential Properties
- 34 Residential Investment Properties
- 2 Leasehold Vacant Flats/Houses
- 9 Freehold Commercial/ Industrial Premises
- 2 Leasehold Commercial Premises
- 9 Parcels of Freehold Land
- 1 Freehold Flat Investment Opportunity
- 1 Freehold Residential Development Site

ORDER OF SALE

Lot	Property	
1	238 Tessall Lane, Northfield	Freehold Vacant Possession
2	50 Manor Road, Walsall	Freehold Vacant Possession
3	36 Beeches Road, Walsall	Freehold Investment
4	140 Willes Road, Winson Green	Freehold Investment
5	10 Wood Avenue, Wednesfield	Freehold Vacant Possession
6	12 Cook Avenue, Dudley	Freehold Vacant Possession
7	10 Reddings Lane, Tyseley	Freehold Vacant Possession
8	270 Newbury Lane, Oldbury	Freehold Investment
9	10 Three Shires Oak Road	Freehold Investment
10	8 Greenvale Avenue, Sheldon	Freehold Investment
11	65 Drayton Street, Walsall	Freehold Investment
12	805 Stratford Road, Sparkhill	Freehold Vacant Possession
13	11 Oak Lane, West Bromwich	Freehold Vacant Possession
14	37 Carlyle Road, Edgbaston	Freehold Investment
15	30 Shirley Road, Acocks Green	Freehold Investment
16	40 Station Road, Acocks Green	Freehold Investment
17	128 Stourbridge Road, Dudley	Freehold Vacant Possession
18	57 Kempson Road, Castle Bromwich	Freehold Vacant Possession
19	23 Dovey Road, Tividale	Freehold Investment
20	Paddock Cottage, 51 Balsall Street East, Balsall Common	Freehold Vacant Possession/Redevelopment Opportunity
21	54 Gillott Road, Edgbaston	Freehold Investment
22	168 Harborne Park Road, Harborne	Freehold Investment
23	263 Lichfield Road, Rushall, Walsall	Freehold Residential Redevelopment Opportunity
24	14 Osier Grove, Northfield	Freehold Investment
25	19 Hilary Drive, Sutton Coldfield	Freehold Vacant Possession
26	77 Attwood Street, Lye, Stourbridge	Freehold Investment
27	78 Attwood Street, Lye, Stourbridge	Freehold Investment
28	Hollyhurst, 78 Burton Rd, Castle Gresley	Freehold Vacant Possession
29	12 Darklands Lane, Swadincote	Freehold Vacant Possession
30	67/68 Windmill Lane, Smethwick	Freehold Investment
31	52 Lode Lane, Solihull	Freehold Investment
32	9 Edgbaston Road, Smethwick	Freehold Investment
33	161 Coombes Lane, Northfield	Freehold Investment
34	3 Croft Street, Willenhall	Freehold Investment
35	14 Coniston Close, Hall Green	Freehold Vacant Possession
36	84 Leacroft Avenue, Bushbury, Wolverhampton	Freehold Vacant Possession
37	114 Wellhead Lane, Perry Barr	Freehold Vacant Possession
38	69 Stockfield Road, Acocks Green	Freehold Investment



39	24 Chiswell Road, Winson Green	Freehold Vacant Possession
40	46 Forest Road, Oldbury	Freehold Investment
41	Plot 7 Little Hay Lane, Shenstone	Freehold Land
42	Plot 8 Little Hay Lane, Shenstone	Freehold Land
43	Plot 3 Land Of Queslett Road, Great Barr	Freehold Land
44	Paddock 1 Ledbury Road, Long Green, Worcs	Freehold Land
45	Paddock 2 Ledbury Road, Long Green, Worcs	Freehold Land
46	Paddock 3 Ledbury Road, Long Green, Worcs	Freehold Land
47	Paddock 4 Ledbury Road, Long Green, Worcs	Freehold Land
48	Paddock 5 Ledbury Road, Long Green, Worcs	Freehold Land
49	Wesman Court, 37 Arboretum Road, Walsall	Freehold Investment Opportunity
50	13 Noel Road, Edgbaston	Freehold Vacant Possession
51	71 Mogul Lane, Halesowen	Freehold Vacant Possession
52	49 Orchard Road, Erdington	Freehold Vacant Possession
53	83 Cole Bank Road, Hall Green	Freehold Vacant Possession
54	11 Station Road, Erdington	Freehold Vacant Possession
55	8/10 Charles Road, Handsworth	Freehold Vacant Possession
56	550 Walsall Road, Great Barr	Leasehold Investment
57	600 College Road, Kingstanding	Leasehold Vacant Possession
58	29 Trafalgar Court, Tividale	Leasehold Vacant Possession
59	26 Tyber Drive, Handsworth Wood	Freehold Investment
60	46 Brecon Road, Handsworth	Freehold Investment
61	40 Hill Street, Bilston	Freehold Vacant Possession
62	1 Cheshire Road, Witton	Freehold Vacant Possession
63	27 Kegworth Road, Erdington	Freehold Vacant Possession
64	15/17 Stapleford Croft, Kings Norton	Freehold Vacant Possession
65	Brittania Works, Rolfe Street, Smethwick	Freehold Investment
66	Land At Wolverhampton Road, Pattingham, Nr Wolverhampton	Freehold Land
67	The King Of Bohemia Public House, Sheldon	Freehold Vacant Possession
68	12 Raglan Road, Smethwick	Freehold Vacant Possession
69	150 Formans Road, Sparkhill	Freehold Vacant Possession
70	54 Barker Street, Oldbury	Freehold Investment
71	94 Walhouse Road, Walsall	Freehold Vacant Possession
72	37 Victory Avenue, Wednesbury	Freehold Investment
73	33 Chapel Street, Bloxwich	Freehold Investment
74	35 Chapel Street, Bloxwich	Freehold Investment
75	34 Bradley Lane, Bilston	Freehold Vacant Possession
76	186 Yardley Road, Acocks Green	Freehold Vacant Possession
77	73 Kings Road, Kings Heath	Freehold Vacant Possession
78	85 Fairfax Road, West Heath	Leasehold Vacant Possession
79	2 Strawberry Walk, Coventry	Freehold Vacant Possession
80	66 Cleveland Tower, Halloway Head Birmingham	Leasehold Investment
81	17 Bean Road, Dudley	Freehold Vacant Possession
82	11b West End, March, Cambs	Freehold Investment
83	82 Bracebridge Street, Nuneaton	Freehold Vacant Possession
84	12 Hillcrest Road, Nuneaton	Freehold Investment
85	Chestnut House, Kings Street, Barwell	Freehold Investment
86	46 Main Street, Smeeton Westerby	Freehold Vacant Possession
87	121 Woodmans Rise, Droitwich	Freehold Investment
88	15 Salters Road, Walsall Wood	Freehold Investment
89	29 Hargreaves Street, Stowheath, Bilston	Freehold Vacant Possession
90	67 Geraldine Road, Yardley	Freehold Vacant Possession
91	41 Green Rock Lane, Walsall	Freehold Investment
92	107 Winson Street, Winson Green	Leasehold Vacant Possession
93	32 Blackacre Road, Dudley	Freehold Vacant Possession
94	1 Wroxton Road, Yardley	Freehold Vacant Possession
95	99 Ridgeway, Edgbaston	Freehold Vacant Possession

IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

- Bank/Building Society Draft

- Personal/Company Cheque

- Debit/Credit Card

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

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

- Full UK Passport or Driving Licence (for identification)

- Either a Recent Utility Bill, Council Tax Bill or Bank Statement (as proof of your residential address)

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

AUCTION TEAM

Andrew J. Barden MRICS
John Day FRICS
Ian M. Axon MNAEA
Sharon M. O'Malley MNAEA
Peter C. Longden FRICS
Mark M. Ward TechRICS
Kenneth F. Davis FRICS

MISREPRESENTATION ACT

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

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



LOT 1**Freehold Vacant Possession**

**238 Tessall Lane,
Northfield,
Birmingham, B31 5EF**

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 lawned foregarden and driveway and situated virtually opposite the junction with Josiah Road. The property requires modernisation and improvement and has potential for the erection of a garage to the rear.

further off road parking with access provided by way of a shared vehicular driveway.

Vendors Solicitors:

Clarke Willmott
1292 Bristol Road South
Northfield
Birmingham
B31 2TH

Telephone No – 0121 475 7311

Ref: Mr A Powles

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Reception Room,
Breakfast Kitchen with built in
pantry cupboard.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, wash basin & WC.

Outside (front) – lawned foregarden
and paved driveway providing off
road parking. Pedestrian side
access to rear.

Outside (rear) – Covered rear
entrance, integral WC and Store,
Yard and long lawned garden with
potential for provision of a garage or

LOT 3**Freehold Investment**

**36 Beeches Road, Walsall,
West Midlands WS3 1EZ**

Property Description:

A semi detached house of brick construction, surmounted by a hipped slate clad roof, offered for sale in a presentable and much improved condition, benefiting from UPVC double glazed windows, gas-fired central heating and modern kitchen and bathroom fittings. Beeches Road itself is situated directly off Bloxwich Road (B4210) and the property is conveniently located within approximately one miles distance to the north of Walsall Town Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £120.00 per week (£6240.00 per annum).

Vendors Solicitors:

Clark Brookes
2 Lombard Street West
West Bromwich
West Midlands
B70 8EH

Telephone No – 0121 553 2576

Ref: Mr R Pinning

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Living Room,
Breakfast/Kitchen with a range of
modern fitted units, Bathroom with
modern suite comprising panelled
bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Double
Bedrooms.

Outside (front) - Lawned fore-
garden, full length paved driveway
providing off-road car parking.
Outside (rear) – Prefabricated single
Garage, small yard and large
lawned garden

LOT 2**Freehold Vacant Possession**

50 Manor Road, Walsall, WS2 9PU

**Property Description:**

An end-terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property itself benefits from having gas fired central heating and some timber framed double glazing, however does require some modernisation and improvement. Manor Road can be found off Moat Road which in turn runs from Pleck Road (A4148) and is situated within walking distance from Manor Hospital, one mile from Walsall Town Centre and approximately one mile from Junction 10 of the M6 Motorway.

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

Accommodation:

Ground Floor
Front Reception Room, Rear
Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom comprising panelled bath,
low level WC and pedestal wash
hand basin.
Outside
Front - walled foregarden.
Rear - lawned garden.

LOT 4**Freehold Investment**

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

Property Description:

A mid terraced house of brick construction with a tile clad roof standing behind a walled foregarden. The property benefits from part UPVC double glazed windows and gas fired central heating. Willes Road itself runs directly between Handsworth New Road and Bacchus Road. The property is currently let on an assured shorthold tenancy agreement at a rental of £375 per calendar month (£4,500 per annum).

Vendors Solicitors:

Murria & Co
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 200 2818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Through Lounge, Kitchen

First Floor
Stairs and landing, Two Double
Bedrooms, Bathroom with bath,
wash basin & WC.

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



LOT 5**Freehold Investment**

**10 Wood Avenue, Wednesfield,
Wolverhampton, WV11 1NL**

**Property Description:**

A mid terraced house of part rendered brick construction surmounted by a slate clad roof providing well laid out accommodation and benefiting from mostly gas fired central heating, UPVC double glazed windows, new bathroom and kitchen fittings, redecoration and off road parking. Wood Avenue itself leads directly off Amos Lane (B4484) and the property is located approximately two miles distance to the north east of Wolverhampton City Centre. The property is currently let on an assured shorthold tenancy agreement at a rental of £375 per calendar month (£4,500 per annum).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining
Kitchen with range of recently fitted units, Lobby with Utility Area,
Bathroom with recently fitted suite comprising panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front - Tarmacadam driveway.
Rear - large paved yard and long garden.

Vendors Solicitors:

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

Telephone No - 0121 356 1161

Ref: Mr A G Curtis**Viewings:**

Via Cottons - 0121 247 2233

LOT 6**Freehold Vacant Possession**

**12 Cook Avenue, Dudley,
West Midlands, DY2 8SP**

**Property Description:**

A brick built mid terraced house surmounted by a pitched slate clad roof benefiting from a single storey extension to the rear, gas fired central heating, secondary glazed windows and providing well laid out accommodation which requires some cosmetic improvement. The property itself is overlooking Buffery Park and Cook Avenue leads directly off Selbourne Road and is approximately half a mile distance south of Dudley Town Centre which provides a wide range of retail amenities and services.

Accommodation:

Ground Floor
Porch, Reception Hall with walk-in store, Front Reception Room, Rear Reception Room with walk-in cupboard, Dining Room, Kitchen with Pantry.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash hand basin and WC.
Outside
Front - paved foregarden with shared pedestrian entry access to rear.
Rear - paved yard and garden.

Vendors Solicitors:

VKM
Suite 1 Talisbrooke House
Castle Street
Wolverhampton
WV1 3AD

Telephone No - 01902 311155

Ref: Mr V K Momi**Viewings:**

Via Cottons - 0121 247 2233

LOT 7**Freehold Vacant Possession**

**10 Reddings Lane,
Tyseley, Birmingham,
B11 3HB**

**Property Description:**

A traditional mid terraced house of brick construction in need of cosmetic improvement. The property benefits from UPVC double glazing and gas fired central heating. Reddings Lane itself runs directly off Warwick Road (A41) which gives direct access into Birmingham City Centre.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen

First Floor
Stairs and landing, Two Double Bedrooms, Bathroom comprising Bath, wash basin and WC.

Outside
(Front) Walled fore garden
(Rear) Overgrown garden and pedestrian access

Vendors Solicitors:

Lincoln Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN

Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons - 0121 247 2233

LOT 8**Freehold Investment**

**270 Newbury Lane, Oldbury,
West Midlands, B69 1JG**

**Property Description:**

A mid terraced house of brick construction surmounted by a tile clad roof set back from the road behind a paved forecourt and situated to the upper part of Newbury Lane which leads directly off Wolverhampton Road (A4123). The property is currently let on a Regulated Tenancy Agreement at a registered rental of £60.00 per week (£3,120 per annum) rising to £63.00 per week (£3,276 per annum) effective from 9 May 2005

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside
Front - paved forecourt providing off road parking and pedestrian entry access.
Rear - long garden and outside WC.

Vendors Solicitors:

Putsmen WLC
Britannia House
50 Great Charles Street
Queensway
Birmingham
B3 2LT

Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings:
Via Cottons - 0121 247 2233





**10 Three Shires Oak Road, Smethwick,
West Midlands, B67 5BA**

Property Description:

The property comprises a two storey building of traditional brick and slate construction fronting to Three Shires Oak Road close to its junction with Bearwood Road and is therefore well situated within very close proximity to the busy Bearwood centre. The property is presently let as an Estate Agency and offers good centrally heated accommodation. The property is let on lease for a term of six years from 11 March 2005 at £9,500 per annum with a review and tenant break clause at the end of the third year. The lease is held on full repairing and insuring terms.

Accommodation:

Ground Floor
Reception Area/General Office – 31.6 square metres (340 square feet).
Kitchen – 5.5 square metres (59 square feet).

First Floor

Front Office – 13.5 square metres (145 square feet).
Rear Office – 10.3 square metres (111 square feet).
Former Bathroom with bath, wash hand basin and WC.
Outside
Front – surfaced forecourt.
Rear – garden area with rear pedestrian access.

Vendors Solicitors:

Lincoln-Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN

Telephone No – 0121 454 7011

Ref: Mr J Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233



**8 Greenvale Avenue, Sheldon,
Birmingham, B26 3XL**

Property Description:

A Semi detached house of rendered brick construction with an interlocking tile clad roof, standing behind a lawned fore garden with an adjoining brick built annexe which has formerly been used as a convenience store. The property benefits from gas fired central heating and part UPVC double glazing. Greenvale Avenue leads of Mapledene Road which forms part of an established residential area. The property is currently let on an Assured Shorthold Tenancy at a rental of £430 per calendar month (£5,160 per annum)

First Floor

Stairs and landing, Two Bedrooms, Bathroom comprising panelled bath, pedestal wash basin and WC.
Outside
Front – lawned garden, paved driveway
Rear – Enclosed garden

Vendors Solicitors:

Murria & Co
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 200 2818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Store Room, Kitchen providing access to brick built annexe, comprising of 2 Rooms previously used as a retail shop and store area. separate WC.

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

2nd June 2005

CALL THE AUCTION TEAM NOW

0121 247-2233





**65 Drayton Street, Walsall,
West Midlands WS2 9PP**

Property Description:

A semi detached house of brick construction, surmounted by a an interlocking hipped tile roof and benefiting from well laid out accommodation, mostly UPVC double glazed windows, gas-fired central heating along with a useful annexe located in the rear garden. Drayton Street itself is located a short distance off Wolverhampton Road (A454) and is conveniently located within approximately half a mile distance from the M6 Motorway (Junction 10) and approximately one miles distance from Walsall Town Centre providing a wide range of retail amenities and services.

The property is currently let on a Shorthold Periodic Tenancy Agreement

Rental - £120.00 per week (£6240.00 per annum).

Accommodation:

Ground Floor
Entrance Hall, Living Room, Breakfast/Kitchen, Rear Entrance Hall, Cloakroom with WC.

First Floor

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

Outside (front) – Tarmacadam driveway providing off-road parking, fore-garden set back behind a privet hedge and pedestrian gates side access to rear.

Outside (rear) – Paved yard/patio, rear garden and Annexe comprising of Double Bedroom and Workshop/Store.

Vendors Solicitors:

Clark Brookes
2 Lombard Street West
West Bromwich
West Midlands
B70 8EH

Telephone No – 0121 553 2576

Ref: Mr R Pinning

Viewings:

Via Cottons – 0121 247 2233

**805 Stratford Road, Sparkhill,
Birmingham B11 4BS**


Property Description:

A traditional style three-storey mid terraced retail premises with accommodation over, and of brick construction, surmounted by a slate clad roof. The property forms part of a retail parade, directly fronting Stratford Road (A34), close to the junction with Springfield Road. The retail premises have been established for many years as a butchers shop and will become vacant on 31 March 2005 - and the accommodation over provides scope for conversion to a flat/living accommodation, subject to modernisation and improvement works.

Accommodation:

Ground Floor
Retail Shop Premises with recessed entrance, glazed shop front and Cold Room, Rear Passageway to Kitchen, Inner Hall with built-in under-stair cupboard.

Gross Internal Area – 37.34 sq m (402 sq ft)

Frontage – 3.67 m (12.1 ft)

First Floor

Stairs and Landing, Three Rooms, Bathroom with panelled bath, wash basin & WC.

Second Floor

Stairs and Landing, Two Rooms.

Outside – Rear yard/garden with brick stores and rear pedestrian access.

Vendors Solicitors:

Wheadon & Co
Office 5 Walmley Gardens
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ

Telephone No – 0121 351 3333

Viewings:

Via Cottons – 0121 247 2233

**11 Oak Lane, West Bromwich,
West Midlands, B70 8PW**


Property Description:

An end terraced property of rendered brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having majority UPVC double glazed windows and provides well laid out accommodation. Oak Lane can be located between Wood Lane and Oxford Road and is approximately half a mile distance from the main shopping area in West Bromwich providing a wide range of retail shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Inner Lobby, Kitchen, Bathroom having panelled bath, pedestal wash basin and low level WC.

First Floor

Stairs and Landing, Bedroom One, Bedroom Two.

Outside

Rear – paved yard.

Vendors Solicitors:

Murria & Co
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 200 2818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

37 Carlyle Road, Edgbaston, Birmingham, B16 9BH

Property Description:

A traditional three storey semi-detached house of brick construction with slate clad roof, informally converted to provide five separate self contained flats each benefiting from gas fired central heating systems and having separate gas and electricity meters. The property is fitted with emergency lighting along with mains fitted fire detection and smoke alarm systems. Carlyle Road itself runs directly between Waterworks Road and Stirling Road and is located a short distance off Hagley Road which provides direct access to Birmingham City Centre. Each flat is currently let on an Assured Shorthold Tenancy Agreement producing a total rental income of £1,730 per calendar month (£20,760 per annum). A Schedule of Tenancies along with a copy of each Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Shared Entrance Hall and Reception Hall.
Flat 1 – Entrance Hall, Bathroom with bath, wash basin and WC, Bedroom, Lounge, Kitchen.
Flat 2 – Entrance Hall, Bathroom with bath, wash basin and WC, Lounge, Kitchen, Bedroom.
First Floor
Stairs and Landing.
Flat 3 – Lounge, Kitchen, Inner Hall, Bathroom with bath having electric



shower over, wash basin and WC, Bedroom.
Flat 4 – Entrance Hall, Bathroom with bath, wash basin and WC, Kitchen, Lounge, Bedroom.
Second Floor
Stairs and Landing
Flat 5 – Lounge, Bathroom with bath, wash basin and WC, Bedroom, Kitchen.
Outside
Front - walled foregarden, shared pedestrian entry access to rear.
Rear – yard and garden.

Vendors Solicitors:

Lincoln-Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN

Tel No: 0121 454 7011

Ref: Mr J Lincoln-Lewis

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 2nd June 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.



30 Shirley Road, Acocks Green, Birmingham B27 7XH

Property Description:

A traditional three storey semi detached house of brick construction, surmounted by a replacement tile clad roof, informally converted to provide five Self-contained Flats, each benefiting from independent gas heaters and having separate gas and electricity meters and fitted with emergency lighting and interlinked smoke alarms. The property benefits from part UPVC double glazed windows and is set back from Shirley Road behind a concrete forecourt which provides off-road parking, and is conveniently within approximately one hundred metres from Acocks Green Shopping Centre which provides a wide range of local amenities. Each flat is currently let on an Assured Shorthold Tenancy Agreement, producing a total rental income of £1,578.83 per calendar month (£18,945.96 per annum). A schedule of tenancies along with a copy of each tenancy agreement is available for inspection at the auctioneer's offices.

Accommodation:

Ground Floor - Reception Hall
Flat 1
Living Room, Galley Kitchen, Double Bedroom, Bathroom panelled bath, wash basin & WC.
Flat 2

Kitchen, Lounge, Double Bedroom, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.

First Floor - Stairs and Landing
Flat 3

Bed/Living Room with sink unit, Bathroom with panelled bath, pedestal wash basin & WC.

Flat 4
Entrance Hall, Kitchen, Lounge, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.

Second Floor – Stairs and Landing
Flat 5

Entrance Hall, Bedroom, Lounge, Kitchen, Bathroom with panelled bath with electric shower over, pedestal wash basin & WC.

Outside – Concrete forecourt providing off road parking, pedestrian entry access to rear.
Outside (rear) – Yard and garden.

Vendors Solicitors:

Millichips
4 The Courtyard
Solihull
West Midlands B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233



LOT 16**Freehold Investment**

**40 Station Road, Acocks Green,
Birmingham B27 6DN**

Property Description:

A traditional three storey semi detached house of brick construction, surmounted by a replacement tile clad roof, informally converted to provide five Self-contained Flats, each benefiting from independent gas heaters and having separate gas and electricity meters and fitted with emergency lighting and interlinked smoke alarms. The property benefits from part UPVC double glazed windows and is set back from Station Road behind a fore-garden and Station Road itself leads directly between Dudley Park Road and Warwick Road, approximately 100 metres from Acocks Green Shopping Centre. Each flat is currently let on an Assured Shorthold Tenancy Agreement, producing a total rental income of £1,578.83 per calendar month (£18,945.96 per annum). A schedule of tenancies along with a copy of each tenancy agreement is available for inspection at the auctioneer's offices.

Accommodation:

Ground Floor - Reception Hall
Flat 1
Living Room with Kitchenette, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.

Flat 2

Kitchen, Lounge, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor - Stairs and Landing

Flat 3

Bathroom with panelled bath, pedestal wash basin & WC, Bed/Living Room with Kitchenette.

Flat 4

Lounge with Kitchenette, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.
Second Floor - Stairs and Landing
Flat 5
Large Bed/Living Room, Open Plan Kitchen, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) - Lawned fore-garden, pedestrian side access to rear

Outside (rear) - Large garden.

Vendors Solicitors:

Millichips
4 The Courtyard
Solihull
West Midlands B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

LOT 17**Freehold Vacant Possession**

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

Property Description:

A traditional style semi-detached house of brick construction surmounted by an interlocking tile clad roof which has been partially improved to include electric rewiring, new gas fired central heating system, partial re-decoration but requiring some further improvement including the provision of modern kitchen and bathroom fittings. The property is situated back from Stourbridge Road (A461) behind a foregarden and driveway and is conveniently located within approximately 1 miles distance from both Dudley Town Centre and Merry Hill Shopping Centre, both providing a wide range of local amenities.

Accommodation:

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

**Outside**

Front – gravelled foregarden and concrete driveway providing off road parking, brick built garage.
Rear – patio area and garden with shed.

Vendors Solicitors:

Malcolm C Foy & Co
2 Upper Millgate
Rotherham
South Yorkshire
S60 1PF

Telephone No – 01709 836866

Ref: Miss Victoria Case

Viewings:

Via Cottons – 0121 247 2233

LOT 18**Freehold Vacant Possession**

**57 Kempson Road,
Castle Bromwich,
Birmingham B36 8LR**

**Property Description:**

A traditional semi detached house of brick construction, surmounted by a hipped tile clad roof, situated in an established residential area, located off Chipperfield Road, which in turn leads off Coleshill Road. The property benefits from gas-fired central heating, UPVC double glazed windows and modern kitchen and bathroom fittings.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Side Entrance Hall, Small Store Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.

Outside (front) – Paved driveway, Side Garage and gravelled fore-garden.

Outside (rear) – Large paved patio and garden.

Vendors Solicitors:

Wildings Solicitors
864 Washwood Heath Road
Ward End
Birmingham
B8 2NG

Telephone No – 0121 786 2555

Ref: Mr G Hussain

Viewings:

Via Cottons – 0121 247 2233





**23 Dovey Road,
Tividale, Oldbury, West
Midlands, B69 1NT**

Property Description:

A semi detached house of brick construction surmounted by a hipped tile clad roof and situated in a cul-de-sac location off Tower Road which in turn leads directly off New Birmingham Road (A4123). The property is currently let on a Regulated Tenancy Agreement at a registered rental of £61.00 per week (£3,172 per annum) effective from 10 February 2005.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.
Outside
Front – lawned foregarden, paved
driveway and side pedestrian
access.
Rear – garden and yard.

Vendors Solicitors:

Putsman WLC
Britannia House
50 Great Charles Street
Queensway
Birmingham
B3 2LT

Telephone No – 0121 237 3000

Ref: Mr S Dempsey

Viewings:

Via Cottons – 0121 247 2233



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

Property Description:

A detached residence of brick construction with a hipped tile clad roof requiring complete modernisation and improvement throughout and offered for sale with the benefit of planning consent to extend the existing dwelling into a substantial family residence comprising of three reception rooms and five bedrooms. The property occupies a sizeable plot extending to 472 sq m (5080 sq ft) and is accessed by way of a public footpath leading directly between Balsall Street East, adjacent to number 49 and close to the junction with Welby Gate Stoneton Crescent adjacent to Number 50. Balsall Common comprises of an established and sought-after residential village offering a range of local amenities, shops and school and has ease of access to Berkswell Railway Station along with excellent links to the West Midlands Motorway Networks, International Airport, The National Exhibition Centre and Solihull and Coventry all being within approximately eight miles distance.

Existing Accommodation:

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

Proposed Accommodation:

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

Outside – Gardens to front, side
and rear.

Vendors Solicitors:

Rotherham & Co
8 The Quadrant
Coventry
West Midlands
CV1 2EG

Telephone No – 02476 227331

Ref: Mr D Dumbleton

Viewings:

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**54 Gillott Road, Edgbaston,
Birmingham, B16 0EZ**

Property Description:

A traditional three storey semi-detached house of brick construction surmounted by a pitched slate clad roof, informally converted to provide five self contained flats each benefiting from gas fired central heating systems and having separate gas and electricity meters. The property is fitted with emergency lighting and mains fitted fire detection systems and is situated towards the lower end of Gillott Road between the junctions of Summerfield Crescent and Link Road. Each flat is currently let on an Assured Shorthold Tenancy Agreement producing a total rental income of £1,760 per calendar month (£21,120 per annum). A Schedule of Tenancies along with a copy of each Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Shared Entrance Hall.
Flat 1 – Lounge, Kitchen, Bedroom, Bathroom.

Flat 2 – Lounge, Kitchen, Bedroom, Bathroom.
First Floor
Stairs and Landing.
Flat 3 – Lounge, Kitchen, Bedroom, Bathroom.
Flat 4 – Lounge, Kitchen, Bedroom, Bathroom.
Second Floor
Flat 5 – Lounge, Kitchen, Bedroom, Bathroom.
Outside
Front – tarmacadam forecourt providing off road parking, pedestrian entry access to rear.
Rear – garden.

Vendors Solicitors:

Lincoln-Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN

Telephone No – 0121 454 7011

Ref: Mr J Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233



**168 Harborne Park Road, Harborne,
Birmingham, B17 0BP**

Property Description:

A presentable and much improved detached bungalow of brick construction surmounted by a hipped tile clad roof benefiting from UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and three bedrooms. The property itself is set back from Harborne Park Road behind a tarmacadam forecourt and is situated close to the junction with Leawood Crescent. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £900 per calendar month (£10,800 per annum).

Planning:

The property benefits from full planning consent granted by Birmingham City Council (Reference S/06133/03/FUL and dated 17 November 2003) for the erection of a single storey side and rear extension along with two dormer windows to the front and rear roof elevations. Upon completion the property would benefit from Two Reception Rooms, Kitchen, Utility Room, Garage, Five Bedrooms, and Four Bathrooms. A copy of the Planning Decision Notice and Plans is available for inspection at both the Auctioneers and Solicitors offices.

Accommodation:

Ground Floor
Recessed Entrance, Reception Hall, Lounge, Dining Kitchen with range of modern fitted units, built in stainless steel oven, hob and cooker hood, Utility Room with range of fitted units, Two Double Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.
First Floor
Stairs to Bedroom Three (double) with eaves storage off.
Outside
Front – large tarmacadam forecourt providing off road parking, car port and access to brick built garage.
Rear – paved patio and a long, mainly lawned garden.

Vendors Solicitors:

Richard Ludlow Solicitors
186 Stratford Road
Shirley
Solihull
West Midlands
B90 3BQ

Telephone No – 0121 733 1122

Ref: Mr R Ludlow

Viewings:

Via Cottons – 0121 247 2233



LOT 23**Freehold Residential
Redevelopment Opportunity**

**263 Lichfield Road, Rushall, Walsall,
West Midlands, WS4 1EB**

Property Description:

A detached brick built bungalow occupying part of a sizeable plot situated in an established residential area approximately two miles distance from Walsall Town Centre providing access to a wide range of local shops and amenities. The property itself requires modernisation and improvement and is offered for sale with the benefit of planning consent for the redevelopment of the site providing six two bedroomed purpose built flats and a further two one bedroomed purpose built flats together with residents parking. The site extends to approx 1019 square metres (0.25 acres).

Planning:

The property was granted planning

consent by Walsall Metropolitan Borough Council dated 28th February 2005 (Reference 04/1733/FL/E2) for the demolition of the bungalow and the erection of six two bedroomed flats and two one bedroomed flats. A copy of the plans are available for inspection at the auctioneers and solicitors offices.

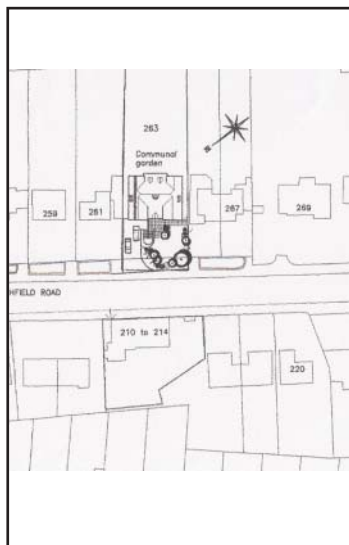
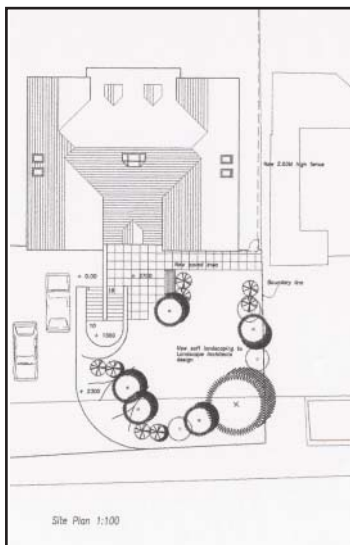
Vendors Solicitors:

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



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LOT 24**Freehold Investment**

**14 Osier Grove, Erdington,
Birmingham, B23 7XU**

Property Description:

A mid terraced house of brick construction surmounted by a pitched tile clad roof set back from the road behind a lawned foregarden and benefiting from gas fired central heating and UPVC double glazed windows. Osier Grove itself leads off Blackrock Road, which in turn leads off Faulkners Farm Drive. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £110 per week (£5,720 per annum).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen,

Secondary Entrance Hall.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside
Front and rear gardens.

Vendors Solicitors:

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

Telephone No – 0121 455 6333

Ref: Mr P A Lugsdin

Viewings:

Via Cottons – 0121 247 2233

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LOT 25**Freehold Vacant Possession**
**19 Hilary Drive,
Sutton Coldfield, West
Midlands B76 2SW**
Property Description:

A presentable and much improved modern semi detached house of brick construction surmounted by a tile clad roof, situated in a cul-de-sac which leads off Laburnum Drive which in turn leads off Springfield Road. The property itself provides well laid out accommodation having Three Double Bedrooms and benefits from gas-fired central heating, UPVC double glazed windows and modern kitchen and bathroom fitments.

Outside (rear) – Enclosed lawned garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Side Entrance Hall with Storage Recess, Breakfast/Kitchen with an extensive range of modern laminate units, built-in oven, hob and cooker hood, Full Width Lounge/Dining Room.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with modern fitted corner suite comprising panelled bath with electric shower over, pedestal wash basin & WC.

Outside (front) – Lawned fore-garden with Tarmac driveway leading to part integral Garage.

LOT 26**Freehold Investment**
**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).

Vendors Solicitors:

Murria & Co
Court Chambers
180 Corporation Street
Birmingham
B4 6UD935

Telephone No – 0121 200 2818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
L-shaped Lounge/Dining Room, Kitchen, Cloakroom with WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside
Rear – yard.

LOT 27**Freehold Investment**
**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:**

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

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

LOT 28**Freehold Vacant Possession**
**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 brick 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





12 Darklands Road, Swadlincote, Derbyshire, DE11 0PG

Property Description:

A detached bungalow of rendered brick construction surmounted by a hipped tile clad roof, benefiting from gas fired central heating, part double glazed windows, ample off road parking and having recently been improved by the existing owners to include redecoration and an attractive range of modern fitted kitchen units.

Accommodation:

Ground Floor
Recessed Entrance, Reception Hall, Lounge, Bedroom One, Bedroom Two, Bathroom with panelled bath, vanity wash hand basin and WC, Extended Open Plan Dining Room and Kitchen with an extensive range of attractive modern laminate units and work surfaces including

built in oven, hob and cooker hood. Outside
Front – foregarden and tarmacadam forecourt and driveway providing ample off road parking, large side driveway.
Rear – tarmacadam rear parking area and garden.

Vendors Solicitors:

Fishers
74 High Street
Swadlincote
Derbyshire
DE11 8HS

Telephone No – 01283 217 193

Ref: Mrs D Crane

Viewings:

Via Cottons – 0121 247 2233



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67/68 Windmill Lane, Cape Hill, Smethwick, West Midlands, B66 3ES

Property Description:

A double fronted three storey mid terraced property of traditional brick construction with a replacement tile clad roof. The property was originally two separate units, which have now been combined to provide extensive living accommodation to part of the ground floor and all of the first and second floors, along with a separate retail units to the ground floor. The property is in presentable condition and living accommodation benefits from gas-fired central heating and five Double Bedrooms. The property is located almost opposite to the new Retail Park shortly to be completed with lettings already secured to Asda, Argos, and Matalan. Number 67 is currently let as a Newsagent on a six year lease, which commenced 25th March 2004 at a rental of £5000 per annum. The front portion of No 68 is let on a five year lease which commenced in November 2004 at a rental of £1,500. per annum. The residential accommodation to the rear of No68 and over 67 & 68 was until recently let at a rental of £225. per week (£11,700. per annum).

Accommodation:

Ground Floor (No. 67)

Front Reception Room, Inner Hall, Rear Reception Room, Breakfast/Kitchen with a range of laminate units.
Ground Floor (No.68)
Front Retail Area – 29sq.m (312sq.ft). Lounge, Kitchen and Cloakroom with WC and wash basin.
First Floor (No.67 and 68)
Stairs and Landing with storage recess, Three Double Bedrooms, Large Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
Second Floor (No.67 and 68)
Stairs to Attic Bedroom 1 (Double), Stairs to Attic Bedroom 2 (Double)
Outside Front
Paved Forecourt
Outside Rear
Paved Yard with pedestrian access

Vendors Solicitors:

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

Ref: Mr J Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233



**52 Lode Lane, Solihull,
West Midlands, B91 2AW**

Property Description:

A substantial traditional three storey semi detached residence of brick construction surmounted by a recently replaced tiled roof and converted into six separate self contained flats, each providing well laid out accommodation benefiting from separate meters and gas fired central heating. The property itself has been well maintained and is fitted with emergency lighting and mains fire detection system, UPVC double glazed windows and a tarmacadam forecourt and rear garden which has recently been resurfaced and provides ample residents off road parking. The property itself is situated close to the junction with Grove Road and conveniently located within approximately one third of a mile from Solihull Town Centre providing a wide range of retail amenities and services including the prestigious Touchwood Shopping Centre and within approximately one and a half miles distance from the M42 Motorway (Junction 5). The property provides scope for conversion into long leasehold flat units and all flats are currently let on Assured Shorthold Tenancy Agreement producing a total rental income of £580 per week (£30,160 per annum).

Accommodation:

Ground Floor
Shared Entrance Hall and Reception Hall.
Flat 1 – Entrance Hall, Lounge, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC, Double Bedroom.
Flat 2 – Entrance Hall, Lounge, Kitchen, Double Bedroom, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing
Flat 3 – Entrance Hall, Kitchen, Lounge, Bedroom, Shower Room

with tiled shower enclosure, wash basin and WC.
Flat 4 – Entrance Hall, Lounge, Kitchen, Double Bedroom with panelled bath, pedestal wash basin and WC.
Second Floor

Stairs and Landing.
Flat 5 – Entrance Hall, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC, Lounge, Kitchen with range of modern units and Bedroom.
Flat 6 – Entrance Hall, Lounge, Kitchen, Double Bedroom, Bathroom with panelled bath, pedestal wash basin and WC.
Outside
Tarmacadam forecourt and side driveway leading to tarmacadam car park at rear.

Vendors Solicitors:

Millichips
4 The Courtyard
707 Warwick Road
Solihull
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233



**9 Edgbaston Road,
Smethwick,
West Midlands, B66 4LA**

Property Description:

A two storey mid terraced house of brick construction surmounted by an interlocking tile clad roof and having been converted to provide two well laid out self contained flats each benefiting from separate gas fired central heating systems and having separate gas and electricity meters. The property is fitted with mains emergency lighting and fire detection systems and benefits from UPVC double glazed windows and security door entry system. Edgbaston Road itself runs directly between Smethwick High Street and Waterloo Road and the property is conveniently located within less than one quarter mile distance from local services at Cape Hill which includes a new Superstore Retail Development. Each flat is currently let on an Assured Shorthold Tenancy Agreement at the following rentals:-
Flat 1 – £430 per calendar month
Flat 2 – £460 per calendar month
Total rental income - £890 per calendar month (10,680 per annum). A copy of each Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Shared Entrance Hall.
Flat 1 – Entrance Hall, Lounge, Two



Double Bedrooms, Bathroom with bath, wash basin and WC, Kitchen with a range of fitted units.
First Floor
Stairs and Landing.
Flat 2 – Kitchen, Bathroom with bath, wash basin and WC, Lounge, Two Bedrooms.
Outside
Front – concrete forecourt, shared pedestrian entry access to rear.
Rear – large garden.

Vendors Solicitors:

Lincoln-Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN
Tel No: 0121 454 7011

Ref: Mr J Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233

**161 Coombes Lane,
Northfield,
Birmingham, B31 4QU**

Property Description:

A mid terraced house of part rendered brick construction surmounted by an interlocking tile clad roof set back from the road behind a foregarden and driveway and situated close to the junction with Groveley Lane. The property provides well laid out accommodation and benefits from mostly UPVC double glazed windows and is currently let on a Regulated Tenancy Agreement at a rental of £54.00 per week (£2,808 per annum) (effective from 15 October 2020).

Vendors Solicitors:

Putman WLC
Britannia House
50 Great Charles Street
Queensway
Birmingham
B3 2LT

Telephone No – 0121 237 3000

Ref: Mr S Dempsey

Viewings:

Via Cottons – 0121 247 2233



Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside
Front – foregarden with driveway providing off road parking.
Rear – shared entry access to yard with outside WC, and garden.

LOT 34**Freehold Investment**
**3 Croft Street,
Willenhall, West
Midlands WV13 2NU**
Property Description:

A traditional end terraced house of brick construction, surmounted by a slate clad roof directly fronting the pavement and situated in a cul-de-sac located off Field Street (B4484). The property is currently let on an Assured Shorthold Tenancy Agreement
Rental - £100.00 per week (£5200.00 per annum).

Accommodation:

Ground Floor
Front Reception Room,
Dining/Kitchen, Rear Entrance
Lobby, Bathroom with panelled
bath, wash basin & WC.
First Floor
Stairs and Landing, Three
Bedrooms (bedroom 2
intercommunicating).

Outside (rear) – Concrete yard and
brick store.

Vendors Solicitors:

Clark Brookes
2 Lombard Street West
West Bromwich
West Midlands
B70 8EH

Telephone No – 0121 553 2576

Ref: Mr R Pinning

Viewings:

Via Cottons – 0121 247 2233

LOT 35**Freehold Vacant Possession**
**14 Coniston Close,
Hall Green,
Birmingham B28 9DD**
Property Description:

A modern three-storey town house situated in a cul-de-sac located directly off Stratford Road close to the junction with Fox Hollies Road and forming part of a popular residential area pleasantly overlooking public open space. The property itself provides generous well laid out accommodation, benefiting from Four Double Bedrooms, Two Bathrooms, Garage, UPVC double glazed windows and gas-fired central heating and requires some modernisation and cosmetic improvement.
The property provides total gross internal floor area of 128 sq m approximately (1377 sq ft).

Accommodation:

Ground Floor
Reception Hall, Kitchen, 'L' Shaped
Lounge/Dining Room.
First Floor
Stairs and Landing, Bathroom with
panelled bath with shower over,
pedestal wash basin & WC, Two
Double Bedrooms.
Second Floor
Stairs & Landing, Bathroom with
panelled bath, pedestal wash basin
& WC, Two Further Double
Bedrooms and Store Room/Study.



Outside (front) – Lawned fore-
garden

Outside (rear) – Enclosed lawned
garden with personal door to lock-
up Garage, accessed by way of a
shared rear vehicular driveway.

Vendors Solicitors:

Murria & Co
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 200 2818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

LOT 36**Freehold Vacant Possession**
**84 Leacroft Avenue, Bushbury,
Wolverhampton, West Midlands, WV10 9DA**
**Property Description:**

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

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front
Reception Room, Rear Reception
Room, Kitchen, Lean-to
Conservatory.
First Floor
Stairs and Landing, Three Double
Bedrooms, Bathroom with panelled
bath, pedestal wash basin and WC.

Outside (front) – Concrete driveway
providing off road parking and
lawned fore-garden.

Outside (rear) – Pedestrian side
access to enclosed yard and a good
sized partly paved garden.

Vendors Solicitors:

Bayliss & Amos
24 Waterloo Road
Wolverhampton
West Midlands
WV1 4BL

Telephone No – 01902 714109

Ref: Mr John Oxford

Viewings:

Via Cottons – 0121 247 2233

LOT 37**Freehold Vacant Possession**
**114 Wellhead Lane, Perry Barr,
Birmingham, B42 2SY**
**Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, some UPVC double glazed windows and gas fired central heating. Wellhead Lane can be located between Aldridge Road (A3453) and Aston Lane (A4040) and the property itself is situated directly across the road from the University of Central England providing ideal student letting accommodation.

Accommodation:

Ground Floor
Hallway, Reception Room One,
Reception Room Two, Kitchen,
Bathroom having panelled bath, low
level WC and pedestal wash hand
basin.
First Floor
Stairs and Landing, Two Bedrooms.
Outside
Front – walled foregarden.
Rear – lawned garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr P Curtis

Viewings:

Via Cottons – 0121 247 2233





**69 Stockfield Road, Acocks Green,
Birmingham, B27 6AR**

Property Description:

A traditional three storey mid terraced house of part rendered brick construction surmounted by a pitched slate clad roof, informally converted to provide five separate self contained flats, each benefiting from independent gas heaters and having separate gas and electricity meters. The property is set back from the road behind a concrete forecourt providing off road parking and is situated in the upper section of Stockfield Road virtually opposite the junction with Douglas Road and conveniently within approximately one mile distance from Acocks Green Shopping Centre providing a wide range of local amenities. Each flat is currently let on an Assured Shorthold Tenancy Agreement producing a total rental income of £365 per week (£18,980 per annum). A schedule of tenancies along with a copy of each tenancy agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Shared Entrance Hall and Reception Hall.
Flat 1 – Living Room with Kitchenette, Hallway, Bedroom, Shower Room with glazed shower cubicle, vanity wash basin and WC.
Flat 2 – Kitchen, Lounge, Double

Bedroom, Shower Room with glazed shower cubicle, vanity wash basin and WC.

First Floor
Stairs and Landing.

Flat 3 – Hallway, Kitchen, Living Room, Bedroom, Shower Room with glazed shower cubicle, vanity wash basin and WC.

Flat 4 – Hallway, Lounge, Kitchen, Shower Room with glazed shower cubicle, vanity wash basin and WC, Bedroom.

Second Floor

Stairs and Landing

Flat 5 – Kitchen, Lounge, Bedroom, Shower Room with glazed shower cubicle, vanity wash basin and WC.

Outside

Front – concrete forecourt providing off road parking, shared pedestrian access to rear.

Rear – concrete yard and garden.

Vendors Solicitors:

Millichips
4 The Courtyard
707 Warwick Road
Solihull
B91 3DA

Tel No: 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

**24 Chiswell Road, Winson Green,
Birmingham, B18 4DW**


Property Description:

An end terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having some UPVC double glazed windows and gas fired central heating and provides well laid out accommodation. Chiswell Road is located off Dudley Road (A41) close the junction with City Road (A4040). The property is approximately one quarter mile distance from City Hospital and within walking distance to Dudley Road which in turn provides a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom having panelled bath, low level WC, and pedestal wash hand basin.
Outside
Rear – lawned garden.

Vendors Solicitors:

Murria and Co Solicitors
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 2002818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

**46 Forest Road, Oldbury,
West Midlands B68 0EE**


Property Description:

A traditional semi detached house of rendered brick construction, surmounted by a hipped tile clad roof, offered for sale in a presentable and modernised condition, benefiting from UPVC double glazed windows, gas-fired central heating and modern bathroom fittings. Forest Road itself forms part of an established and popular residential area and runs directly between Perry Hill Road and Stanley Road, located a short distance off Hagley Road West (A456).

The property is currently let on an Assured Shorthold Tenancy Rental – £650 per calendar month (£7,800 per annum)

Outside (rear) – Decking area and garden.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of wooden panelled units, built-in oven, hob and cooker hood.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath with shower over, pedestal wash basin and W.C.
Outside (front) – Block paved forecourt providing off-road parking.

Vendors Solicitors:

Lincoln Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN

Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

LOT 41

Plot 7, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 405 sq m (0.10 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

Freehold Land

LOT 43

Plot 3, Land off Queslett Road, Great Barr, Birmingham B43

Land Description:

A parcel of land extending to approximately 470 sq m (0.116 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors:

Higgs & Sons
1 Townsend Place
Kingswinford
Dudley
West Midlands
DY6 9JL

Telephone No – 01384 342100

Freehold Land



Ref: Mr M Pettigrew

Viewings:

Via Cottons – 0121 247 2233

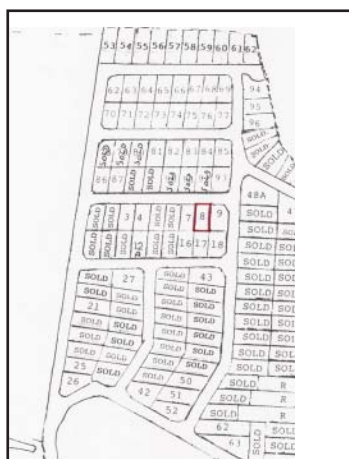
LOT 42

Plot 8, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 405 sq m (0.10 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

Freehold Land

LOT 44

Paddock 1, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.

Freehold Land



Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons – 0121 247 2233



LOT 45

Paddock 2, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.



Vendors Solicitors:

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

Ref: Mr N Humphrey

Viewings - External Viewings

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

Freehold Land

LOT 47

Paddock 4, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.



Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons - 0121 247 2233

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

Freehold Land

LOT 46

Paddock 3, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.



Vendors Solicitors:

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

Ref: Mr N Humphrey

Viewings:

Via Cottons - 0121 247 2233

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

Freehold Land

LOT 48

Paddock 5, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one quarter acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.



Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons - 0121 247 2233

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

Freehold Land





**Wesman Court, 37 Arboretum Road, Walsall,
West Midlands, WS1 2QH**

Property Description:

A substantial three storey residential dwelling house of brick construction surmounted by a slate clad roof. The property provides an ideal investment opportunity having been converted into five separate self contained flats, two of which are currently let on long leases for terms off 99 years from 25 December 1978 and three offered for sale with vacant possession each benefiting from gas fired central heating and off road parking. Arboretum Road itself leads directly of Broadway North and the property is conveniently located within less than half a mile distance from Walsall Town Centre providing access to a wide range of local shops and amenities.

Current Rental Income:

Flat A - Currently let on a long lease for a term of 99 years from 25 December 1978 producing a rent of £35 per annum.

Flat B - Currently let on a long lease for a term of 99 years from 25 December 1978 producing a rent of £35 per annum.

Flat C - Vacant

Flat D - Vacant

Flat E/Attic - Vacant

Accommodation:

Ground Floor
Shared Entrance Hall, Stairs leading to First Floor
Flat C
Entrance Hall, Reception Room, Kitchen, Bedroom and Bathroom having panelled bath, low level WC and pedestal wash hand basin.
Flat D
Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash hand basin and low level WC.
Flat E – Attic
Open Plan Reception/Kitchen, Bedroom, Bathroom having low level WC, panelled bath and pedestal wash hand basin.
Outside
Front – shared lawned foregarden with driveway leading to rear.
Rear – residents car parking area, 2 lock up garages and small store area.

Vendors Solicitors:

Pearman Smith Solicitors
35 Lichfield Street
Walsall
West Midlands
WS1 1TJ

Telephone No – 01922 624164

Ref: Mr J Lawrence

Viewings:

Via Cottons – 0121 247 2233



**13 Noel Road, Edgbaston,
Birmingham, B16 9PS**

Property Description:

A detached, Grade II listed Georgian residence built in approximately 1750 and constructed of rendered brick surmounted by a replacement tile clad roof. The property offers generous and well laid out three storey accommodation and was converted a number of years ago into two self-contained flats, each benefiting from separate gas fired central heating systems and provides further scope for conversion back to a single residential dwelling or could be sub-divided further into four or five smaller flats (any changes to the existing accommodation layout would be subject to the purchaser obtaining full planning consent from the local planning authority). The property requires some modernisation and general improvement and Noel Road itself leads directly off Monument Road which in turn leads off Hagley Road.

Accommodation:

Ground Floor
Shared Entrance Hall.
Ground Floor Flat
Reception Hall/Room with Cellar access, Bedroom One (large double), Lounge, Bathroom with panelled bath, wash basin, Separate WC, Bedroom Two (double), Dining Kitchen, Living Room.
First Floor

Stairs and Landing.

First Floor Flat
Lounge, Kitchen with access to external staircase, Bathroom with panelled bath, pedestal wash basin and WC, Bedroom One (double), Bedroom Two (large double), Bedroom Three (double).

Second Floor
Stairs and Landing with built in store cupboard, Bedroom Four (double) with En-Suite Shower Room having shower, pedestal wash basin and WC, Bedroom Five (double) having En-Suite Bathroom with panelled bath, pedestal wash basin and WC.

Outside
Front – small walled foregarden bordered by a privet hedge, pedestrian side access to gated passageway/store.
Rear – paved yard and enclosed lawned garden.

Vendors Solicitors:

Forster & Wheeler Solicitors
817 Hagley Road West
Quinton
Birmingham
B32 1AD

Telephone No – 0121 421 4888

Ref: Mrs C Forster

Viewings:

Via Cottons – 0121 247 2233





**71 Mogul Lane, Halesowen,
West Midlands, B63 2QG**

Property Description:

A substantial detached extended brick built property surmounted by a tile clad roof set back from the road on a corner plot behind a lawned foregarden and driveway. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. The majority of the property is offered for sale in presentable condition however does require some modernisation. Mogul Lane can be found between Bower Lane and Netherend Lane (B4174) and is approximately one and a half miles from Merry Hill Shopping Centre providing a wide range of retail shops and amenities.

Accommodation:

Ground Floor

Entrance Hall, Shower Room, Inner Hallway, Four Reception Rooms, Dining Area and Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath and pedestal wash hand basin, Separate WC.
Outside
Lawned garden, driveway and separate Garage.

Vendors Solicitors:

Murria and Co Solicitors
Court Chambers
180 Corporation street
Birmingham, B4 6UD
Telephone No – 0121 2002818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233



**49 Orchard Road, Erdington,
Birmingham, B24 9JB**

Property Description:

A substantial three storey mid terraced property of traditional brick construction surmounted by a replacement tile clad roof and offering well laid out accommodation providing seven bedrooms, two reception rooms and two bathrooms. The property also benefits from having gas fired central heating and is offered for sale in presentable condition. Orchard Road is situated in an established residential area approximately one third of a mile distance from both Erdington High Street which provides a wide range of local shops and amenities and Erdington Railway Station providing direct access to both Birmingham City Centre and Sutton Coldfield.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Utility Area, Bathroom with

panelled bath and pedestal wash hand basin.

First Floor
Stairs and Landing, Four Bedrooms and Bathroom having panelled bath, low level WC and pedestal wash hand basin.
Second Floor
Three Bedrooms.
Outside
Front – forecourt allowing off road parking.
Rear – garden.

Vendors Solicitors:

Hadgkiss Hughes & Beale
47 Yardley Road
Acocks Green
Birmingham
B27 6HQ

Telephone No – 0121 707 8484

Ref: Mr S Ladwa

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 2nd June 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.

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





**83 Cole Bank Road, Hall Green,
Birmingham, B28 8HG**

Property Description:

A semi detached property of rendered brick construction surmounted by a tile clad roof set back from the road behind a block paved forecourt allowing for off road parking and access to garage. The property has been fully refurbished and is offered for sale in presentable condition and benefits from having UPVC double glazed windows and gas fired central heating together with modern kitchen and bathroom fittings. Cole Bank Road is located between Swanshurst Lane and Stratford Road (A34) and is set in an established residential location. Cole Bank Road is approximately one quarter of a mile from Hall Green's Train Station and a further three quarters of a mile from Moseley Golf Course.

Accommodation:

Ground Floor
Entrance Porch, Hallway, Front Reception Room, Rear Reception

Room, Kitchen, Lean To leading to Garden.

First Floor
Stairs and Landing, Three Bedrooms, Separate WC with low level WC, Shower Room having shower cubicle, low level WC and pedestal wash hand basin.

Outside
Front – block paved forecourt providing off road parking and garage.
Rear – lawned garden.

Vendors Solicitors:

Murria and Co Solicitors
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 2002818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

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**11 Station Road, Erdington,
Birmingham, B23 6UB**

Property Description:

A two storey end terraced property of traditional brick and tile construction comprising a ground floor retail shop and a self contained first floor flat. The property occupies a very prominent position fronting to Station Road, Erdington being close to the junction with Erdington High Street. The property last traded as a stationers and is in very presentable condition throughout having the benefit of UPVC double glazing, electric night storage heating and CCTV to retail area.

Accommodation:

Ground Floor
Retail Shop – 24.25 square metres (261 square feet) with modern shop front accessed via remote control electric roller shutter with electric storage heating, fluorescent lighting and CCTV camera.
Office/Shop Extension – 11.1 square metres (119 square feet)
Hallway, with door to store containing CCTV recording equipment.
Rear Office/Stock Room – 12.15 square metres (130 square feet) with fitted floor safe and toilet with low flush WC and pedestal hand

basin with electric water heater, door to rear yard.

First Floor
Self-Contained Flat approached from separate side access and comprising Lounge with feature fireplace and electric storage heater, Double Bedroom with electric storage heater, Kitchen with fitted floor and wall units including built in cooker, Bathroom with corner bath with shower fitting, low flush WC, pedestal wash hand basin and electric storage heater.

Outside – To the side of the property is a vehicular right of way giving shared access to a private parking area at the rear.

Vendors Solicitors:

Edmunds & Co
Malvern House
62A Bradford Street
Walsall
WS1 3QD

Telephone No – 01922 633 214

Ref: Ms Roberta Deakin

Viewings:

Via Cottons – 0121 247 2233

LOT 55**Freehold Vacant Possession**
**8/10 Charles Road, Handsworth,
Birmingham, B20 3QN**
Property Description:

An end of terrace domestic residence, with industrial premises neighbouring.

Number 8 –

The Residential unit is of part rendered brick construction with tile clad roof above, benefiting from part upvc double glazing and gas fired central heating. The property is in need of cosmetic improvement, and is currently used as storage.

Number 10 –

The unit fronting Charles Road is of brick construction surmounted by a replacement tile clad roof. There is a small parking area in front of the unit with vehicular access to a loading bay. To the rear of this area there is a small office area with kitchen and w.c., as well as three warehouses/workshops. At the far end of the unit there is a dilapidated covered yard that may be suitable for redevelopment.

Accommodation:**Number 8 -**

Ground Floor
Front Reception Room,
Intermediate Lobby with access to
Yard, Rear Reception Room, Large

Dining Kitchen, Rear Lobby,
Bathroom with panelled bath, low
flush w.c. and wash hand basin,
Access to dry Cellar.

First Floor

Four Bedrooms, Separate w.c.

Second Floor - Attic Bedroom**Number 10 –**

Loading Bay, 15.5sq.m. (166sq.ft.),
Office, 6.9sq.m. (74sq.ft.), Kitchen
with sink, w.c. with sink, Open
Corridor connecting front of unit to
rear of unit, Workshop 1, 58.8sq.m.
(626sq.ft.), Workshop 2, 36.6sq.m.
(394sq.ft.), Workshop 3, 55sq.m.
(591sq.ft.), Covered Rear Yard,
75.5sq.m. (811sq.ft.) approximately.

Vendors Solicitors:

England Stickland & Hampton
Bank Chambers
1 Wood End Road
Erdington
Birmingham, B24 8AA
Telephone No – 0121 377 7773

Ref: Mr A K Stickland**Viewings:**

Via Cottons – 0121 247 2233

LOT 56**Leasehold Investment**
**550 Walsall Road, Great Barr,
Birmingham, B42 1LR**
**Property Description:**

A two storey end terrace property of traditional brick construction, located at the end of a parade of shops directly fronting Walsall Road (A34). The property is divided into a ground floor retail unit, with associated facilities and a self-contained first floor flat. The retail unit is currently let to Countrywide Estate Agents on a ten year lease, which commenced 24th June 2001 at a rental of £5000.00. per annum. The living accommodation is currently let on a Company Tenancy Agreement at a rental of £450.00. per calendar month (£5,400.00. per annum) less 10% management charge.

Accommodation:

Ground Floor
Retail Area, Offices, Kitchen, W.C.
and Ancillary Store

First Floor

Lounge, Kitchen, Bathroom with
W.C. and two Double Bedrooms

Outside (Front) – Forecourt, with
possibility of parking

Outside (Rear) – Enclosed Yard
providing parking for the shop and
flat.

Tenure: The property is leasehold
and is held on a lease granted for

99 years less 3 days from 25
December 1936 at an annual
ground rent of £10.00. per annum.

Vendors Solicitors:

Lincoln-Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN

Telephone No – 0121 454 7011

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

Via Cottons – 0121 247 2233

LOT 57**Leasehold Vacant Possession**
**600 College Road,
Kingstanding,
Birmingham B44 0HU**
Property Description:

An end terraced Retail Shop with
Self-contained Flat over, constructed
of brick and surmounted by a
recently replaced interlocking tile
clad roof and benefiting from mostly
UPVC double glazed windows and
doors. The property has recently
undergone some improvement
including rewiring and re-plastering
works and is set back from College
Road behind a paved forecourt area.

Accommodation:

Ground Floor
Retail Shop – 22.63 sq m (243 sq ft)
Rear Office/Store Room – 15.58 sq
m (167 sq ft)
Kitchen – 5.24 sq m (56 sq ft)
First Floor
Self-contained Flat accessed by
way of a gated side walkway,
Entrance Hall, Stairs and Landing,
Living/Kitchen (no fittings),
Bathroom (no fittings), Two
Bedrooms.
Outside – Pedestrian side access to
yard with vehicular access at the
rear via a shared driveway.

Term:

99 Years from 25 December 1937

Ground Rent:

£15.00 per annum

Vendors Solicitors:

Murria & Co
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 200 2818

Ref: Mr N Sharma**Viewings:**

Via Cottons – 0121 247 2233

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LOT 58**Leasehold Vacant Possession**
**29 Trafalgar Court,
Tividale, Oldbury, West
Midlands, B69 2JD**
Property Description:

A purpose built first floor flat providing well laid out accommodation and benefiting from storage heating and UPVC double glazed windows. Trafalgar Court can be located off The Birmingham New Road and is approximately one mile distance from Burnt Tree Island and one and half mile distance from Dudley Town Centre providing access to a wide range of local shops and amenities.

Accommodation:

Ground Floor
Stairs allowing access to Entrance Hall.
First Floor
Entrance Hall, Lounge/Kitchen, Bedroom, Bathroom having panelled bath and pedestal wash basin, Separate low level WC.
Outside
Communal Gardens and Garage.

Term:

99 years from 25 March 1974

Ground Rent:

£18 rising to £100 and additional rent

Service Charge:

Refer to Solicitors

Vendors Solicitors:

John Wilson and Co
31 Raddlebarn Road
Selly Oak
Birmingham
B29 6HH

Telephone No – 0121 4725700

Ref: Mr J Wilson

Viewings:

Via Cottons – 0121 247 2233

LOT 59**Freehold Investment**
**26 Tyber Drive, Handsworth Wood,
Birmingham B20 2BA**
**Property Description:**

A modern semi detached house, surmounted by a pitched tile clad roof and benefiting from gas-fired central heating, UPVC double glazed windows, Four Bedrooms and off-road parking. The property is situated adjacent to playing fields in a cul-de-sac, located off Romulus Close which leads via Romilly Avenue off Wood Lane. The property is currently let on a Regulated Tenancy at a Registered Rental of £74.00 per week (£3848 per annum), effective from 15 July 2003.

Accommodation:

Ground Floor
Hallway, Living Room, Kitchen, WC.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom.

Outside (front) – Driveway providing off-road parking and garden.
Outside (rear) – Garden

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233

LOT 60**Freehold Investment**
**46 Brecon Road, Handsworth,
Birmingham, B20 3RW**
Property Description:

A detached residence built around 1950 constructed of brick and surmounted by a pitched tile clad roof. The property is set back from the road behind a lawned foregarden and driveway and benefits from UPVC double glazed windows. Brecon Road itself runs directly between Heathfield Road and Gibson Road and the property is currently let on a Secure Assured Tenancy at a rental of £400 per calendar month (£4,800 per annum).

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast Room with Pantry, Kitchen, Lobby with WC and Stores.

First Floor

Stairs and Landing, Four Bedrooms, Bathroom with Separate WC.
Outside
Front – foregarden with driveway leading to Garage.
Rear – pedestrian gated access to rear garden.

Vendors Solicitors:

Sterling Solicitors
664 Coventry Road
Small Heath
Birmingham
B10 0UU

Telephone No – 0121 772 0777

Ref: Ms S Perveen

Viewings:

Via Cottons – 0121 247 2233

LOT 61**Freehold Vacant Possession**
**40 Hill Street, Bilston,
West Midlands
WV14 8SB**
Property Description:

A traditional semi detached house of brick construction, surmounted by a slate clad roof, set back from the road behind a lawned foregarden and requiring modernisation and improvement throughout along with the provision of a bathroom. Hill Street itself leads off Lord Street West which in turn leads off Ash Street (B4163).

Accommodation:

Ground Floor
Side Entrance Hall, Living Room, Dining/Kitchen with Pantry.
First Floor
Stairs and Landing, Two Bedrooms.

Outside (front) – Lawned foregarden bordered by privet hedge, pedestrian side access to rear.
Outside (rear) – Yard and lawned garden, brick store and WC.

Vendors Solicitors:

Clark Brookes
2 Lombard Street West
West Bromwich
West Midlands
B70 8EH

Telephone No – 0121 553 2576

Ref: Mr R Pinning

Viewings:

Via Cottons – 0121 247 2233



LOT 62**Freehold Vacant Possession****1 Cheshire Road,
Witton, Birmingham,
B6 7BX****Property Description:**

An end terraced property of rendered brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating and is offered for sale in presentable condition. Cheshire Road is situated in a cul-de-sac located off Deakin Avenue which in turn leads of Witton Road (A4040). The property is approximately one quarter of a mile distance from Junction 6 of the M6 Motorway and approximately one and half miles distance from One Stop Shopping Centre providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Reception Room One, Reception Room Two, Kitchen, Inner Lobby, Shower Room having shower cubicle, low level WC and pedestal wash hand basin.
First Floor
Stairs and Landing, Three Bedrooms.



Outside
Front – walled foregarden.
Rear – lawned garden.

Vendors Solicitors:

Pearcelegal
The Corner House
60 Cole Bank Road
Hall Green
Birmingham
B28 8EY

Telephone No – 0121 777 9099

Ref: Mrs E Cox

Viewings:

Via Cottons – 0121 247 2233

LOT 63**Freehold Vacant Possession****27 Kegworth Road,
Erdington,
Birmingham, B23 7PR****Property Description:**

A semi-detached property of brick construction surmounted by a tile clad roof set back from the road behind a foregarden and driveway. The property benefits from having well laid out accommodation and is in need of modernisation and improvement. Kegworth Road can be located continuing on from Hillside Road which in turn runs off Slade Road. The property is approximately one mile distance from Erdington High Street providing a wide range of local shops and amenities and a quarter of a mile distance from Gravelly Hill Train Station and a further one quarter mile distance from Junction 6 of the M6 Motorway.

Accommodation:

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



Outside
Front – foregarden and driveway leading to garage.
Rear – lawned garden.

Vendors Solicitors:

David Drury and Company
23 Hollyfield Road
Sutton Coldfield
West Midlands
B76 1NY

Telephone No – 0121 3784552

Ref: Mr D Drury

Viewings:

Via Cottons – 0121 247 2233

LOT 64**Freehold Vacant Possession****15/17 Stapleford Croft, Kings Norton,
Birmingham, B14 5QB****Property Description:**

A three bedroomed detached house with adjacent lock-up shop premises currently trading as a general store/off-licence. The house is of traditional brick construction with a tiled roof, part rendered and tile hung elevations and benefiting from UPVC double glazing and gas fired central heating. The property is offered for sale in presentable condition. The lock-up shop is of single storey brick construction with a flat roof. The property is located on the edge of a large residential estate with close proximity to open countryside.

Accommodation:

House
Ground Floor
Side Entrance Hall with Shower Room off with fitted shower, low flush WC and wash hand basin, Cloakroom, Lounge, Dining Room, Fitted Kitchen with range of wall and base units including stainless steel sink unit, Pantry leading off.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath with shower over, wash hand basin, Separate WC, Two Store Cupboards, one housing the gas fired central heating boiler.

Shop

Modern shop front with electric roller shutter protection, internal width - 5.44 metres (17 feet 10 inches) x 16.4 metres (54 feet) with thermoplastic tiled floor, fluorescent lighting, fitted wall shelving, counters, centre aisle units, two upright refrigerators and three chest freezers, secure wine/cigarette area with roller shutter protection, Rear Lobby with WC and wash hand basin, Stock Room 1 - 2.55 metres (8 feet 4 inches) x 3.9 metres (12 feet 9 inches), Stock Room 2 - 2.17 metres (7 feet 2 inches) x 3.53 metres (11 feet 6 inches).

Outside

Front – block paved patio area.
Rear – block paved yard providing ample off road parking.

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





Britannia Works, Corner Engine Street/Rolfe Street, Smethwick, B66 3DT

Property Description:

An Industrial Estate having frontages to Rolfe Street, Engine Street and Bridge Street South, Smethwick and consists of a range of industrial buildings with some loading and parking facilities. The Estate comprises of 15 Units let out on twelve month Law Society lease agreements with the exception of units 6, 9 and 10 which are held on informal tenancies which have been in existence for in excess of 5 years to the current occupiers. The tenancies are on the basis that the tenants look after the interior repairs, and the landlord looks after exterior repairs, insurance costs, and water charges. Electricity is sub-metered by the landlord to the individual tenants. The units when fully let would produce a gross rental income in the region of £39,000 per annum. At the time of preparation of these details units 3 and 8 are vacant and the current

gross rental income amounts to £30,000 per annum. The premises may have some scope for redevelopment at a future date subject to Local Authority consent and subject to vacant possession being obtained.

The buildings comprise approximately 1282 square metres (13,800 square feet). Site area 2446 square metres (0.6 acres).

Vendors Solicitors:

Baches
Lombard House
Cronehills Linkway
West Bromwich
B70 7PL

Telephone No – 0121 553 3286

Ref: Mr B Boyle

Viewings:

Via Cottons – 0121 247 2233



Land Wolverhampton Road, Pattingham, Wolverhampton

Description:

A substantial parcel of land, extending to 4.152 hectares (10.25 acres) and comprising of a field situated to the north side of Wolverhampton Road, located at the junction with Warstone Hill Road and opposite Nurton Hall Farm. The land comprises of agricultural land situated within the green belt and forms part of a rural area located approximately 0.8 miles (1.32 kilometres) from the popular village of Pattingham, which itself is situated approximately seven miles to the west of Wolverhampton City Centre.

Vendors Solicitors:

B A Solicitors
436 Stratford Road
Sparkhill
Birmingham
B11 4AD

Telephone No – 0121 773 4200

Ref: Mr J Singh

Viewings:

Via Cottons – 0121 247 2233





The King of Bohemia Public House, Comberton Road, Sheldon, Birmingham, B26 2TE

Property Description:

A Part Single Storey and Part Three Storey Premises comprising of a Public House known as the King of Bohemia along with generous four bedroom living accommodation and storage situated in a small parade and set back from Comberton Road behind a service road and customer parking area. The property benefits from UPVC double glazed windows along with gas fired central heating and is situated on a residential estate and is best approached by car off Lilleshall Road which leads into Rotherfield Road and then into Comberton Road

Accommodation:

Ground Floor
Bar/Lounge area - 162.54 sq m (1749 sq ft) with Ladies, Gents and Disabled Toilets, leading off, Ground Floor Cellar - 49.54 sq m (533 sq ft) with rear access, Kitchen - 6.91 sq m (74 sq ft) with a range of units, Wash Room and Store, Inner Hallway with some storage. Office - 6.17 sq m (66 sq ft) Store Room - 18.95 sq m (204 sq ft)

First Floor

Stairs and Landing, Lounge, Bedroom 1 (double), Kitchen with a range of laminate units.

Second Floor

Stairs and Landing, Bedroom 2 (double) Bedroom 3 (double), Bedroom 4 (single) Bathroom with panelled bath, pedestal wash basin and WC.

Outside: (front) Paved forecourt (rear) Pedestrian side access to paved terrace/patio area.

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



12 Raglan Road, Smethwick, West Midlands, B66 3NE

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation and gas fired central heating however does require some modernisation. The property itself can be located between Windmill Lane (B4136) and Cape Hill (A4092) with Cape Hill itself providing a wide range of local shops and amenities. The property is also approximately three quarters of a mile distance from City Hospital.

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen, Utility Room, Bathroom with panelled bath, pedestal wash hand basin and low level WC.

First Floor

Stairs and Landing, Three Bedrooms.

Outside

Front – walled foregarden.
Rear – Garden.



Vendors Solicitors:

Pearcelegal
The Corner House
60 Cole Bank Road
Hall Green
Birmingham
B28 8EY

Telephone No – 0121 777 9099

Ref: Mrs E Cox

Viewings:

Via Cottons – 0121 247 2233

150 Formans Road, Sparkhill, Birmingham, B11 3BD



Property Description:

A traditional mid terraced house of brick construction with a replacement roof and offered for sale in a presentable condition. The property benefits from UPVC double glazing and new modern fitted kitchen and bathrooms fitments. Formans Road itself runs directly onto Stratford Road containing a wide range of local retail amenities and services and conveniently located for access to Birmingham City Centre being within approximately 3 miles distance and 5 miles distance from the M42 Motorway (Junction 4).

Accommodation:

Ground Floor
Front Reception Room, Hallway, Kitchen comprising new fitted units, Bathroom comprising Bath with electric shower over, wash basin and WC.

First Floor

Stairs and landing, Two Double Bedrooms

Outside

(Front) Fore garden
(Rear) Enclosed Garden and pedestrian access

Vendors Solicitors:

Jennings Perks & Co
Lloyds Bank Chambers
3 High Street
Aldridge
WS9 8LX

Telephone No – 01922 459000

Ref: Ms L Bednall

Viewings:

Via Cottons – 0121 247 2233

LOT 70**Freehold Investment**
**54 Barker Street,
Oldbury, West
Midlands, B68 9UQ**
Property Description:

A mid terraced house of brick construction with a tile clad roof standing behind a walled foregarden. The property benefits from part UPVC double glazed windows and gas fired central heating. Barker Street itself is situated between Rood End Road and Vicarage Road. The property is currently let on an Assured Shorthold Tenancy at a rental of £450 per calendar month (£5,400 per annum).

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom comprising bath, wash basin and WC.

First Floor
Stairs and landing, Two Double Bedrooms

Outside
(Front) Walled foregarden
(Rear) Enclosed Garden and pedestrian entry access.

Vendors Solicitors:

Murria & Co
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 200 2818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233

LOT 71**Freehold Vacant Possession**
**94 Walhouse Road,
Walsall, West
Midlands WS1 2BE**
Property Description:

A traditional semi detached house of rendered brick construction, surmounted by a hipped tile clad roof providing well laid out accommodation and benefitting from part electric storage heating, generous gardens and ample off-road parking. The property requires modernisation and improvement and Walhouse Road itself is situated directly off Broadway North, conveniently located within half a mile distance from Walsall Town Centre providing a wide range of retail amenities and services.

Accommodation:

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

Outside (front) – Lawned foregarden with concrete driveway



providing off-road parking, double gated access to further driveway and a wooden tandem Garage,
Outside (rear) – Paved patio and generous mainly lawned garden.

Vendors Solicitors:

Pearl & Coutts
3rd Floor
9 White Lion Street
London
N1 9PD

Telephone No – 0207 843 3788

Ref: Miss K Fisher

Viewings:

Via Cottons – 0121 247 2233

LOT 72**Freehold Investment**
**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). The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £450 per calendar month (£5,400 per annum)

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

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

Property Description:

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

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

Accommodation:

Ground Floor
Entrance Hallway, Reception Room, Kitchen.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath, low level WC, pedestal wash hand basin.
Outside - Rear – garden.
Outside - Front – lawned fore-garden, driveway leading to integral garage.

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3PG

Telephone No – 0121 5581147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233



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

Property Description:

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

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

Accommodation:

Ground Floor
Entrance Hallway, Reception Room, Kitchen.

First Floor

Stairs and Landing, Three Bedrooms. Bathroom comprising of panelled bath, low level WC, pedestal wash hand basin.
Outside - Rear – garden.
Outside - Front – lawned fore-garden, driveway leading to integral garage.

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3PG

Telephone No – 0121 5581147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

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**34 Bradley Lane, Bilston,
West Midlands, WV14 8EW**

Property Description:

A mid terraced property of brick construction surmounted by a pitched tile clad roof set back from the road behind a foregarden and offered for sale in a presentable and much improved condition benefiting from gas fired central heating, double glazed windows, security alarm, new bathroom suite, redecoration and new fitted carpets. The property itself provides well laid out accommodation.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall,
Lounge opening to Dining Room,
Open Plan Kitchen with range of
wooden panelled units, built in
oven, hob and cooker hood.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with modern

suite comprising panelled bath
having electric shower over,
pedestal wash basin and WC.
Outside
Front – foregarden with vehicular
access providing off road parking,
pedestrian entry to rear.
Rear – paved yard/patio, brick
stores and enclosed garden.

Vendors Solicitors:

Moseley Chapman & Skemp
4 Trinity Place
Midland Drive
Sutton Coldfield
West Midlands
B72 1TX

Telephone No – 0121 355 4537

Ref: Mr D Partington

Viewings:

Via Cottons – 0121 247 2233



**186 Yardley Road, Acocks Green,
Birmingham, B27 6LR**

Property Description

A substantial three storey end terraced property of brick construction with a tile clad roof situated on Yardley Road close to the junction with Francis Road which runs directly onto Sherbourne Road and is conveniently located within a mile distance from Acocks Green Shopping Centre providing a wide range of local amenities, and also Acocks Green Train Station giving direct access to Birmingham and Solihull Town Centres. The property has been informally converted some years ago into five lettable flats each comprising of a double bed sitting room, but can easily be transformed back into a family home. We understand from the vendor that the property has previously been let producing a rental income in the region of £14,300 per annum (approximately)

Accommodation

Ground Floor
Canopy Porch Entrance, Entrance Hall, Flat 1 – Double bed sitting room with en-suite comprising shower cubicle, wash basin and WC. Shared Lounge and Shared Kitchen.

First Floor
Stairs and Landing, Flat 2 – Double bed sitting room with wash basin, Shared Bathroom comprising wash basin, Bath and WC. Separate WC. Flat 3 – Double bed sitting room with wash basin.
Second Floor
Flat 4 – Double bed sitting room with wash basin. Flat 5 – Double bed sitting room with en-suite comprising shower cubicle wash basin and WC. Separate WC.

Outside
(Front) Concrete forecourt providing off road parking.
(Rear) Enclosed garden with pedestrian access.

Vendors Solicitors:

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

Ref: Mr M Lee

Viewings:

Via Cottons – 0121 247 2233

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LOT 77**Freehold Vacant Possession**

**73 Kings Road, Kings Heath,
Birmingham, B14 6TU**

Property Description:

An end terraced property of rendered brick construction surmounted by a tile clad roof set back from the road behind a foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. The property is offered for sale in presentable condition. Kings Road can be located off Vicarage Road (A4040) and is approximately one mile from Kings Heath High Street (A435) which in turn provides a wide range of local shops and amenities and a further quarter of a mile from Kings Heath Park.

Accommodation:

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

Kitchen, Inner Lobby, Bathroom having panelled bath, low level WC and pedestal wash hand basin.

First Floor
Stairs and Landing, Three Bedrooms (Bedroom Two intercommunicating).
Outside
Front – small foregarden.
Rear – small yard leading to lawned garden.

Vendors Solicitors:

Elliott and Co
83 Newhall Street
Birmingham B3 1LP
Telephone No – 0121 236 9690

Viewings:

Via Cottons – 0121 247 2233

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LOT 78**Leasehold Vacant Possession**

**85 Fairfax Road, West Heath,
Birmingham B31 3SH**

Property Description:

A ground floor lock-up Retail Shop, situated in a parade of similar units set back from Fairfax Road behind a service road and parking area. The property interior requires modernisation and cosmetic improvement and the rear yard has been enclosed within the premises to provide covered storage.

Accommodation:

Ground Floor
Retail Shop – 52.37 sq m (563 sq ft) with electric roller shutter protection and including Store Room/Office, Rear Entrance Hall, and Cloakroom with WC and wash basin.
Covered Secure Yard Area – 14.57 sq m (156 sq ft)

Further Yard/Passageway with access to shared vehicular drive.

Term:

75 years from 17 July 1984

Ground Rent:

£25.00 per annum, rising to £100 per annum

Vendors Solicitors:

Lincoln Lewis
48 Frederick Road
Edgbaston
Birmingham
B15 1HN

Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

LOT 79**Freehold Vacant Possession**

**2 Strawberry Walk,
Coventry, CV2 1SU**

Property Description:

A modern detached house of cavity brick construction surmounted by a pitched tile clad roof benefiting from having well laid out accommodation, gas fired central heating, off road parking and requiring some cosmetic improvement. Strawberry Walk comprises of a cul-de-sac forming part of a modern estate and is situated off Baytree Close.

Accommodation:

Ground Floor
Reception Hall, Lounge, Full Width Dining Kitchen.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside
Front – lawned foregarden and full length tarmac driveway providing ample off road parking.
Rear – paved garden and shed.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings:

Via Cottons – 0121 247 2233



LOT 80**Leasehold Investment****66 Cleveland Tower,
Holloway Head,
Birmingham, B1 1UD****Property Description:**

A purpose built flat offering well laid out accommodation, UPVC double glazed windows, electric storage heating, modern kitchen and bathroom and is situated to the ninth floor of a prominent block located at the junction of Holloway Circus and Holloway Head. The property itself enjoys superb views over the South Eastern side of Birmingham City Centre and is conveniently located within one quarter of a mile distance from excellent shopping facilities at both The Mailbox and The Bull Ring Shopping Centres. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £475 per calendar month (£5,700 per annum).

Term:

125 years from 20 June 1983

Ground Rent:

£10 per annum

Service Charges:

Refer to Solicitors

Accommodation:

Ground Floor
Communal Entrance Hall, Security Door Entry System and Lifts.
Ninth Floor
Reception Hall, Double Bedroom, Lounge/Dining Room with access



to Balcony, Kitchen with range of modern fitted units including built in oven, electric hob and cooker hood, Bathroom with modern suite comprising panelled bath with electric shower over, pedestal wash basin and WC.
Outside
Communal foregarden.

Vendors Solicitors:

Bayliss & Amos
24 Waterloo Road
Wolverhampton
WV1 4BL

Telephone No – 01902 714109

Ref: Mr J Oxford

Viewings:

Via Cottons – 0121 247 2233

LOT 82**Freehold Investment****11b West End, March,
Cambridgeshire, PE15 8DR****Property Description:**

An end terraced property of brick construction situated in the popular and established rural Market Town of March and is pleasantly situated overlooking the river. The property itself is approached via a private gated walkway between numbers 13 and 15 West End, which in turn leads off Rookwood Road. March can be accessed via B1099 Wisbech Road. The property is approximately one quarter of a mile from March Train Station and is within walking distance of the Town's local shops and amenities. The property is currently let on a Regulated Tenancy at a registered rental of £33.50 per week (£1,742 per annum) effective from 14 April 2004.

Accommodation:

Ground Floor
Reception Room, Kitchen, Bathroom

First Floor

Stairs and landing, 1 Bedroom, WC

Outside

Enclosed garden with shrub borders

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

LOT 81**Freehold Vacant Possession****17 Bean Road, Dudley,
West Midlands, DY2 8TH****Accommodation:**

Ground Floor
Entrance Hall, Reception Room One, Reception Room Two, Kitchen and Utility Area.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, low level WC and pedestal wash hand basin.
Second Floor
Two Bedrooms.
Outside
Front – walled foregarden.
Rear – Lawned Garden.

Property Description:

An end terraced property of rendered brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation and is offered for sale in presentable condition including UPVC double glazed windows and gas fired central heating. Bean Road itself runs between Dixon Green Road and Blackacre Road and is approximately half a mile distance from Dudley Town Shopping Centre providing access to a wide range of retail amenities and services.

Vendors Solicitors:

David Bunn & Co
National Westminster Bank Chambers
815 Bristol Road South
Northfield
Birmingham
B31 2NQ

Telephone No – 0121 476 8481

Ref: Mr D Faulkner

Viewings:

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**82 Bracebridge Street, Nuneaton,
Warwickshire, CV11 5PB**

Property Description:

A traditional mid terraced house of part rendered brick construction surmounted by a pitched tile clad roof which provides well laid out accommodation benefiting from gas fired central heating along with modern bathroom fittings. Bracebridge Street leads directly off Queens Road (B4102) and the property is conveniently located within approximately one third of a mile distance from Nuneaton Town Centre, providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Front Reception Room, Lobby, Rear Reception Room, Kitchen with a range of fitted units including built in oven, gas hob and cooker hood, Bathroom having modern suite comprising panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front – small walled foregarden with pedestrian entry access to rear.
Rear – paved yard and lawned garden.

Vendors Solicitors:

Willsons Solicitors
George Elliot Buildings
4 Coventry Street
Nuneaton
Warwickshire
CV11 5SZ

Telephone No – 02476 387 821

Ref: Mr R W Willson

Viewings:

Via Cottons – 0121 247 2233

**12 Hillcrest Road, Camp Hill, Nuneaton,
Warwickshire CV10 9HB**

Property Description:

A mid terraced house having rendered elevations and surmounted by an interlocking tile clad roof and benefiting from double glazed windows and gas-fired central heating. Hillcrest Road itself leads directly off Hazel Road and the property is located within approximately one and a half miles distance to the west of Nuneaton Town Centre. The property is currently let on an Assured Shorthold Tenancy Rental - £90.00 per week (£4680.00 per annum).

Accommodation:

Ground Floor
Reception Hall, 'L' Shaped Kitchen, Through Lounge/Dining Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Lawned fore-garden
Outside (rear) – Concrete yard and terraced garden with rear pedestrian access.

Vendors Solicitors:

Murria & Co
Court Chambers
180 Corporation Street
Birmingham
B4 6UD

Telephone No – 0121 200 2818

Ref: Mr N Sharma

Viewings:

Via Cottons – 0121 247 2233


**Chestnut House, King Street, Barwell,
Leicestershire LE9 8GQ**
Property Description:

A traditional detached house, built in 1913, of brick construction, surmounted by a pitched slate clad roof and is situated close to the centre of Barwell which comprises of a small town situated approximately three miles to the north east of Hinckley and within approximately ten miles distance from Leicester City Centre. The property is currently let on a Regulated Tenancy at a registered rental of £56.00 per week (£2912.00 per annum) effective from 16 November 2004. The interior of the property has been much improved by the current tenants, including the provision of gas-fired central heating and modern kitchen and bathroom fittings.

Accommodation:

Ground Floor
Side Entrance Hall, Front Reception

Room, Rear Reception Room, Rear Entrance Hall, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
Outside (front) – Small fore-garden, pedestrian side access to rear paved yard, brick built WC and store.

Vendors Solicitors:

Cocks Lloyd & Co
Riversley House
Coton Road
Nuneaton
Warwickshire
CV11 5TX

Telephone No – 02476 641642

Ref: Ms K Chorley

Viewings:

Via Cottons – 0121 247 2233



LOT 86**Freehold Vacant Possession**

**46 Main Street, Smeeton Westerby,
Leics, LE8 0QJ**

**Property Description:**

A traditional mid terraced cottage of brick construction surmounted by a pitched slate clad roof containing a number of character features and requiring some modernisation and cosmetic improvement. The property is located in the delightful Leicestershire village of Smeeton, Westerby and is situated directly fronting the pavement in a small row of cottages located close to the junction with Debdale Lane and within approximately one miles distance from local services located at Kibworth Beauchamp

Accommodation:

Ground Floor
Front Reception Room, Inner Hall with access to double room Cellar, Rear Reception Room, Long Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, wash basin and WC.
Outside
Rear – enclosed brick paved yard and separate garden located off shared pedestrian walkway.

Vendors Solicitors:

Messrs Bray & Bray Solicitors
51 High Street
Market Harborough
Leicestershire
LE16 7AF

Telephone No – 01858 467181

Ref: Mr M V T Hill

Viewings:

Via Cottons – 0121 247 2233

LOT 87**Freehold Investment**

**121 Woodmans Rise , Droitwich,
Worcestershire, WR9 9EP**

**Property Description:**

A modern mid terraced house situated in a cul-de-sac and benefiting from well laid out accommodation including three bedrooms. Woodmans Rise can be located off Boycott Road and is approximately 2/3rds of a mile from Droitwich town centre providing a wide range of local shops and amenities. The property is currently let on a Periodic Shorthold Tenancy Agreement at a rental of £98.14 per week (£5,103.28 per annum).

Accommodation:

Ground Floor
Entrance Hall, Dining Kitchen, Inner Hall, Large Cloakroom with WC and wash basin, Lounge, Rear entrance Hall and Store.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with paneled bath, pedestal wash basin and WC.

Outside (front) – Small fore-garden
Outside (Rear) – Yard and enclosed garden

Vendors Solicitors:

Michael G Wooldridge
21 Shirley Road
Acocks Green
Birmingham
B27 7XU

Telephone No – 0121 706 2259

Ref: Mr J West

Viewings:

Via Cottons – 0121 247 2233

LOT 88**Freehold Investment**

**15 Salters Road, Walsall Wood,
West Midlands, WS9 9JD**

**Property Description:**

A semi detached property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a lawned foregarden and driveway. The property benefits from having well laid out accommodation and gas fired central heating. Salters Road can be located off the Lichfield Road (A461) and is approximately half a mile distance from Shire Oak Park Nature Reserve. The property is currently let on a Regulated Tenancy at a rental of £53 per week (£2,756 per annum).

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash hand basin, Utility Area, Separate Low Level WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front – lawned foregarden and driveway.
Rear – lawned garden.

Vendors Solicitors:

Silks
368 High Street
Smethwick
West Midlands
B66 3PG

Telephone No – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

LOT 89**Freehold Vacant Possession**

**29 Hargreaves Street, Stow Heath, Bilston,
West Midlands, WV1 2TB**

**Property Description:**

A mid terraced 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. Hargreaves Street can be located off Bilston Road (A41) and is approximately one quarter mile distance from East Park and one and a half miles from Wolverhampton Town Centre providing access to a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom having panelled bath, low level WC and pedestal wash hand basin.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Rear – paved area leading to lawned garden.

Vendors Solicitors:

Tildesley Rowland and Harris
1 New Road
Willenhall
West Midlands
WV13 2AH

Telephone No – 01902 366571

Ref: Mr F Kumar

Viewings:

Via Cottons – 0121 247 2233



LOT 90**Freehold Vacant Possession****67 Geraldine Road, Birmingham, B25 8BE****Property Description:**

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

Accommodation:

Ground Floor
Flat 1
Entrance Hallway, WC, Reception Room/Bedroom, Kitchen, outside yard to further garage/ workshop providing sink unit, WC and shower, and further storage area.
First Floor
Flat 2
Stairs and Landing, Kitchen/ Lounge, Bedroom, Bedroom/Study, Bathroom comprising panelled bath, high level WC, pedestal wash hand basin.

Outside - front – elevated garden with pathway leading to front door.

Vendors Solicitors:

Abbott and Co
116/117 The Ellesmere Centre
Walkden
Worsley
Manchester
M28 3ZH

Telephone No – 0161 7998003

Ref: Miss J King

Viewings:

Via Cottons – 0121 247 2233

LOT 91**Freehold Investment****41 Green Rock Lane, Bloxwich, Walsall WS3 1NG****Property Description:**

A semi detached house of part rendered brick construction with slate clad roof offered in a well maintained condition and benefits from UPVC double glazing and gas-fired central heating. Green Rock Lane is located off Ingram Road and is within approximately three quarters of a mile distance from Bloxwich High Street, providing a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental - £400.00 per calendar month (£4,800 per annum).

Vendors Solicitors:

Sydney Mitchell Solicitors
346 Stratford Road
Shirley
West Midlands
B90 3DN

Telephone No – 0121 746 3300

Ref: Mrs S Cooper

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen/Dining Room, Rear Lobby.
First Floor
Stairs and Landing, Three Bedrooms, bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Lawned fore garden, gated side access, Paved driveway providing off-road parking. Outside (rear) – Patio, lawned garden.

LOT 92**Leasehold Vacant Possession****107 Winson Street, Winson Green, Birmingham, B18 4JW****Property Description:**

A purpose built one bedroomed first floor flat set back from the road behind a lawned communal garden which is offered for sale in presentable condition. Winson Street can be located between Heath Street and Dudley Road (A457) and is approximately half a mile distance from Cape Hill which in turn provides a wide range of local shops and amenities and a further half mile distance in the opposite direction from City Hospital.

Accommodation:

Ground Floor
Stairs allowing access to Entrance Hall.
First Floor
Entrance Hall, Bedroom, Bathroom with panelled bath, pedestal wash basin and WC, Lounge/Kitchen separated by a partitioned wall.
Outside
Communal gardens.

Term:

99 years (less three days) from 12 April 1979

Ground Rent:

£50 rising to £110

Service Charge:

Refer to Solicitors

Vendors Solicitors:

Jordans Solicitors
35 Payne Street
Black Heath
West Midlands
B65 0DH

Telephone No – 0121 559 2922

Ref: Mr J Jordan

Viewings:

Via Cottons – 0121 247 2233

LOT 93**Freehold Vacant Possession****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



LOT 94**Freehold Vacant Possession**

**1 Wroxtton Road,
Yardley, Birmingham,
B26 1SH**

Property Description:

A traditional end terraced house of brick construction surmounted by a slate clad roof set back from the road behind a small walled foregarden and situated close to the junction with Church Road which provides access to a wide range of local shops and amenities. The property itself forms part of a popular and established residential area and requires modernisation and improvement throughout.

Accommodation:

Ground Floor
Front Reception Room, Inner Hall,
Rear Reception Room, Kitchen,
Bathroom with panelled bath,
pedestal wash hand basin and WC.
First Floor
Stairs and Landing, Two Double
Bedrooms.
Outside
Front – small walled foregarden.
Rear – brick yard, gated pedestrian
side access and paved garden.

Vendors Solicitors:

Martineau Johnson
One Colmore Square
Birmingham
B4 6AA

Telephone No – 0870 763 2000

Ref: Mr K Dudley

Viewings:

Via Cottons – 0121 247 2233

LOT 95**Freehold Vacant Possession**

**99 Ridgeway,
Edgbaston,
Birmingham, B17 8JD**

Property Description:

A traditional end terraced villa of brick construction surmounted by a replacement tile clad roof offering well laid out accommodation and benefiting from gas fired central heating but requiring modernisation and improvement throughout. Ridgeway itself is situated off Portland Road (B4125).

Accommodation:

Ground Floor
Reception Hall, Front Reception
Room, Rear Reception Room,
Breakfast Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, pedestal wash basin and WC.
Outside
Front – lawned foregarden bordered
by a privet hedge.

Rear – shared pedestrian access to
rear yard, brick store, WC and
lawned garden.

Vendors Solicitors:

Refer to Agents

Viewings:

Via Cottons – 0121 247 2233

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