

## Location



## Cottons

Chartered Surveyors

Auction Department  
361 Hagley Road  
Edgbaston  
Birmingham  
B17 8DL

Also at

305 Bearwood Road  
Smethwick,  
West Midlands, B66 4DP

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

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# PROPERTY AUCTION

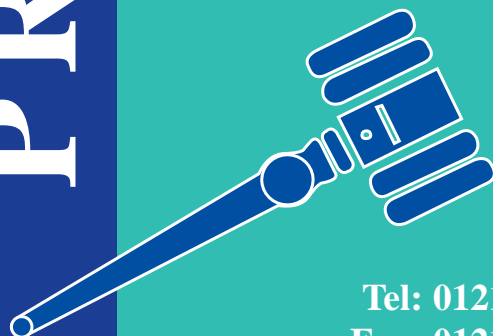
## Cottons

Chartered Surveyors

24TH FEBRUARY 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](mailto: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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 101 LOTS

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

- 53 Freehold Vacant Residential Properties
- 23 Residential Investment Properties
- 7 Leasehold Vacant Flats/Houses
- 5 Freehold Commercial/ Industrial Premises with Vacant Possession
- 1 Leasehold Commercial Premises
- 1 Pair of Lock up Garages
- 7 Parcels of Freehold Land
- 4 Freehold Residential Development Sites and Building Plots

### ORDER OF SALE

Lot	Property	
1.	11 Stamford Grove, Handsworth, Birmingham	Freehold Vacant Possession
2.	28 Speedwell Road, Yardley, Birmingham	Freehold Vacant Possession
3.	3 Medley Road, Sparkhill, Birmingham	Freehold Vacant Possession
4.	37 Farm Road, Oldbury, West Midlands	Freehold Vacant Possession
5.	50 Manor Road, Walsall, West Midlands	Freehold Vacant Possession
6.	180 Westwood Road, Witton, Birmingham	Freehold Vacant Possession
7.	188 Westwood Road, Witton, Birmingham	Freehold Vacant Possession
8.	36 Kirby Road, Winson Green, Birmingham	Freehold Investment
9.	313 Cherrywood Road, Bordesley Green, Birmingham	Freehold Vacant Possession
10.	73 Wagon Lane, Solihull, West Midlands	Freehold Vacant Possession
11.	5 The Avenue, Acocks Green, Birmingham	Freehold Investment
12.	38 Walker Street, Tipton, West Midlands	Freehold Vacant Possession
13.	61 Merritts Brook Lane, Northfield, Birmingham	Freehold Investment
14.	93 Northfield Road, Harborne, Birmingham	Freehold Vacant Possession
15.	452 Chester Road, Sutton Coldfield, West Midlands	Freehold Vacant Possession
16.	67 Edgbaston Road, Smethwick, West Midlands	Freehold Investment
17.	49 Stockfield Road, Acocks Green, Birmingham	Freehold Investment
18.	51 Stockfield Road, Acocks Green, Birmingham	Freehold Investment
19.	Land At Sunningdale Way, Turnberry Road, Bloxwich, Walsall	Freehold Res. Devel Land
20.	30, 32 And 34 Gravelly Hill North, Erdington, Birmingham	Part Vacant Possession/ Investment/Redevelopment Op
21.	Workshop And Offices, Rolfe Street, Smethwick, West M	Freehold Vacant Possession
22.	119 Knowle Hill, Hurley, Atherstone, Warwickshire	Freehold Vacant Possession
23.	201 Wolverhampton Street, Dudley, West Midlands	Freehold Redevelopment
24.	87 Lakes Road, Erdington, Birmingham	Freehold Investment
25.	6 Victoria Road, Handsworth, Birmingham	Freehold Investment
26.	173 Boulton Road, Handsworth, Birmingham	Freehold Vacant Possession
27.	233 Bearwood Road, Smethwick, West Midlands	Freehold Investment
28.	47 Alexander Road, Acocks Green, Birmingham	Freehold Investment
29.	77 Alexander Road, Acocks Green, Birmingham	Freehold Investment
30.	Unit 15 Bartleet Rd, Washford Industrial Estate, Redditch, Worcs	Leasehold Vacant Possession
31.	29 Cheshire Road, Witton, Birmingham	Freehold Vacant Possession
32.	36 Clarence Road, Erdington, Birmingham	Freehold Vacant Possession
33.	75 Vicarage Road, Smethwick, West Midlands	Freehold Investment
34.	39 Arthur Road, Erdington, Birmingham	Freehold Investment
35.	10 Ethel Street, Smethwick, West Midlands	Freehold Investment
36.	152 Kings Road, Kingstanding, Birmingham	Freehold Investment
37.	199 Westwood Road, Sutton Coldfield, West Midlands	Leasehold Vacant Possession
38.	158 Westridge Road, Moseley, Birmingham	Freehold Vacant Possession



**COTTONS**  
THE AUCTIONEERS



39.	332 Tile Cross Road, Tile Cross, Birmingham	Freehold Vacant Possession
40.	4 Vicarage Road, Kings Heath, Birmingham	Freehold Vacant Possession
41.	182 Drews Lane, Ward End, Birmingham	Freehold Vacant Possession
42.	29 Parkes Street, Smethwick, West Midlands	Freehold Investment
43.	21/23 Coulter Lane, Burntwood, Staffordshire	Freehold Vacant Possession
44.	7 Wall Lane Terrace, Cheddleton, Leek, Staffordshire	Freehold Investment
45.	97 Newbury Lane, Oldbury, West Midlands	Freehold Vacant Possession
46.	34 Thimblemill Road, Smethwick, West Midlands	Freehold Vacant Possession
47.	46 Haselor Road, Boldmere, Sutton Coldfield, West Mids	Freehold Vacant Possession
48.	Former Public Convenience, Stratford Rd, Birmingham	Freehold Vacant Possession
49.	Land To Rear Of 36 Manor Farm Road, Tyseley, B'ham	Freehold Land
50.	11 High Street, Chasetown, Burntwood, Staffordshire	Freehold Vacant Possession
51.	29 Ivydale Avenue, Sheldon, Birmingham	Freehold Vacant Possession
52.	10 Lees Street, Winson Green, Birmingham	Leasehold Investment
53.	6 Musgrave Road, Winson Green, Birmingham	Leasehold Investment
54.	59 Springcroft Road, Hall Green, Birmingham	Freehold Vacant Possession
55.	675 Warwick Road, Tyseley, Birmingham	Freehold Vacant Possession
56.	14 Moorland Court, Melville Road, Edgbaston, B'ham	Leasehold Vacant Possession
57.	11a Brantley Road, Witton, Birmingham	Freehold Vacant Possession
58.	131 Wharfdale Road, Tyseley, Birmingham	Freehold Vacant Possession
59.	143-153 Hospital Street, Hockley, Birmingham	Freehold Residential Development Site
60.	110 Bentley Drive, Walsall	Freehold Residential Development Op
61.	Building Plot R/O 1-4a Heath Green, Dudley, West Mids	Freehold Building Plot
62.	144 Hamilton Road, Handsworth, Birmingham	Freehold Vacant Possession
63.	24 Chuckery Road, Walsall	Freehold Vacant Possession
64.	85 Gladys Road, Smethwick, West Midlands	Freehold Vacant Possession
65.	Land Rear Of 628/636 Kingsbury Road, Erdington, B'ham	Freehold Residential Development Op
66.	Neyth Marners, Barbican Hill, East Looe, Cornwall	Freehold Vacant Possession
67.	1a Dale Street, Smethwick, West Midlands	Freehold Residential Development Site
68.	57 Kempson Road, Castle Bromwich, Birmingham	Freehold Vacant Possession
69.	2 The Grove, Daisy Road, Edgbaston, Birmingham	Freehold Investment
70.	32 Frederick Road, Selly Oak, Birmingham	Freehold Vacant Possession
71.	8 South Grove, Heathfield Road, Handsworth, B'ham	Freehold Vacant Possession
72.	60 Trafalgar Court, Tividale, Oldbury, West Midlands	Leasehold Vacant Possession
73.	98a Rupert Street, Nechells, Birmingham	Leasehold Vacant Possession
74.	128 Stourbridge Road, Dudley, West Midlands	Freehold Vacant Possession
75.	9 Kimberley Avenue, Saltley, Birmingham	Freehold Vacant Possession
76.	542 Bordesley Green, Bordesley Green, Birmingham	Freehold Vacant Possession
77.	17 Park Place, Mount Street, Nechells, Birmingham	Freehold Vacant Possession
78.	Land Adj. 1, 2 And 3 Anchor Cottages, Warwick Road, Leek Wootton, Warwick	Freehold Garden Land
79.	Land Adj Unit 8 Western Works, Bromley Street, Digbeth	Freehold Land
80.	99 Kathleen Road, Yardley, Birmingham	Freehold Vacant Possession
81.	69 Other Road, Redditch, Worcestershire	Freehold Vacant Possession
82.	56 Cole Valley Road, Hall Green, Birmingham	Freehold Vacant Possession
83.	Paddock 1, Ledbury Road, Long Green, Nr Tewkesbury	Freehold Land
84.	Paddock 2, Ledbury Road, Long Green, Nr Tewkesbury	Freehold Land
85.	Land, 200 Spring Hill, Hockley, Birmingham	Freehold Land
86.	52 Bracebridge Street, Nuneaton, Warwickshire	Freehold Investment
87.	54 Bracebridge Street, Nuneaton, Warwickshire	Freehold Pt. Investment/Pt. Vacant
88.	3 Old Winnings Road, Kersley, Coventry	Freehold Vacant Possession
89.	Lock Up Garages, Branstree Drive, Holbrooks, Coventry	Freehold Vacant Possession
90.	9c Trafford Drive, Stockingford, Nuneaton, Warks	Freehold Vacant Possession
91.	46 Leslie Road, Edgbaston, Birmingham	Freehold Vacant Possession
92.	5 Brompton View, Beeston, Leeds	Freehold Investment
93.	169 Lower Bryan Street, Stoke-On-Trent, Staffs	Freehold Vacant Possession
94.	34 Leonard Road, Lozells, Birmingham	Freehold Investment
95.	12 Caynham Road, Bartley Green, Birmingham	Freehold Vacant Possession
96.	350 St. Pauls Road, Smethwick, West Midlands	Freehold Vacant Possession
97.	32 The Hurst, Moseley, Birmingham	Freehold Vacant Possession
98.	Flat 7, Oxford Court, Tugford Road, Selly Oak, B'ham	Leasehold Investment
99.	15 Bean Road, Dudley, West Midlands	Freehold Vacant Possession
100.	1 Ash Grove off Clifton Road, Balsall Heath, Birmingham	Freehold Investment
101.	32 Mary Vale Road, Stirchley, Birmingham	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****11 Stamford Grove, Handsworth  
Birmingham, B20 3PT****Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a paved foregarden. The property benefits from well laid out accommodation and some UPVC double glazing. Stamford Grove can be found off Stamford Road and is set in an established residential area approximately half a mile distance from One Stop Shopping Centre in Perry Barr providing access to a wide range of local shops and amenities. The property does require modernisation and improvement.

**Accommodation:**

Ground Floor  
Front Reception Room, Kitchen, Inner lobby, bathroom with low level WC, panelled bath and pedestal wash hand basin.  
First Floor  
Stairs and Landing, Bedroom One, Bedroom Two (intercommunicating), Bedroom Three and Loft room.

Outside  
Front – paved foregarden.  
Rear – overgrown garden.

**Vendors Solicitors:**

Wragge & Co  
55 Colmore Row  
Birmingham  
B3 2AS

Telephone No – 0121 233 1000

**Ref:** Mrs Lisa Shaw

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 2****Freehold Vacant Possession****28 Speedwell Road,  
Yardley, Birmingham  
B25 8HT****Property Description:**

A traditional end terraced house of brick construction, surmounted by a tile clad roof, benefiting from UPVC double glazed windows and gas-fired central heating, but requiring modernisation and improvement throughout. The property is situated to the western part of Speedwell Road which comprises of a cul-de-sac leading off Kings Road, which in turn leads off Coventry Road (A45).

**Accommodation:**

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

Outside (front) – Walled foregarden.  
Outside (rear) – Pedestrian entry access to paved yard and a partly lawned garden.

**Vendors Solicitors:**

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

Telephone No – 0121 553 3211

**Ref:** Miss L Trott

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 3****Freehold Vacant Possession****3 Medley Road,  
Sparkhill,  
Birmingham, B11 2NE****Property Description:**

A traditional mid terraced house of brick construction fronting the pavement. Medley Road itself runs directly between Warwick Road (A41) and Gough Road, which forms part of an established residential area along with a wide range of shops and local amenities.

**Vendors Solicitors:**

S V Wadsworth & Co  
325 Stratford Road  
Shirley  
Solihull  
B90 3BL

Telephone No – 0121 745 8550

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen

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

Outside (rear) – Yard, brick built store, and pedestrian access.

**LOT 4****Freehold Vacant Possession****37 Farm Road,  
Oldbury, West  
Midlands B68 8RD****Property Description:**

A traditional built mid terraced house of brick construction, surmounted by an asphalted slate clad roof and requiring complete modernisation and improvement throughout including the provision of a bathroom. Farm Road itself runs directly between New Henry Street (B4169) and Pound Road and the property is located close to the junction with Barrs Street.

**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

**Accommodation:**

Ground Floor  
Entrance Hall, Front Reception Room, Rear Reception Room, Rear Entrance Hall, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms.

Outside (front) – Small walled foregarden.  
Outside (rear) – Brick paved yard, brick WC and store with partly lawned garden.

**Find us on the web @**

**www.cottons.co.uk**

**E-mail: auctions@cottons.co.uk**



**LOT 5****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.

**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.

**Vendors Solicitors:**

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

Telephone No – 01922 720 333

**Ref:** Mr J Cooke

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 6****Freehold Vacant Possession****180 Westwood Road, Witton, Birmingham B6 7DU****Property Description:**

A traditional end terraced house of part rendered brick construction, surmounted by a replacement tile clad roof, benefiting from gas-fired central heating, part UPVC double glazed windows and mains fitted smoke alarms. Westwood Road itself leads directly off Electric Avenue and is within approximately one mile distance from the University of Central England in Birmingham, Perry Barr and the One Stop Shopping Centre.

**Accommodation:**

Ground Floor  
Glazed Porch, Reception Hall, Front Reception Room, Inner Hall, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath having shower over, pedestal wash basin & WC.

Outside (front) – Paved and walled fore-garden  
Outside (rear) – Concrete yard and lawned garden.

**Vendors Solicitors:**

Millichips  
4 The Courtyard  
707 Warwick Road  
Solihull  
West Midlands  
B91 3DA

Telephone No – 0121 624 4000

**Ref:** Mr A Boyars

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 7****Freehold Vacant Possession****188 Westwood Road, Witton, Birmingham B6 7DU****Property Description:**

A traditional mid terraced house of brick construction with rendered front elevation and surmounted by a replacement tile clad roof. The property benefits from gas-fired central heating, mostly double glazed windows, emergency lighting and mains fitted smoke alarms. Westwood Road itself leads directly off Electric Avenue and is within approximately one mile distance from the University of Central England in Birmingham, Perry Barr and the One Stop Shopping Centre.

**Accommodation:**

Ground Floor  
Glazed Porch, Reception Hall, Front Reception Room, Inner Hall, Rear Reception Room, Extended Dining/Kitchen,  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath having shower over, pedestal wash basin & WC.

Outside (front) – Paved and walled fore-garden.

Outside (rear) – Concrete yard, lawned garden, shed and rear pedestrian access.

**Vendors Solicitors:**

Millichips  
4 The Courtyard  
707 Warwick Road  
Solihull  
West Midlands  
B91 3DA

Telephone No – 0121 624 4000

**Ref:** Mr A Boyars

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 8****Freehold Investment****36 Kirby Road, Winson Green, Birmingham, B18 4RG****Property Description:**

A mid terraced house of brick construction standing behind a lawned foregarden and situated in a pedestrian walkway located at the end of Kirby Road which comprises of a cul-de-sac running off Bacchus Road. The property is currently let on an Assured Shorthold Tenancy at a rental of £500.00 per calendar month (£6000 per annum)

**Accommodation:**

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

First Floor  
Stairs and Landing, Two Bedrooms

Outside (front) Lawned foregarden  
Outside (rear) Garden with rear pedestrian access.

**Vendors Solicitors:**

FJO Solicitors  
Malvern House  
62 Bradford Street  
Walsall  
WS1 3QD

Telephone No – 01922 637776

**Ref:** Mr F Preston

**Viewings:**

Via Cottons – 0121 247 2233





**LOT 9****Freehold Vacant Possession**

**313 Cherrywood  
Road, Bordesley  
Green, Birmingham,  
B9 4XB**

**Property Description:**

A traditional built mid terraced house of brick construction surmounted by a replacement tile clad roof, and set back from the road behind a small walled fore garden. Cherrywood Road itself leads off Pretoria Road which in turn leads off Bordesley Green (B4128)

**Accommodation:**

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

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

Outside (front) -Walled fore-garden  
Outside (rear) - Yard and Garden

**Vendors Solicitors:**

Putsmans WLC  
55 Charlotte Street  
Birmingham  
B3 2LT

Telephone No – 0121 624 4000

**Ref:** Mr S Dempsey

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 10****Freehold Vacant Possession**

**73 Wagon Lane, Solihull,  
West Midlands B92 7PN**

**Property Description:**

A traditional semi detached house of brick construction, surmounted by a hipped tile clad roof, set well back from the road behind a lawned fore-garden and forming part of an established and popular residential area, located approximately three miles to the north of Solihull Town Centre. The property itself benefits from gas-fired central heating and has potential for the provision of car parking or garage to the rear and requires modernisation and improvement throughout.

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Dining  
Room, Kitchen, Covered Side  
Entrance.  
First Floor  
Stairs and Landing, Three  
Bedrooms, Bathroom with panelled  
bath, pedestal washbasin & WC.

Outside (front) – Lawned fore-  
garden.  
Outside (rear) – Large lawned  
garden with shared rear driveway,  
providing vehicular access and  
offering scope for the provision of a  
garage and rear car parking.

**Vendors Solicitors:**

Sydney Mitchell  
Chattock House  
346 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN

Telephone No – 0121 746 3300

**Ref:** Mr T Lynch

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 11****Freehold Investment**

**5 The Avenue, Acocks Green,  
Birmingham B27 6NG**

**Property Description:**

A traditional built semi detached house of brick construction, surmounted by a slate clad roof, having had a single-storey extension to the rear and benefiting from part UPVC double glazed windows and independent gas heaters. The property has been informally converted into five Self-contained Flats, and is conveniently located within approximately 200 metres from Acocks Green Railway Station and within approximately one third of a 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 £395.00 per week (£20,540.00 per annum). A schedule of tenancies, along with a copy of each Assured Shorthold Tenancy Agreement is available for inspection at the Auctioneers Offices.

**Accommodation:**

Ground Floor - Entrance Hall,  
Reception Hall with Cellar access off.  
Flat 1  
Lounge with Kitchenette, Bedroom,  
Bathroom with bath, wash basin &  
WC.  
Flat 2  
Kitchen, Lounge, Inner Hall,  
Bedroom 1, Bathroom with modern

suite comprising panelled bath with  
shower over, pedestal wash basin  
& WC, Bedroom 2.

First Floor - Stairs and Landing.

Flat 3  
Lounge, Kitchen, Bedroom,  
Bathroom with panelled bath,  
pedestal wash basin & WC.

Flat 4  
Entrance Hall, Bedroom, Bathroom  
with panelled bath, pedestal wash  
basin & WC, Lounge, Kitchen.  
Second Floor - Stairs and Landing  
Flat 5  
Lounge, Kitchen, Bedroom,  
Bathroom with panelled bath,  
pedestal wash basin & WC.

Outside (front) – Paved and walled  
fore-garden, pedestrian entry  
access to rear.

Outside (rear) – Brick paved yard,  
lawned garden.

**Vendors Solicitors:**

Millichips  
4 The Courtyard  
707 Stratford Road  
Solihull  
West Midlands  
B91 3DA

Telephone No – 0121 624 4000

**Ref:** Mr A Boyars

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 12****Freehold Vacant Possession**
**38 Walker Street,  
Tipton, West  
Midlands, DY4 0JU**
**Property Description:**

A semi detached property of rendered brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having UPVC double glazed windows and gas fired central heating but does require some modernisation. Walker Street can be located between Bridge Road and Powis Avenue and is approximately one mile from Tipton Town Centre providing a wide range of local shops and amenities.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Inner Lobby, Kitchen, Bathroom having panelled bath, low level WC and pedestal wash hand basin.  
First Floor  
Stairs and Landing, Two Double Bedrooms.  
Outside  
Rear – Paved yard.

**Vendors Solicitors:**

Howell & Co  
1341 Stratford Road  
Hall Green  
Birmingham  
B28 9HW

Telephone No – 0121 778 5031

**Ref:** Mr Roland Gibbins

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 13****Freehold Investment**
**61 Merritts Brook Lane, Northfield,  
Birmingham B31 1PP**
**Property Description:**

An end terraced house of brick construction, surmounted by an interlocking hipped tile clad roof, set well back from the road behind a lawned fore-garden and public verge area. The property benefits from UPVC double glazed windows and a Garage at the rear, and is conveniently located within approximately three quarters of a mile distance from Northfield Shopping Centre providing a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £110 per week (£5720 per annum).

**Accommodation:**

Ground Floor  
Porch, Entrance Hall, Lounge, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom.

Outside (front) – Lawned fore-garden  
Outside (rear) – Pedestrian side access to garden with Garage accessed by way of shared vehicular driveway.

**Vendors Solicitors:**

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

Telephone No - 0121 455 6333

**Ref:** Mr P Lugsdin

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 14****Freehold Vacant Possession**
**93 Northfield Road, Harborne,  
Birmingham B17 0ST**
**Property Description:**

A traditional Grade II Listed three-storey mid terraced house of part rendered brick construction, surmounted by a slate clad roof, set back from Northfield Road behind a small walled fore-garden. The property is offered for sale in a modernised and improved condition, benefiting from gas-fired central heating, modern kitchen and bathroom fittings, three double bedrooms (master bedroom with en-suite) and is situated in a popular and established residential area conveniently located within approximately half a mile distance from Harborne High Street, providing a wide range of local amenities.

**Accommodation:**

Ground Floor  
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen with a range of pine panelled units, Open Plan Breakfast Room.  
First Floor  
Stairs and Landing, Two Double

Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.  
Second Floor  
Stairs and Landing, Master Bedroom with en-suite shower room having glazed shower cubicle, pedestal wash basin & WC.

Outside (front) – Small fore-garden bordered by privet hedge.  
Outside (rear) – Concrete yard and patio with enclosed garden.

**Vendors Solicitors:**

Nicholas Brimble & Co  
427 Bearwood Road  
Smethwick  
West Midlands  
B66 4DF

Telephone No – 0121 429 8016

**Ref:** Mr N Brimble

**Viewings:**

Via Cottons – 0121 247 2233





## LOT 15

## Freehold Vacant Possession

**452 Chester Road,  
Sutton Coldfield, West  
Midlands, B73 5BP**

### Property Description:

A substantial three storey mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a surfaced foregarden. The property itself benefits from having well laid out accommodation on the ground and first floors, and a further self contained flat on the second floor, and gas fired central heating. The property has undergone some recent improvements but still requires some further modernisation. Chester Road (A452) is located between College Road and Gravelly Lane and is situated in an established and sought after residential area approximately two miles from Sutton Coldfield Town Centre providing a wide range of local shops and amenities.

### Accommodation:

Ground Floor  
Entrance Hall, Reception Room One, Reception Room Two, Reception Room Three, Bathroom having panelled bath, low level WC and pedestal wash hand basin, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom having corner bath, low level WC, bidet and pedestal wash hand basin.  
Second Floor



Stairs leading to self contained flat having Living/Bed Room, Kitchen area, Shower Room with shower cubicle, pedestal wash hand basin and low level WC.  
Outside  
Front – surfaced foregarden  
Rear – lawned garden and garage accessed via a shared vehicular driveway.

### Vendors Solicitors:

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

Telephone No – 0121 200 2818

**Ref:** Mr N Sharma

### Viewings:

Via Cottons – 0121 247 2233

## LOT 16

## Freehold Investment

**67 Edgbaston Road,  
Smethwick, West  
Midlands B66 4LF**

### Property Description:

A substantial traditional built three-storey end terraced house of brick construction, surmounted by an interlocking tile clad roof having undergone a housing association conversion several years ago into two well laid out Self-contained Flats. Both flats, which are offered for sale in good presentable condition, benefit from gas-fired central heating and UPVC double glazed windows and are both let on Assured Shorthold Tenancy Agreements as follows:  
Flat 1 – Rental £375 per calendar month  
Flat 2 – Rental £550 per calendar month  
Total Rental Income - £925 per calendar month (£11,100 per annum).

### Accommodation:

Ground Floor  
Secure Side Entrance to:  
Flat 1  
Entrance Hall, Lounge, Double Bedroom, Kitchen with a range of modern units, Bathroom with panelled bath, pedestal wash basin & WC.  
First Floor  
Flat 2  
Private Entrance off Edgbaston Road to Shared Entrance Hall, Stairs and Landing, Lounge, Three Bedrooms, Bathroom with panelled



bath, pedestal wash basin & WC, Kitchen with a range of modern laminate units.  
Second Floor  
Stairs and Landing to Attic  
Bedroom 4

Outside (front) – Walled fore-garden  
Outside (rear) – Pedestrian side access to generous 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



## IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 7th April 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.

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Calne, Wilts.,  
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**49 Stockfield Road, Acocks Green,  
Birmingham B27 6AR**

**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 independent gas heaters and having separate gas and electricity meters. The property benefits from mostly UPVC double glazed windows and is set back from the road behind a paved forecourt, and is situated to 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 £300 per week (£15,600 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 - Entrance Hall, Reception Hall.  
Flat 1  
Lounge with Kitchenette, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.  
Flat 2

Entrance Hall, Shower Room with shower, pedestal wash basin & WC, Lounge with Kitchenette, Bedroom.  
First Floor - Stairs and Landing  
Flat 3  
Lounge with Kitchenette, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom.  
Flat 4  
Living Room, Kitchen, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.  
Second Floor - Stairs and Landing.  
Flat 5 (Studio)  
Large Bed/Sitting Room, Kitchenette and Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) - Paved forecourt providing off road parking.  
Outside (rear) - Brick store and WC with 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



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

**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 independent gas heaters and having separate gas and electricity meters. The property benefits from part UPVC double glazed windows and is set back from the road behind a paved forecourt, and is situated to 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 £320 per week (£16,640 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 - Entrance Hall, Reception Hall.  
Flat 1  
Living Room, Small Kitchen, Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.  
Flat 2 (Studio)

Small Kitchen, Bed/Sitting Room, Inner Hall providing storage, Bathroom with panelled bath, pedestal wash basin & WC.  
First Floor - Stairs and Landing  
Flat 3  
Living Room, Kitchenette, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom.  
Flat 4  
Lounge, Small Kitchen, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.  
Second Floor - Stairs and Landing.  
Flat 5 (Studio)  
Large Bed/Sitting Room, Kitchenette, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Paved forecourt providing off road parking.  
Outside (rear) - Brick WC, store 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



**Residential Development Site, Sunningdale Way, Off Turnberry Road, Bloxwich, Walsall, West Midlands WS3**



**Description:**

A parcel of freehold residential development land currently comprising a public open space and situated fronting Sunningdale Way close to the junction with Turnberry Road and located at the entrance of a good quality residential estate which contains a range of modern executive and family dwelling houses. The site lies approximately three miles to the North of Walsall Town Centre providing a wide range of retail amenities and services. Turnberry Road itself runs directly between Stafford Road (A34) and Broad Lane (B4210) and the site is within approximately one third of a mile distance from Bloxwich North Railway Station providing commuter access to Walsall, Cannock and Birmingham City Centre.

**Planning:**

The site has the benefit of outline planning consent for residential development granted by Walsall Metropolitan Borough Council (Reference 04/1320/OL/E2 and dated 2 September 2004). The Planning consent includes the following conditions in relation to 13section 106 agreements To ensure that the health, educational and housing needs of the potential occupiers of a large development on the site are met, there shall be no more than 20 dwellings built on the site unless the applicant has entered into a section 106 planning agreement to provide appropriate financial contributions towards – health and

education facilities in the area, affordable housing on the site, or a contribution towards affordable housing off site.

To ensure adequate amenity space provision for the occupiers of the development, there shall be no more than 4 dwellings built on the site unless the applicant has entered into a section 106 agreement to provide £100 per bedroom towards off site open space provision in accordance with policy 8.4 of the Adopted Unitary Development Plan.

A copy of the planning consent is available for inspection at both the auctioneers and solicitors offices. All interested parties are invited to discuss their proposals in terms of site layout etc by contacting Mr Chas Stallard at Walsall Metropolitan Borough Council Development Team on 01922 652 494.

**Total Site Area** - 0.61 hectares (1.5 acres) approximately.

**Vendors Solicitors:**

Legal Services Department  
Walsall Metropolitan Borough Council  
11th Floor Tameway Tower  
Bridge Street  
Walsall WS1 1JZ  
Telephone No - 01922 654 837

**Ref:**

Mr T Oakley - Principal  
Conveyancer

**Viewings:**

Via Cottons – 0121 247 2233



N.B. The successful bidder will be required to meet the Vendor's surveyors fees and legal costs equating to 2% of the sale price.







## 30, 32 & 34 Gravelly Hill North, Erdington, Birmingham B23 6BQ

### Property Description:

A row of three substantial traditional detached properties, set back from Gravelly Hill North behind a tarmac forecourt and parking area and occupying a large site extending to approximately 3947 sq m (0.97 acres). The properties themselves provide a mixture of two and three-storey accommodation which have been used for a range of commercial and residential purposes, some of which is currently let.

The properties are situated to the east side of Gravelly Hill North (A5127) virtually opposite the junction with Oxted Croft and approximately half a mile distance from Erdington High Street providing a wide range of retail amenities and services and within approximately a third of a mile distance from the M6 Motorway (junction 6). The surrounding area is predominantly residential.

### Accommodation:

#### No. 30

Ground Floor  
Ground Floor Flat (front), Entrance Hall, Dining/Kitchen, Lounge, Bedroom, Shower Room, Flat 1  
Entrance Hall, Living Room with Kitchenette, Bathroom, Two Bedrooms.  
First Floor  
Side Entrance Hall, Stairs and Landing.  
Flat 2  
Reception Hall, Two Bedrooms, Lounge, Bathroom.  
Second Floor  
Stairs to:  
Flat 3  
Reception Hall, Bathroom, Breakfast/Kitchen, Lounge, Bedroom.

### Gross Internal Area

274 sq m (2954 sq ft)

#### No. 32

Ground Floor  
Entrance Hall, Reception Hall, Four Separate Offices, Ladies/Gents and Staff WC, Kitchen and Shower Room.  
First Floor  
Entrance Hall with Cellar access, Stairs and Landing, Shared Breakfast/Kitchen, Two Double Bedsitting Rooms, Shared Bathroom with Separate WC.  
Second Floor  
Stairs and Landing, Shared Breakfast/Kitchen, Shower Room, Two Double Bedsitting Rooms.

### Gross Internal Area

277 sq m (2989 sq ft)

#### No. 34

Ground Floor  
Reception Hall, Two Large Rooms (formerly used as a gymnasium), Rear Lobby, Storeroom, Shower Room, Sauna, Further Shower Room and Changing Area.

First Floor  
Stairs and Gallery Landing, Cloakroom with WC, Three Large Bedrooms, Shower Room, Kitchen.  
Rear Stable Flat  
Ground Floor  
Living Room, Kitchen, Shower Room with WC.  
First Floor  
Bedroom.

### Gross Internal Area

281 sq m (3029 sq ft)

Outside (front) - Full width tarmac forecourt providing ample off-road parking for each property.  
Outside (rear) - Substantial rear gardens further extending to the rear of adjacent properties number 34a and 36 Gravelly Hill North.

### Total Site Area

3947 sq m (0.97 acres).

### Schedule of Tenancies

No. 30

Ground Floor Flat – Vacant  
Flat 1 – Rental - £325.00 per calendar month  
Flat 2 – Rental - £350.00 per calendar month  
Flat 3 – Rental - £300.00 per calendar month  
Current Rental Income - £975.00 per calendar month (£11,700.00 per annum)

Note: All flats are currently let on Assured Shorthold Tenancy Agreements.

No. 32

Ground Floor Offices – Rental - £9,100.00 per annum  
Bedsit 1 – Rental - £215.00 per calendar month  
Bedsit 2 – Rental - £235.00 per calendar month  
Bedsit 3 – Rental - £195.00 per calendar month  
Bedsit 4 – Rental - £195.00 per calendar month  
Current Rental Income - £19,180.00 per annum.

No. 34

Ground Floor (formerly a gymnasium) – Vacant  
First Floor Flat – Vacant  
Rear Stable Flat – Let on a period tenancy – Rental £75.00 per week (£3900.00 per annum).  
Current Rental Income £3900 per annum.

### Total Current Rental Income

£34,780.00 per annum.

### Planning

The site and/or the existing properties may offer potential for various redevelopment schemes or change of use (subject to obtaining formal planning consent from the local planning authority at Birmingham City Council). All interested parties must satisfy themselves of the suitability of the site/properties for their intended use by contacting the local planning department direct on 0121 303 3157.

### Vendors Solicitors:

Eyre & Co  
1041 Stratford Road  
Hall Green  
Birmingham  
B28 8AS

Telephone No – 0121 778 2161

Ref: Mr M Luscombe

### Viewings:

Via Cottons – 0121 247 2233







## Workshop, Offices and Yard, Rolfe Street, Smethwick, West Midlands B66 2AA

### Property Description:

A single storey Office/Workshop Block with a pitched roof, having a secure yard and frontage to Rolfe Street. Rolfe Street runs between Tollhouse Way (A457) and Rabone Lane in Smethwick, immediately to the south of Birmingham City Centre. Junction 1 of the M5 is a short distance away, giving access to the Midlands Motorway Network and Smethwick, Rolfe Street Railway Station is nearby. Birmingham City Centre is approximately three miles distant. The site may well be suitable for redevelopment subject to Local Authority consent.

### Accommodation:

Offices/Workshop – 100.89 sq m (1086 sq ft)

Workshop – 132.38 sq m (1425 sq ft) with an eaves site of 4.57 m (15ft) with electric/manual operated roller shutter. Yard area providing ample car parking and space for heavy goods vehicle loading. Site Area - 908 sq m (0.22 acres)

### Vendors Solicitors:

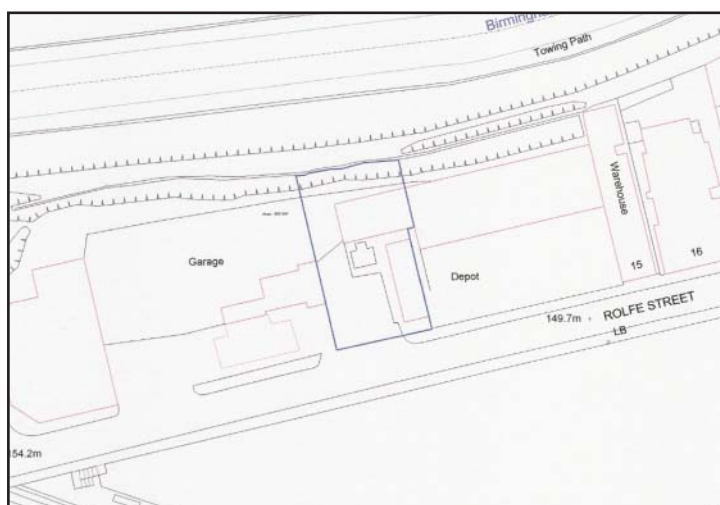
Putsmans WLC  
Britannia House  
50 Great Charles Street  
Birmingham  
B3 2LT

Telephone No – 0121 237 3000

Ref: Mr G Morris

### Viewings:

Via Cottons – 0121 247 2233



**BURLEY BROWNE**  
Chartered Surveyors



## 119 Knowle Hill, Hurley, Atherstone, Warwickshire CV9 2JA

### Property Description:

An investment/business opportunity comprising of a fish & chip shop with A3 planning consent, a retail shop and substantial living accommodation at the rear. The property is of brick construction with a pitched felted roof and is offered for sale in a presentable and well maintained condition having been much improved and modernised by the existing owners and the living accommodation benefits from modern kitchen and bathroom fittings, gas-fired central heating, UPVC double glazed windows and Garage. The property itself is situated in the village of Hurley, located in North Warwickshire and conveniently located within approximately seven miles distance from the local towns of both Coleshill and Tamworth and within approximately five miles distance from the M42 Motorway (junction 9).

### Accommodation:

Ground Floor  
Shop 1 – Fish & Chip Shop – 22.6 sq m (243 sq ft) with recessed entrance, stainless steel fryer and counter, UPVC shop front and three phase electric supply.  
Preparation Room 1 – 7.98 sq m (85 sq ft)  
Preparation Room 2 – 11 sq m (118 sq ft)  
Retail Shop 2 – 31.5 sq m (339 sq ft) with UPVC shop front, Cloakroom with WC and wash basin.  
Office/Store Room – 9.2 sq m (100 sq ft)  
Bungalow Living Accommodation  
Reception Hall, Lounge, Dining/Kitchen with a range of modern fitted units, Walk-in Storeroom, Inner Hallway, Three Double Bedrooms, Bathroom with modern corner suite comprising panelled bath, pedestal wash basin, WC, glazed and tiled shower enclosure, walk-in airing cupboard, Lean-to Veranda/Utility Room.

Outside (front) – Tarmacadam forecourt set behind iron railings, driveway to side Garage providing off-road parking, customer lay-by parking.  
Outside (rear) – Generous enclosed lawned gardens to side and rear with pedestrian access.  
Frontage – 15.4 m (50' 6")

### Vendors Solicitors:

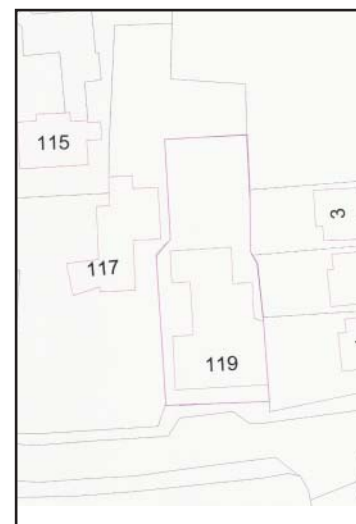
Foster & Co  
Old Post Office Building  
2 Lower Gungate  
Tamworth  
Staffordshire  
B79 7AL

Telephone No – 01827 62218

Ref: Ms K Badcock

### Viewings:

Via Cottons – 0121 247 2233



**JAMES + PYE**  
ASSOCIATES  
CHARTERED VALUATION SURVEYORS  
ESTATE AGENTS



**LOT 23****Freehold Former Public House/Restaurant/  
Redevelopment Opportunity****201 Wolverhampton Street, Dudley,  
West Midlands DY1 1ED****Property Description:**

A Grade II Listed Three-Storey Building, formerly used as a Public House, benefitting from gas-fired central heating. The property is located on the corner of Wolverhampton Street and Priory Street, close to Dudley Town Centre. The property has, until recently, been used as a Public House and fish & chip restaurant, although planning consent has recently been obtained for change of use of the ground and first floor to offices and the second floor to apartments.

**Accommodation:**

Access from both Wolverhampton Street and Priory Street  
Ground Floor  
Open Plan Bar Area 1 - 75.9 sq m (815 sq ft),  
Open Plan Bar Area 2 - 46.4 sq m (499 sq ft)  
Office - 16.5 sq m (177 sq ft),  
Ladies Gents & Disabled WC facilities.  
First Floor  
Landing Area, Function Room - 87 sq m (934 sq ft), Kitchen 20.6 sq m (222 sq ft), Ladies & Gents WC's.  
Office 1 - 15.2 sq m (163 sq ft)  
Office 2 - 7.9 sq m (86 sq ft)  
Stairs to half landing and Bathroom with bath and wash basin.  
Second Floor  
Landing, Room 1 - 32.4 sq m (348 sq ft), Room 2 - 14.5 sq m (156 sq ft)

ft) Room 3 - 22.2 sq m (239 sq ft),  
Room 4 - 14.1 sq m (152 sq ft),  
Room 5 - 19.9 sq m (214 sq ft),  
WC.  
Cellar  
78.3 sq m (841 sq ft) with ancillary storage, Cold Room and Boiler Room containing central heating boiler.

Outside - Small yard access, which provides separate access to the first and second floors.

**Planning:**

The property has been used recently, both as a Public House and fish & chip restaurant and planning consent has been obtained for the conversion of the existing ground and first floor premises into offices and the second floor into apartments. Copies of the planning consent are available at the auctioneer's offices.

**Vendors Solicitors:**

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

Telephone No - 0121 744 4416

**Ref:** Mr G Christopher

**Viewings:**

Via Cottons - 0121 247 2233

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

**LOT 24****87 Lakes Road,  
Erdington,  
Birmingham B23 7UJ****Property Description:**

A mid terraced house of brick construction, surmounted by a pitched tile clad roof benefiting from UPVC double glazed windows and providing well laid out accommodation. Lakes Road itself leads off Brookvale Park Road, which in turn leads off Brookvale Road (A4040) and the property is conveniently within approximately one and a half miles distance from Erdington Shopping Centre providing a wide range of retail amenities and services. The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £110 per week (£5720 per annum).

**Accommodation:**

Ground Floor  
Entrance Hall, Through Lounge, Breakfast/Kitchen, Utility Room with secondary entrance door.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) - Lawned fore-garden.

**Freehold Investment**

Outside (rear) - Paved patio and garden.

**Vendors Solicitors:**

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

Telephone No - 0121 455 6333

**Ref:** Mr P Lugsdin

**Viewings:**

Via Cottons - 0121 247 2233

**LOT 25****Freehold Investment****6 Victoria Road,  
Handsworth,  
Birmingham, B21 0SA****Property Description:**

A mid terraced house of brick construction standing behind a walled foregarden and benefits from gas fired central heating and UPVC double glazed windows. Victoria Road itself leads off Boulton Road (A4040) The property is currently let on an Assured Shorthold Tenancy at a rental of £450.00 per calendar month (£5400 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  
Front Reception Room, Rear Reception Room, Kitchen, Bathroom comprising bath, WC and wash basin.

First Floor  
Stairs and Landing, Three Bedrooms

Outside (front) - Walled foregarden  
Outside (rear) - Garden, pedestrian access.





**LOT 26****Freehold Vacant Possession**
**173 Boulton Road,  
Handsworth,  
Birmingham, B21 0RG**
**Property Description:**

An end terraced house of brick construction with a slate clad roof requiring modernisation and improvement. The property itself stands behind a walled foregarden and is situated within less than a quarter of a mile distance from Soho Road, (B4100) providing a wide range of local amenities.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen

**First Floor**

Stairs and Landing, Two Bedrooms, Bathroom comprising bath, WC and wash basin.

Outside (front) Walled foregarden

Outside (rear) Garden, 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

**LOT 27****Freehold Investment**
**233 Bearwood Road,  
Smethwick, West  
Midlands B66 4NA**
**Property Description:**

A traditional built end terraced property of part rendered brick construction, surmounted by a pitched tile clad roof and occupying a corner position at the junction with Pearman Road. The property itself has undergone a housing association flat conversion, some years ago, and provides two well laid out and Self-contained Flats, each having been fully modernised throughout to include UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fittings and both are in good decorative order. Each flat is currently let on Assured Shorthold Tenancy Agreements as follows:

Flat 1 – Rental - £450 per calendar month

Flat 2 – Rental - £450 per calendar month

Total Rental Income - £900 per calendar month (£10,800 per annum).

**Accommodation:**

Ground Floor  
Side Entrance Hall, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Lounge and Double Bedroom.

**First Floor**

Private access directly off Bearwood Road to Entrance Hall,



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

Outside – Side paved yard rear garden and shared drying area.

**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 28****Freehold Investment**
**47 Alexander Road, Acocks Green,  
Birmingham B27 6ER**
**Property Description:**

A traditional semi detached house of brick construction, with a replacement tile clad roof and benefitting from mostly UPVC double glazed windows and independent gas heaters. The property itself is offered for sale in presentable condition and has been informally converted to five Self-contained Flats. Alexander Road itself leads off Yardley Road (B4146) and the property is conveniently located within approximately half a mile distance from Acocks Green Shopping Centre providing a wide range of local amenities and within less than a quarter of a mile distance from Acocks Green Railway Station.

Each flat is currently let on an Assured Shorthold Tenancy Agreement, producing a total rental income of £390 per week (£20,280 per annum)

A schedule of tenancies, along with a copy of each Assured Shorthold Tenancy Agreement is available for inspection at the auctioneers offices.

**Accommodation:**

Ground Floor - Entrance Hall, Reception Hall.

**Flat 1**

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

**Flat 2**

Kitchen, Lounge, Double Bedroom, Shower Room with shower, pedestal wash basin & WC.

First Floor - Stairs and Landing.

**Flat 3**

Entrance Hall, Bedroom, Inner Hall, Bathroom with panelled bath, pedestal wash basin & WC, Lounge with Kitchenette.

**Flat 4**

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

Second Floor - Stairs and Landing.

**Flat 5**

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

Outside (front) – Concrete walled forecourt, pedestrian side access to rear.

Outside (rear) – Garden.

**Vendors Solicitors:**

Millichips  
4 The Courtyard  
707 Warwick Road  
Solihull, West Midlands  
B91 3DA

Telephone No – 0121 624 4000

**Ref:** Mr A Boyars

**Viewings:**

Via Cottons – 0121 247 2233







**77 Alexander Road, Acocks Green,  
Birmingham B27 6ES**

**Property Description:**

A traditional three storey mid terraced house of rendered brick construction, surmounted by a replacement tile clad roof and benefitting from UPVC double glazed windows. The property itself is offered for sale in presentable condition and has been informally converted to five Self-contained Flats. Alexander Road itself leads off Yardley Road (B4146) and the property is conveniently located within approximately half a mile distance from Acocks Green Shopping Centre providing a wide range of local amenities and within less than a quarter of a mile distance from Acocks Green Railway Station. Each flat is currently let on an Assured Shorthold Tenancy Agreement, producing a total rental income of £375 per week (£19,500 per annum). A schedule of tenancies, along with a copy of each Assured Shorthold Tenancy Agreement is available for inspection at the auctioneers offices.

**Accommodation:**

Ground Floor - Entrance Hall, Reception Hall.  
Flat 1  
Entrance Hall, Shower Room with shower, vanity wash basin & WC, Living Room with Kitchenette, Bedroom.

Flat 2  
Kitchen, Living Room, Bedroom, Shower Room with shower, vanity wash basin & WC.  
First Floor - Stairs and Landing.  
Flat 3 (Studio)  
Entrance Hall, Shower Room with shower, vanity wash basin & WC, Bedsitting Room with Kitchenette.  
Flat 4  
Entrance Hall, Shower Room with shower, vanity wash basin & WC, Lounge, Kitchen, Bedroom.  
Flat 5  
Stairs to second floor, Kitchen, Living Room, Bedroom, Shower Room with shower, vanity wash basin & WC.

Outside (front) - Concrete fore-garden  
Outside (rear) - Concrete yard and lawned garden.

**Vendors Solicitors:**

Millichips  
4 The Courtyard  
707 Warwick Road  
Solihull  
West Midlands  
B91 3DA

Telephone No - 0121 624 4000

**Ref:** Mr A Boyars

**Viewings:**

Via Cottons - 0121 247 2233



**Unit 15 Bartleet Road,  
Washford Industrial Estate, Redditch,  
Worcestershire B98 0DG**

**Property Description:**

A single storey industrial/warehouse unit constructed in brickwork/blockwork with cladding over on a steel portal frame with a lined roof including natural light inserts. Bartleet Road forms part of the Washford Industrial Estate, a modern Industrial Area approximately two miles South East of Redditch Town Centre. The area enjoys excellent road communications with the M42 motorway being easily accessible at Junction 3. The Estate itself is landscaped and has additional communal car parking.

**Accommodation:**

Ground Floor  
Reception Hall, General Office, Male and Female Toilets.  
First Floor  
General Office  
Workshop/Warehouse with concrete floor, with folding loading doors to the rear.  
Gross internal floor area 222.5 square metres (2,395 square feet) approximately.

Outside  
Secure surfaced rear yard with security fencing and gates.

**Term:**

999 years from 1 January 1987

**Ground Rent:**

£50 per annum

**Service Charge:**

A service charge is payable in respect of the upkeep of the estate. The service charge for the last year amounted to £5,125.

**User:**

The ground lease provides that the premises must not be used for any uses other than as General Industrial Buildings as defined in Class B2 of the Town and Country Planning (Uses Order) 1987 but excluding the use for Motor Vehicle Repairs of any description

**Vendors Solicitors:**

Shakespeares Solicitors  
Somerset House  
Temple Street  
Birmingham  
B2 5DJ

Telephone No - 0121 632 4199

**Ref:** Mr Michael Poulson

**Viewings:**

Via Cottons - 0121 247 2233

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**LOT 31****Freehold Vacant Possession**

**29 Cheshire Road,  
Witton, Birmingham  
B6 7BX**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof, benefiting from recently installed UPVC double glazed windows but requiring complete modernisation and improvement throughout. The property itself is set back from the road behind a small walled fore-garden and is situated in a cul-de-sac located off Deykin Avenue which in turn leads off Witton Road (A4040).

**Accommodation:**

Ground Floor  
Front Reception Room, Inner Hall,  
Rear Reception Room, Kitchen,  
Bathroom with bath, wash basin & WC.  
First Floor  
Stairs and Landing, Three  
Bedrooms (bedroom 2  
intercommunicating).

Outside (front) – Walled fore-garden  
Outside (rear) – Paved yard and garden

**Vendors Solicitors:**

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

Telephone No – 0121 455 6333

**Ref:** Mr P Lugsdin

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 32****Freehold Vacant Possession**

**36 Clarence Road,  
Erdington,  
Birmingham B23 6AR**

**Property Description:**

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

**Accommodation:**

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



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

**Vendors Solicitors:**

Millichips  
4 The Courtyard  
707 Warwick Road  
Solihull  
West Midlands  
B91 3DA

Telephone No – 0121 624 4000

**Ref:** Mr A Boyars

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 33****Freehold Investment**

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

**Property Description:**

A substantial end terraced property of brick construction, surmounted by a pitched tile clad roof, along with a double Garage/Workshop situated at the rear. The property occupies a corner position at the junction of Vicarage Road and Green Street and has been converted to provide two well laid out Self-contained Flats offered for sale in presentable condition benefiting from separate gas-fired central heating systems and mostly UPVC double glazed windows and having been modernised throughout to include modern kitchen and bathroom fittings and some laminate flooring. The property provides an ideal investment opportunity with each flat being let on Assured Shorthold Tenancy Agreements and the rear garage/workshop being let on a licence as follows:  
Flat 1 – (ground floor) – Rental - £450 per calendar month  
Flat 2 – (first floor) – Rental - £450 per calendar month  
Garage/Workshop – Rental - £150 per calendar month  
Total Rental Income - £1,050 per calendar month (£12,600 per annum).

annum).

**Accommodation:**

Ground Floor  
Flat 1  
Entrance Hall, Reception Hall, Lounge, Bedroom, Kitchen, Rear Entrance Hall, Bathroom.  
Flat 2  
Ground Floor Porch, Entrance Hall, Stairs and Landing, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Lounge, Bedroom.

Outside (front) – Fore-garden  
Outside (rear) – Enclosed paved yard and Garage/Workshop with vehicular access off Green Street.

**Vendors Solicitors:**

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

Telephone No – 0121 454 7011

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons – 0121 247 2233







**39 Arthur Road, Erdington,  
Birmingham, B24 9EX**

**Property Description:**

An imposing three storey mid terraced house of brick construction set back from the road behind a lawned foregarden and benefiting from part UPVC double glazed windows and gas fired central heating. The property is conveniently located within less than one mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre. The potential rental income when fully let is £1,755 per calendar month (£21,060 per annum)

**Accommodation:**

Ground Floor  
Porch entrance, Reception Hallway, Flat 1 – Bedsitting Room, separate Kitchen, WC and Shower Room  
Flat 2 – Bedsitting Room, separate Kitchen, WC and Shower Room

First Floor  
Stairs and Landing  
Flat 3 – Bedsitting Room, separate

Kitchen, WC and Shower Room  
Flat 4 – Bedsitting Room, separate Kitchen, Bathroom comprising panelled bath, pedestal wash basin and WC.

Second Floor  
Stairs and Landing with storage area  
Flat 5 (self-contained) – Reception Hall, Lounge, Kitchen area, Bedroom, Bathroom comprising bath, WC and pedestal wash basin

Outside (front) Lawned garden  
(rear) Garden, WC and pedestrian access.

**Vendors Solicitors:**

Davisons  
63 Beckbury Road  
Weoley Castle  
Birmingham  
B29 5HS

Telephone No – 0121 685 1234

**Ref:** Ms J Hollick

**Viewings:**

Via Cottons – 0121 247 2233

**10 Ethel Street, Smethwick,  
West Midlands B67 5AL**


**Property Description:**

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof, having been modernised and much improved and offered for sale in presentable condition benefiting from gas-fired central heating, UPVC double glazed windows, modern kitchen and bathroom fittings, redecoration and replacement floor coverings. The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £500 per calendar month (£6000 per annum)

**Accommodation:**

Ground Floor  
Reception Hall, Dining Room, Inner Hall, Lounge, Extended Kitchen and rear entrance hall with a range of modern laminate units including built-in stainless steel oven, hob and cooker hood, Bathroom with modern suite comprising panelled bath having shower over, pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Three Bedrooms.

pedestrian entry access and lawned 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

**152 Kings Road, Kingstanding,  
Birmingham B44 0SH**


**Property Description:**

A mid terraced house of brick construction, surmounted by an interlocking tile clad roof, occupying an elevated position, set back from the road behind a lawned foregarden and raised verge. The property benefits from UPVC double glazed windows and gas-fired central heating and the property is situated between the junctions of Hatcham Road and Lea Mount Drive within approximately half a mile distance from local shops and services at New Oscott. The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £110 per week (£5720 per annum)

**Accommodation:**

Ground Floor  
Recessed Entrance, Entrance Hall, Lounge, Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom.  
Outside (front) – Lawned foregarden

Outside (rear) – Shared pedestrian entry access to long rear garden

**Vendors Solicitors:**

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

Telephone No – 0121 455 6333

**Ref:** Mr P Lugsdin

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 37****Leasehold Vacant Possession**

**199 Westwood Road, Sutton Coldfield,  
West Midlands B73 6UQ**

**Property Description:**

A traditional semi detached house of brick construction, surmounted by a hipped interlocking tile clad roof, benefiting from gas-fired central heating but requiring complete modernisation and improvement throughout. The property itself is situated in a popular and established residential area, located between Sutton Oak Road (B4138) and Chester Road North (A452) and bordering the south western side of Sutton Park.

**Accommodation:**

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

Outside (front) – Lawned fore-garden with paved driveway, lean-to side Garage.  
Outside (rear) – Brick stores and long lawned garden backing onto playing fields.

**Term:**

99 years from 25 March 1936

**Ground Rent:**

£6.00 per annum

**Vendors Solicitors:**

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

Telephone No – 0121 553 3211

**Ref:** Miss L Trott

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 38****Freehold Vacant Possession**

**158 Westridge Road, Moseley,  
Birmingham B13 0ED**

**Property Description:**

A traditional semi detached house of part rendered brick construction, surmounted by a hipped tile clad roof, benefiting from gas-fired central heating and mature rear garden, but requiring some modernisation and cosmetic improvement throughout. The property is situated close to the junction with Glen Rise and forms part of a popular and established residential area, located between Brook Lane (A4040) and Colebourne Road.

**Accommodation:**

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

Outside (front) – Block paved driveway providing off-road car parking, brick-built Side Garage and lawned fore-garden.

Outside (rear) – Paved patio and a mature lawned garden with borders, greenhouse and shed.

**Vendors Solicitors:**

Jagger Son & Tilley  
5 York Road  
Erdington  
Birmingham  
B23 6TE

Telephone No – 0121 377 7727

**Ref:** Miss J Hunt

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 39****Freehold Vacant Possession**

**332 Tile Cross Road, Tile Cross,  
Birmingham, B33 0ND**

**Property Description:**

A Traditional detached family residence offering scope for a side extension, subject to planning approval being obtained, occupying a corner plot and prominently situated fronting Tile Cross Road at the junction with East Meadow. The property benefits from having well laid out accommodation and is offered for sale in a presentable condition and benefiting from UPVC double glazed windows, security alarm and gas fired central heating.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge/Dining area, Kitchen, understairs Pantry

First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled

bath, pedestal wash basin & WC and airing cupboard.

Outside (front) Forecourt providing ample off road parking and leading to Garage.

(rear) – Enclosed lawned garden and WC

**Vendors Solicitors:**

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

Telephone No – 0121 707 8484

**Ref:** Mr J T Norton

**Viewings:**

Via Cottons – 0121 247 2233

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**LOT 40****Freehold Vacant Possession**

### 4 Vicarage Road, Kings Heath, Birmingham B14 7RA

**Property Description:**

An imposing three-storey Period Residence with Coach-house constructed of brick and surmounted by a replacement tile clad roof, set back from the road behind a hedged fore-garden, forming part of an established and popular location, conveniently located close to Kings Heath High Street (A435), providing a wide range of retail amenities and services. The property itself provides extensive and well laid out accommodation, benefiting from four double bedrooms, gas-fired central heating, valuable off-road parking and provides further scope for repair and modernisation of the Coach-house accommodation, which could be annexed to the main dwelling house (subject to obtaining formal approval from the local planning authority).

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall with Minton tile floor and cellar access, Front Reception Room, Rear Reception Room, Wet Room with Shower, WC and wash basin, Dining/Kitchen, Utility Room,

Covered yard Area with two brick stores and WC.  
First Floor  
Stairs and Landing, Three Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Second Floor  
Stairs and Landing, Double Attic Bedroom.

Outside (front) – Concrete forecourt set behind Holly Hedge, driveway providing off-road parking and providing vehicular access to Coach-house accommodation, pedestrian side access to rear.  
Outside (rear) – Paved yard and lawned garden.

**Vendors Solicitors:**

Sheila Thomas & Co  
Springfield House  
56 Springfield Road  
Kings Heath  
Birmingham  
B14 7DY

Telephone No – 0121 444 0030

**Ref:** Mrs S Thomas

**Viewings:**

Via Cottons – 0121 247 2233

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E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)

**LOT 41****Freehold Vacant Possession**

### 182 Drews Lane, Ward End, Birmingham, B8 2SL

**Property Description:**

A traditional semi detached property of brick construction set back from the road and benefiting from part double glazing and security alarm, but requires some modernisation. The property is situated in an established and popular residential area located between Washwood Heath Road (B4114) and Bromford Lane, (A4040)

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Kitchen, Bathroom comprising bath, pedestal wash basin, WC, Verandah  
First Floor  
Stairs and Landing, Three Bedrooms  
Outside (front) Garden  
(rear) – Garden, Shared Vehicular access leading to Garage.

**Vendors Solicitors:**

Carvers  
10 Coleshill Road  
Hodge Hill  
Birmingham  
B36 8AA

Telephone No – 0121 784 8484

**Ref:** Mr K Edmunds

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 42****Freehold Investment**

### 29 Parkes Street, Smethwick, West Midlands B67 6BA

**Property Description:**

A traditional built mid terraced house of part rendered brick construction, surmounted by a pitched slate clad roof, set back from the road behind a small walled fore-garden and having been modernised throughout and benefiting from mostly UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fitments and redecoration. Parkes Street itself is situated off The Uplands and the property is conveniently within one miles distance from Bearwood Shopping Centre, providing a wide range of local retail amenities and services.

The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £510 per calendar month (£6,120 per annum).

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Lobby, Kitchen with a range of modern fitted units.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.



Outside (front) – Small walled fore-garden  
Outside (rear) – Paved yard area, brick WC and 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







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

### Property Description:

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

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

### Accommodation:

#### No 21

Ground Floor  
Entrance Hall, Office, Kitchen, Inner Hall, Bedroom, Living Room.

#### First Floor

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

#### No 23

Ground Floor  
Entrance Hall, Utility Room, Kitchen,



Inner Hall, Bedroom, Living Room.  
First Floor

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

Outside  
Substantial lawned gardens to front, side and rear of both properties.

### Vendors Solicitors:

Mills & Reeve  
54 Hagley Road  
Edgbaston  
Birmingham  
B16 8PE

Telephone No – 0121 454 4000

Ref: Mr G Dupree

### Viewings:

Via Cottons – 0121 247 2233



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

### Property Description:

A semi-detached house of non-traditional construction having rendered walls and surmounted by a slate clad hipped roof situated in a row of similar properties on a no-through road which leads directly off Cheadle Road (A520) in the village of Cheddleton which benefits from a range of local amenities. Stoke On Trent City Centre is within approximately ten miles distance

and the local town of Leek is approximately three miles distance. The property itself provides generous well laid out accommodation benefiting from UPVC double glazed windows, gas fired central heating and rear vehicular access and enjoys splendid views over open countryside. The property is currently let on an Assured Tenancy at a rental of £205.41 per calendar month (£2,464.92 per annum).

### Accommodation:

Ground Floor  
Reception Hall with built in store cupboard, Study/Utility Room, Dining Room, Lounge, Kitchen, Pantry.

#### First Floor

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

#### Outside

Front - lawned foregarden with pedestrian side access to rear.  
Rear - concrete yard, large lawned garden with potential for garage or off road parking served by shared vehicular driveway.

### Vendors Solicitors:

Mills & Reeve  
54 Hagley Road  
Edgbaston  
Birmingham  
B16 8PE

Telephone No – 0121 454 4000

Ref: Mr G Dupree

### Viewings:

Via Cottons – 0121 247 2233



**LOT 45****Freehold Vacant Possession**

**97 Newbury Lane, Oldbury,  
West Midlands, B69 1HE**

**Property Description:**

A detached property of brick construction surmounted by a tile clad roof set back from the road behind a block paved driveway allowing for off road parking. The property itself has been fully refurbished and benefits from having UPVC double glazing and gas fired central heating, and is offered for sale in presentable condition. The property also benefits from having full planning approval for a further single storey extension consisting of two rooms and a WC to the side where the existing garage is located. Newbury Lane is located in an established residential area between Wolverhampton Road (A4123), just North of Junction 2 of the M5 Motorway, and Portway Hill.

**Planning Consent:**

The property benefits from full planning approval granted by Sandwell Metropolitan Borough Council (Ref: 04/02305 dated 21st October 2004 ) for a side ground floor extension. A copy of the full planning approval can be inspected at both the auctioneers and solicitors offices.

**Accommodation:**

Ground Floor  
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Bedroom One having En-Suite Shower Room, Bedroom Two, Bedroom Three, Bathroom having panelled bath, low level WC and pedestal wash hand basin.  
Outside  
Front – block paved driveway allowing for off road parking.  
Rear – garden.

**Vendors Solicitors:**

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

Telephone No – 0121 327 3900

**Ref:** Mr A Farooq

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 46****Freehold Vacant Possession**

**34 Thimblemill Road, Bearwood,  
West Midlands B67 5QX**

**Property Description:**

A traditional mid terraced house of brick construction, surmounted by a slate clad roof, occupying a slightly elevated position, set back from the road behind a small forecourt and requiring complete modernisation and improvement throughout. The property is situated in a popular and established residential area, and Thimblemill Road itself is located off Three Shires Oak Road and provides convenient access to Bearwood Shopping Centre, being within approximately one third of a mile distance.

**Accommodation:**

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

Outside (front) – Small partly paved forecourt, pedestrian entry access to rear,  
Outside (rear) – Yard with brick built WC, store and garden.

**Vendors Solicitors:**

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

Telephone No – 0121 351 3333

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 47****Freehold Vacant Possession**

**46 Haselor Road, Boldmere,  
Sutton Coldfield, B73 5DW**

**Property Description:**

An extended spacious semi detached property of rendered brick construction set back from the road behind a walled forecourt, benefiting from gas fired central heating. Haselor Road itself is set between Kineton Road and Maxstoke Road which in turn leads off Jockey Road (A453) and is situated in a popular and sought after residential area.

**Accommodation:**

Ground Floor  
Porch Entrance  
Front Reception Room, Rear Reception Room, Kitchen, Utility Room  
First Floor  
Stairs and Landing, Four Bedrooms, Bathroom comprising

bath, pedestal wash basin, separate WC  
Outside (front) Forecourt driveway leading to integral Garage  
(rear) Garden, side pedestrian access

**Vendors Solicitors:**

Dass Solicitors  
Wembley Point  
1 Harrow Road  
Wembley  
Middlesex  
HA9 6DE

Telephone No – 0208 9005666

**Ref:** Miss N Ahmed

**Viewings:**

Via Cottons – 0121 247 2233

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**LOT 48****Freehold Vacant Possession****Former Public Convenience, Stratford Road, Sparkbrook, Birmingham B11****Property Description:**

A former public convenience of brick construction, situated adjacent to McVeighs Public House (formerly Shakespeare Public House) and located close to the junction with Henley Street. The property benefits from mains electricity supply and may be suitable for conversion to various uses (subject to obtaining planning consent from Birmingham City Council, Planning Department).

**Vendors Solicitors:**

Millichips  
4 The Courtyard  
707 Warwick Road  
Solihull  
West Midlands  
B91 3DA

**Gross External Area** - 13.65 sq m  
(146 sq ft) approximately

**Viewings:**

Via Cottons – 0121 247 2233

Telephone No – 0121 624 4000

**Ref:** Mr A Boyars

**LOT 49****Freehold Vacant Possession****Land to rear of 36 Manor Farm Road, Tyseley, Birmingham B11 2HU****Property Description:**

A parcel of garden land, situated at the rear of 36 Manor Farm Road and directly fronting Morcom Road, which also provides pedestrian access. The land itself extends to approximately 44.3 sq m (477 sq ft) approximately.

**Vendors Solicitors:**

Millichips  
4 The Courtyard  
707 Warwick Road  
Solihull  
West Midlands  
B91 3DA

**Ref:** Mr A Boyars

**Viewings:**

Via Cottons – 0121 247 2233



Telephone No – 0121 624 4000

**LOT 50****Freehold Vacant Possession****11 High Street, Chasetown, Burntwood, Staffordshire WS7 8XE****Property Description:**

A three-storey mid terraced property, constructed of rendered brick, surmounted by a slate clad roof and comprising of a Ground Floor Retail Shop along with two Self-contained Flats over. The property itself occupies a prominent town centre position adjacent to the local post office and within close proximity to a public car park providing customer parking. The property has formerly traded as a grocery shop and off licence and Chasetown itself comprises of a small town attached to Burntwood and is conveniently situated a short distance north of the A5 Watling Street along with the M6 Northern Relief Road giving direct access to the Midlands Motorway Network including the M6, M54 and M42 Motorways.

**Accommodation:**

Ground Floor  
Retail Shop – 142 sq m (1534 sq ft) with modern shop front, suspended ceiling and a range of fitted counters and shelving, deep freeze cabinets, wash basin and food preparation area, Kitchen & WC  
Rear Cold Room – 7 sq m (75 sq ft)  
Store Room – 10 sq m (108 sq ft)

Rear Car Park/Yard – 51.8 sq m (558 sq ft) with access from High Street and a secondary access from the public car park.

**Flat Accommodation**

First Floor Flat 1  
Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom with panelled bath, wash basin & WC.

Note: Flat 1 benefits from gas-fired central heating.

**Second Floor**

Flat 2  
Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom with panelled bath, wash basin & WC.

Note: Flat 2 benefits from electric storage heating.

**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



**LOT 51****Freehold Vacant Possession**
**29 Ivydale Avenue, Sheldon,  
Birmingham, B26 3SL**
**Property Description:**

A traditional style detached house of brick construction surmounted by a hipped tile clad roof pleasantly situated in a cul-de-sac located off Cranes Park Road and overlooking Sheldon Country Park at the rear. The property provides well laid out family accommodation and benefits from gas fired central heating, ample off road parking and the ground floor has been substantially extended to the rear and side providing Extended Lounge and Kitchen Areas, Office/Guest Bedroom along with ground floor Shower Room and Utility. The property further benefits from planning consent to extend the first floor accommodation to provide further Bedrooms. All interested parties should note that the existing extensions have suffered structural movement and all interested parties should make their own enquiries in order to satisfy themselves as to the extent of the remedial works/rebuilding required.

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Extended Lounge, Extended Dining Kitchen with extensive range

of fitted units, built in gas hob, double oven and cooker hood, Office/Guest Bedroom Four, Utility Room, Shower Room with glazed and tiled shower enclosure, WC and wash hand basin.

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

**Outside**

Front - large tarmac driveway providing multi car parking, lawned foregarden and detached prefabricated garage.  
Rear - block paved patio and generous lawned garden.

**Vendors Solicitors:**

Prior Cumberlidge & Pugh  
1618-1620 Coventry Road  
Yardley  
Birmingham  
B26 1AL

Telephone No - 0121 707 9211

**Ref:** Mrs Belinda Sears

**Viewings:**

Via Cottons - 0121 247 2233

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**LOT 52****Leasehold Investment**
**10 Lees Street, Winson Green,  
Birmingham B18 5HH**
**Property Description:**

A modern purpose built ground floor flat, set back from the road behind a lawned fore-garden and providing well laid out accommodation. Lees Street itself is located directly off Lodge Road in an area which has recently undergone extensive residential redevelopment. The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £450 per calendar month (£5,400 per annum).

**Accommodation:**

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

**Term:**

125 years

**Commencement Date:**

26 August 1983

**Ground Rent:**

£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 53****Leasehold Investment**
**6 Musgrave Road,  
Winson Green,  
Birmingham B187PG**
**Property Description:**

A modern purpose built first floor flat, offering well laid out presentable accommodation and benefiting from gas-fired central heating. Musgrave Road itself leads directly off Lodge Road and forms part of an area which has recently undergone extensive residential redevelopment. The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £450 per calendar month (£5,400 per annum).

**Accommodation:**

Ground Floor  
Entrance Hall.  
First Floor  
Stairs and Landing, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC, Kitchen with a range of fitted units, Lounge.

**Tenure:**

Leasehold

**Term:**

125 years from 18 February 1991

**Ground Rent:**

£10 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 54****Freehold Vacant Possession**

**59 Springcroft Road,  
Hall Green,  
Birmingham, B11 3EW**

**Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation and some UPVC double glazed windows however the property does require some modernisation and improvement. Springcroft Road can be located in between Spring Road and Shaftmoor Lane (B4217) and is situated in an established residential area approximately one mile from the main shopping area in Acocks Green.

**Accommodation:**

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

**Vendors Solicitors:**

Maurice Andrews Solicitors  
Alfred Andrews House  
180/182 Soho Hill  
Birmingham  
B19 1AG

Telephone No – 0121 554 4900

**Ref:** Mr Maurice Andrews

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 55****Freehold Vacant Possession**

**675 Warwick Road, Tyseley,  
Birmingham B11 2EZ**

**Property Description:**

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof, occupying an elevated position set back from the road behind a walled forecourt. The property is offered for sale in a presentable and much improved condition, benefiting from gas-fired central heating, part UPVC double glazed windows, modern bathroom fittings, redecoration and new fitted carpets. The property is ideally suited for investment purposes.

**Vendors Solicitors:**

Wilkes Partnership  
41 Church Street  
Birmingham  
B3 2RT

Telephone No – 0121 233 4333

**Ref:** Mr R Magnante

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with modern suite comprising panelled bath & pedestal wash basin.  
First Floor  
Stairs and Landing, Three Bedrooms (Bedroom 2 intercommunicating).

Outside (front) – Walled forecourt.  
Outside (rear) – Paved yard, shared pedestrian access and lawned garden.

**LOT 56****Leasehold Vacant Possession**

**14 Moorland Court, Melville Road, Edgbaston,  
Birmingham, B16 9JR**

**Property Description:**

A well laid out purpose built flat located on the second floor forming part of a well managed block in a popular and established development located off Melville Road. The flat is offered for sale in a presentable condition. The property is located in between Gillott Road and Lyttelton Road running adjacent to Hagley Road (A456) and is within approximately one and a half miles distance of Birmingham City Centre providing a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Communal Entrance and Stairs.  
Second Floor  
Entrance Hallway, Reception Room, Three Bedrooms, Bathroom with pedestal wash basin, low level WC and panelled bath, Kitchen.

Outside  
Communal gardens.

**Term:**

99 years from 25 March 1987

**Ground Rent:**

£60 rising to £240

**Service Charge:**

£980 per annum

**Vendors Solicitors:**

Hearne & Co  
120 - 121 Poplar Road  
Bearwood  
Smethwick  
West Midlands  
B66 4AP

Telephone No – 0121 420 3636

**Ref:** Mr R Hearne

**Viewings:**

Via Cottons – 0121 247 2233

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**LOT 57****Freehold Vacant Possession**

**11A Brantley Road,  
Witton, Birmingham,  
B6 7DL**

**Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a small walled foregarden. The property benefits from having UPVC double glazed windows and gas fired central heating, however the property does require some modernisation. Brantley Road is situated in an established residential area and can be located in between Electric Avenue and Tame Road, the latter of which runs off Witton Road. The property is approximately one quarter mile from Junction 6 of the M6 Motorway and approximately one and half miles from the One Stop Shopping Centre providing a wide range of local shops and amenities.

**Accommodation:**

Ground Floor  
Porch, Entrance Hall, Reception Room One, Reception Room Two, Kitchen, Bathroom with panelled bath, pedestal wash hand basin. Separate WC.  
First Floor  
Stairs and Landing, Three Bedrooms.



Outside  
Front - small walled foregarden.  
Rear - paved area leading to lawned garden.

**Vendors Solicitors:**

C M H T Solicitors  
41 Anchor Road  
Aldridge  
Walsall  
WS9 8PT

Telephone No - 01922 743 525

**Ref:** Mrs G Coker

**Viewings:**

Via Cottons - 0121 247 2233

**LOT 58****Freehold Vacant Possession**

**131 Wharfdale Road, Tyseley,  
Birmingham, B11 2DB**

**Property Description:**

An end terraced property of brick construction, surmounted by a tile clad roof set back from the road behind a walled and hedged foregarden. The property benefits from having well laid out accommodation, however does require modernisation and improvement. Wharfdale Road (B4146) is situated between Warwick Road (A41) and Stockfield Road (A4040) and is approximately three quarters of a mile from the main shopping area in Acocks Green providing 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 Good Sized Bedrooms, Bathroom with panelled bath pedestal wash basin & low level WC.

Outside (front) - Walled hedged foregarden.  
Outside (rear) - Lawned garden.

**Vendors Solicitors:**

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

Telephone No - 0121 443 3486

**Ref:** Mrs D Morgan

**Viewings:**

Via Cottons - 0121 247 2233

**LOT 59****Residential Redevelopment Site**

**143-153 Hospital Street, Hockley,  
Birmingham, B19 3XA**

**Description:**

A freehold residential redevelopment site occupying a large corner plot at the junction with Hospital Street and Tower Street and currently comprising of a substantial industrial warehouse with ancillary office accommodation. The surrounding area is currently a mix of commercial and residential property and Hospital Street itself runs directly off Summer Lane (B4498) which gives direct access onto New John Street West (A4540) forming part of the Birmingham Outer Ring Road and the site lies approximately half a mile distance to the North of Birmingham City Centre.

Dimensions:-  
Site frontage - 43 metres (141 feet) approximately.

Site depth - 35.6 metres (116 feet) approximately.  
Total site area - 1,530 square metres (0.37 acres).

**Planning:**

The site benefits of full planning consent granted by Birmingham City Council (Ref: C/03108/04/FUL

and dated 2 September 2004) for the erection of twenty four apartments consisting of sixteen one bedroom apartments and eight two bedroom apartments on land to the corner of Hospital Street and Tower Street. The scheme is subject to a Section 106 Agreement (Town and Country Planning Act 1990) whereby the developer is required to make payment to the Local Authority, the sum of £25,600 as a contribution towards nearby social facilities. A copy of the planning consent and full architects plans are available for inspection at the auctioneers offices.

**Vendors Solicitors:**

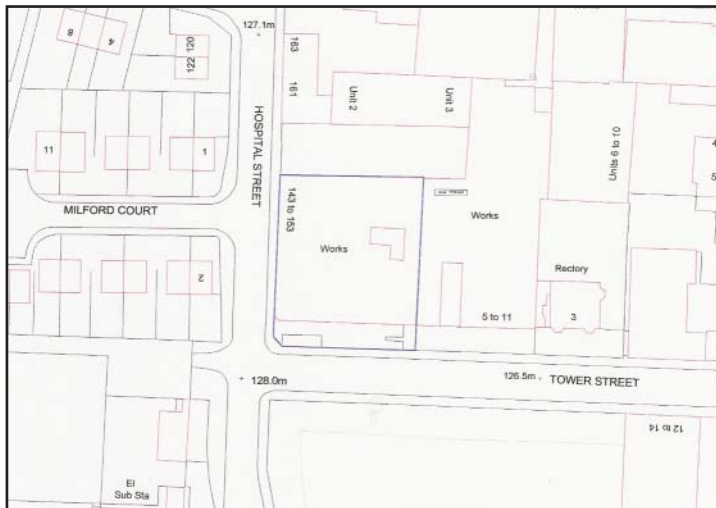
MFG Solicitors  
Carlton House  
Worcester Street  
Kidderminster  
Worcs  
DY10 1BA

Telephone No - 01562 820 1818

**Ref:** Mr J Parker

**Viewings:**

Via Cottons - 0121 247 2233





## LOT 60

## Residential Redevelopment Opportunity

**110 Bentley Drive,  
Walsall, West  
Midlands, WS2 8RU**

### Property Description:

A detached brick built bungalow occupying part of a sizeable plot situated in an established residential area approximately one mile distance from Walsall Town Centre providing a wide range of local shops and amenities and a further half a mile from Manor Hospital. 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 eleven two bedroomed purpose built flats and residents parking. The site extends to approximately 1480 square metres (0.365 acres).

### Planning Consent:

The property was granted planning consent (Ref: 04/2253/FL/W/1) on 31 January 2005 by Walsall Metropolitan Borough Council for the demolition of the bungalow at 110 Bentley Drive and erection of eleven two bedroomed flats, Block A and B. A copy of the plans are available for inspection at the auctioneers and solicitors offices.



### Existing Bungalow Accommodation

Ground Floor  
Entrance Hallway, Two Reception Rooms, Three Bedrooms, Bathroom having panelled bath, low level WC and pedestal wash hand basin.

### 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 61

## Freehold Building Plot

**Building Plot rear off  
Nos. 1 - 4a Heath  
Green, Dudley, West  
Midlands DY1 3TN**

### Building Plot Description:

A parcel of freehold building land, situated to the rear of numbers 1 - 4a Heath Green and directly fronting Bramble Green. The site itself has a frontage of 8 metres (26 ft) approximately and an overall depth of 38.8 metres (127 ft) approximately and benefits from planning consent for the erection of one detached dwelling house. Heath Green itself is situated in a residential area known as Upper Gornal approximately two miles distance to the north west of Dudley Town Centre.

### Planning:

The site benefits from planning consent granted by Dudley Metropolitan Borough Council (reference P04/1590 dated 17 December 2004) for the erection of one detached dwelling, having the following proposed accommodation.

Ground Floor - Entrance Hall, Lounge, Inner Hallway, Cloakroom with WC, Kitchen and Dining Room/Bedroom 3.

First Floor - Stairs and Landing, Master Bedroom with en-suite



shower room, Bedroom 2, Bathroom.

Note: A copy of the planning consent and plans, for the proposed development, are available for inspection at the auctioneers offices.

### Vendors Solicitors:

Eyre & Co  
1041 Stratford Road  
Hall Green  
Birmingham  
B28 8AS

Telephone No - 0121 778 2161

Ref: Mr M Eyre

### Viewings:

Via Cottons - 0121 247 2233

## LOT 62

## Freehold Vacant Possession

**144 Hamilton Road, Handsworth,  
Birmingham, B21 8AH**



### 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 benefits from having well laid out accommodation and gas fired central heating. Hamilton Road is situated in an established residential area close to Hamilton School and is less than one quarter mile distance from Soho Road which in turn provides a wide range of local shops and amenities.

### Accommodation:

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

First Floor  
Stairs and Landing, Three Bedrooms.

Outside  
Front - walled foregarden.  
Rear - paved area leading to lawned garden.

### Vendors Solicitors:

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

Telephone No - 0121 455 6333

Ref: Mr B Kang

### Viewings:

Via Cottons - 0121 247 2233



**24 Chuckery Road, Walsall,  
West Midlands, WS1 2DT**

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom with panelled bath, low level WC and pedestal wash hand basin.  
First Floor  
Stairs and Landing, Three Bedrooms.

Outside  
Rear - paved yard.

**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 although does require some modernisation. Chuckery Road is situated in an established residential area and can be located in between Willows Road and Sellbourne Street and is approximately half a mile from Walsall Town Centre providing a wide range of local shops and amenities.

**Vendors Solicitors:**

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

Telephone No – 0121 455 6333

**Ref:** Mr B Kang

**Viewings:**

Via Cottons – 0121 247 2233


**Land At Rear of 628/636 Kingsbury Road,  
Erdington, Birmingham B24 9PJ**
**Property Description**

A parcel of freehold land set back from the road behind 628/636 Kingsbury Road accessed via a shared driveway between No 636 and the Lidl Supermarket next to where the Tyburn Road (B4148) meets the Kingsbury Road (A38). The land is located approximately one mile distance from The Fort Shopping Centre and a further mile in the opposite direction from Castle Vale Shopping Centre both of which provide a wide range of shops and amenities. At present a derelict fire damaged brick built bungalow is situated on the site.

**Planning Consent**

Full planning consent was granted on 21 August 1986 (Ref: 16397027) for the erection of a bungalow.

**Vendors Solicitors:**

Blackhams Cuthbertson  
67 Newhall Street  
Birmingham  
B3 1NR

Telephone No – 0121 233 6900

**Ref:** Mr P Smith

**Viewings:**

Via Cottons - 0121 247 2233


**85 Gladys Road,  
Smethwick, West  
Midlands B67 5AN**
**Property Description:**

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof, having been modernised and much improved throughout to provide presentable accommodation benefiting from gas-fired central heating, UPVC double glazed windows, modern kitchen and bathroom fittings, recent redecoration and new floor coverings.

**Vendors Solicitors:**

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

Telephone No – 0121 454 7011

**Ref:** Mr J Lincoln Lewis

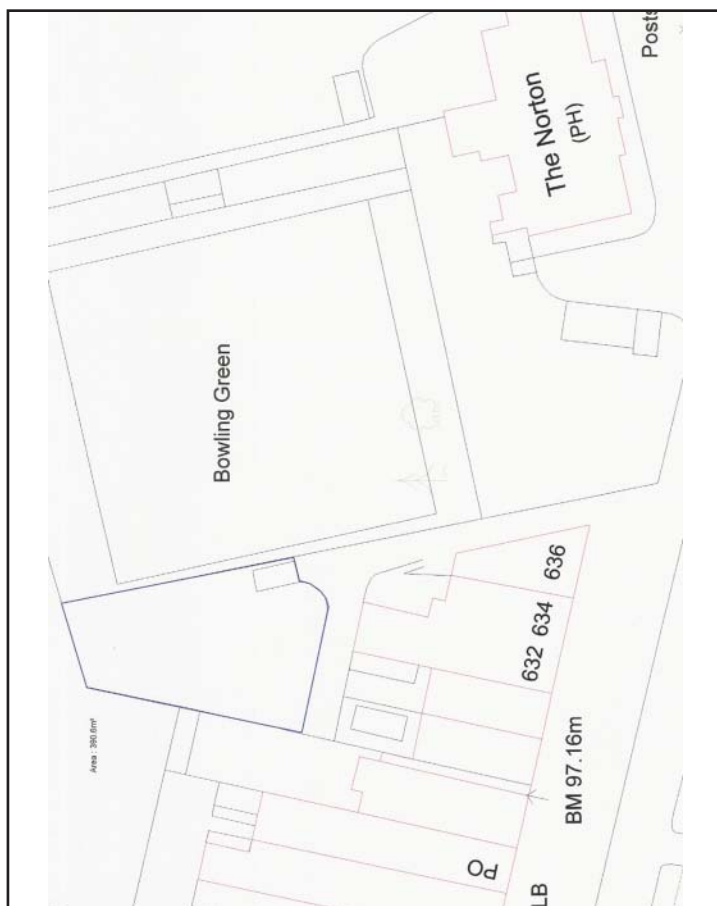
**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen with a range of modern units including built-in oven, hob and cooker hood, Bathroom with modern corner suite comprising panelled bath, pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms.

Outside (front) – Walled fore-garden  
Outside (rear) – Paved yard with separate lawned garden







### Neyth Marners, Barbican Hill, East Looe, Cornwall PL13 1BD

#### Property Description:

A most attractive three storey Victorian house of brick construction, offering spacious accommodation and enjoying views over Looe Town and Harbour. Looe is a popular holiday resort and fishing port with an interesting harbour, beaches and coastal and country walks and the property is situated close to the shops, the harbour and the beach. The market town of Liskeard is eight miles distant and the city of Plymouth with its main shopping facilities is within twenty miles. The property benefits from gas-fired central heating and UPVC double glazing. We are informed that the property has in the past been run as a Bed & Breakfast.

#### Accommodation:

Ground Floor  
Entrance Hall, Lounge with original pine flooring and outlook to the harbour, Dining Room with exposed stone chimney breast, Kitchen recently fully fitted with a full range of high and low level storage cupboards including gas cooker with extractor hood, half bowl sink with mixer taps and plumbing for dishwasher.  
First Floor  
Half Landing giving access to Bathroom recently refitted with a full white suite including WC, pedestal wash hand basin, bath with Myra shower unit – Utility cupboard off with plumbing for washing machine and space for tumble drier, Separate WC.

Upper Floor  
Bedroom 1 with outlook over the harbour and town, Bedroom 2 with built-in corner wardrobe, Bedroom 3 with harbour views.  
Second Floor  
Master Bedroom and Dressing Area with walk-in Dorma, magnificent harbour town and bay views, Velux roof light.  
Outside (front) – Paved patio with pathway leading to Barbican Road.  
Outside (rear) – Courtyard with stone path approach.  
We are informed that there is a proposal to provide a car parking space to the side of the property, and a Geologist's report is available for inspection at the Auctioneer's Offices.

#### Vendors Solicitors:

Earl & Crocker  
Market House  
High Market Street  
East Looe  
Cornwall  
PL13 1BP

Telephone No – 01503 265884

#### Ref: Mr A Earl

#### Viewings:

Via Popes Estate Agents  
01503 263841



### 1A Dale Street, Smethwick, West Midlands, B66 4HY

#### Description:

A freehold residential redevelopment opportunity currently comprising of a site which extends to approximately 887 square metres (0.22 acres) and currently contains a substantial commercial workshop/warehouse premises. The site itself is situated adjacent to No 1 Dale Street which comprises of a cul-de-sac forming part of a predominantly residential area. Dale Street itself leads off Vince Street which in turn leads off Bearwood Road (A4030).

#### Planning:

The site benefits from outline planning consent granted by Sandwell Metropolitan Borough Council (Ref: DC/04/42372 and dated 4 June 2004) for the demolition of the existing works and proposed residential development of the site. The proposed development shall not exceed two storeys in height. The planning application was

accompanied by plans detailing an apartment scheme however as the permission granted is outline we would strongly recommend all interested parties to contact the local Planning Department at Sandwell Metropolitan Borough Council prior to bidding to satisfy themselves of the validity of their proposed redevelopment scheme. A copy of the planning consent and plans are available for inspection at the auctioneers offices.

#### Vendors Solicitors:

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

Telephone No - 0121 553 3211

#### Ref: Miss L Trott

#### Viewings:

Via Cottons – 0121 247 2233







### 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  
864 Washwood Heath Road  
Ward End  
Birmingham  
B8 2NG

Telephone No – 0121 786 2555

Ref: Mr G Hussain

#### Viewings:

Via Cottons – 0121 247 2233



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### 2 The Grove, Daisy Rd, Edgbaston, Birmingham B16 9EB

#### Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof, having been modernised and much improved throughout, benefiting from UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fittings, redecoration and replacement floor coverings. The property itself is set back behind a fore-garden and is situated in a small row of terraced houses located off Daisy Road in an established residential area, popular with investors and close to Edgbaston Reservoir. The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental – £550 per calendar month (£6600 per annum).

#### Accommodation:

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen with a range of modern fittings, Bathroom with panelled bath having shower over, pedestal wash basin & WC.  
First Floor  
Stairs and landing, Two Double Bedrooms.



Outside (front) – Fore-garden bordered by privet hedge.  
Outside (rear) – Yard 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

### 32 Frederick Road, Selly Oak, Birmingham B29 6PB

#### Property Description:

A traditional style semi detached house of brick construction, surmounted by a slate clad roof, benefiting from UPVC double glazed windows and requiring complete modernisation and improvement throughout. The property is situated in a popular and established residential area, situated between Bristol Road (A38) and Gibbins Road and has been let to students for a number of years.

#### Vendors Solicitors:

Walker Crompton Hallowell  
4-6 St Mary's Place  
Bury  
Lancashire  
BL9 0EA

Telephone No – 0161 797 9222

Ref: Mr A Jeffrey

#### Viewings:

Via Cottons – 0121 247 2233



#### Accommodation:

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

Outside (front) – Lawned fore-garden and paved driveway.  
Outside (rear) – Pedestrian entry access, brick stores and large lawned garden.



**LOT 71****Freehold Vacant Possession**

**8 South Grove, off Heathfield Road,  
Lozells, Birmingham B19 1HD**

**Property Description:**

A traditional mid terraced house of part rendered brick construction, surmounted by a replacement tile clad roof, offered for sale generally in a presentable condition, situated in a row of similar terraced property. South Grove itself leads directly off Heathfield Road, virtually opposite the junction with Heathfield Avenue and the property is conveniently within approximately one miles distance from local services at Perry Barr, including the One Stop Shopping Centre, Perry Barr Railway Station and the University of Central England in Birmingham.

**Accommodation:**

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

Outside (front) – Lawned fore-garden  
Outside (rear) – Small yard/garden.

**Vendors Solicitors:**

Equity Solicitors  
92 Grove Lane  
Handsworth  
Birmingham  
B21 9HA  
Telephone No – 0121 554 7470

**Ref:** Mr M Zafir

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 72****Leasehold Vacant Possession**

**60 Trafalgar Court, Tividale, Oldbury,  
West Midlands, B69 2JD**

**Property Description:**

A purpose built first floor flat providing well laid out accommodation and benefiting from electric heating being offered for sale in presentable condition. Trafalgar Court can be located off The Birmingham New Road and is approximately one mile from Burnt Tree Island and approximately one and half miles from Dudley Town Centre providing access to a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Stairs allowing access to Entrance Hall.  
First Floor  
Entrance Hall, Bedroom, Bathroom,  
Reception Room/Kitchen.  
Outside  
Front – Communal gardens and garage.

**Term:** 99 years from 25 March 1974

**Ground Rent:** £20 rising to £100 and additional rent

**Service Charge:**  
Refer to Solicitors

**Vendors Solicitors:**

Hearne & Co  
120/121 Poplar Road  
Bearwood  
Smethwick  
West Midlands  
B66 4AP

Telephone No – 0121 420 3636

**Ref:** Mr Roger Hearne

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 73****Leasehold Vacant Possession**

**98a Rupert Street, Nechells,  
Birmingham B7 5DS**

**Property Description:**

A Ground Floor Flat forming part of a purpose built four storey block, surmounted by a pitched interlocking tile clad roof and situated fronting Rupert Street, which in turn leads directly off Nechells Parkway (A47) and provides direct access to Birmingham City Centre. The property itself provides an ideal investment opportunity having been let for a number of years and now requires some cosmetic improvement and modernisation.

**Accommodation:**

Ground Floor  
Communal Entrance Hall, Bedroom,  
Bathroom with panelled bath,  
pedestal wash basin and WC, 'L'  
shaped Lounge/Dining Room,  
Galley Kitchen.

Outside (rear) – Paved yard and communal gardens.

**Term:** 99 years from 29 September 1988

**Ground Rent:** £40.00 per annum

**Service Charge:** Refer to solicitors

**Vendors Solicitors:**

Equity Solicitors  
92 Grove Lane  
Handsworth  
Birmingham  
B21 9HA

Telephone No – 0121 554 7470

**Ref:** Mr M Zaffar

**Viewings:**

Via Cottons – 0121 247 2233

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**LOT 74****Freehold Vacant Possession**

**128 Stourbridge Rd,  
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.

Note: We understand from the Vendor that the property is stamp duty exempt.

**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 76****Freehold Vacant Possession**

**542 Bordesley Green,  
Birmingham B9 5PD**

**Property Description:**

A traditional style mid terraced house of brick construction, surmounted by a slate clad roof, requiring some minor cosmetic improvement, benefiting from mostly gas-fired central heating, part UPVC double glazed windows, modern kitchen fittings and a rear Breakfast Room Extension. The property is set back from the road behind a small fore-garden and is situated virtually opposite the junction with Blakeland Street.

**Vendors Solicitors:**

Sehgal & Co  
456 Stratford Road  
Sparkhill  
Birmingham  
B11 4AE

Telephone No – 0121 772 2226

**Ref:** Mr T Ali

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units, built-in oven and hob, Breakfast Room.  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC.

Outside (front) – Walled fore-garden with pedestrian entry access to rear.

Outside (rear) – Yard and garden.

**LOT 75****Freehold Vacant Possession**

**9 Kimberley Avenue,  
Washwood Heath,  
Birmingham, B8 3LB**

**Property Description:**

A traditional semi detached property situated in a cul-de-sac location and benefiting from UPVC double glazed windows and gas fired central heating. Kimberley Avenue is situated in a popular residential area off Tarry Road which in turn leads off Harts Road and is within a quarter of a mile distance from Alum Rock Road providing a wide range of local amenities.

**Vendors Solicitors:**

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

Telephone No – 0121 443 3486

**Ref:** Mrs D Morgan

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

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

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

Outside (front) Garden  
(rear) Enclosed yard and garden with pedestrian access

**LOT 77****Freehold Vacant Possession**

**17 Park Place, Mount Street, Nechells,  
Birmingham, B7 5QR**

**Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a fenced foregarden. The property benefits from having UPVC double glazed windows and gas fired central heating but does require some modernisation and improvement. 17 Park Place is a cul-de-sac located off Mount Street which in turn can be found off Cuckoo Road (B4137) which runs from the Lichfield Road (A5127) and is approximately one mile from Junction 6 of the M6 Motorway and a further quarter of a mile from Star City Entertainment Complex.

**Vendors Solicitors:**

F J O Solicitors  
Malvern House  
62 Bradford Street  
Walsall  
WS1 3QD

Telephone No – 01922 637 776

**Ref:** Mr F Preston

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Reception Room, Kitchen, Shower Room having low level WC, shower cubicle and pedestal wash hand basin.

First Floor  
Stairs and Landing, Two Good Sized Bedrooms.

Outside  
Front – walled foregarden.  
Rear – paved yard.





## LOT 78

## Freehold Garden Land



### Land to rear of Numbers 1, 2 and 3 Anchor Cottages, Warwick Road, Leek Wootton, Warwick CV35 7QX

#### Property Description:

A parcel of land, situated to the rear of three traditional cottages, which are situated adjacent to the Anchor Inn Public House. The land comprises of open plan yard and garden area.

#### Vendors Solicitors:

Putsman Wlc  
Britannia House  
50 Great Charles Street  
Birmingham  
B3 2LT

Telephone No – 0121 237 3000

**Ref:** Mr Sean Dempsey

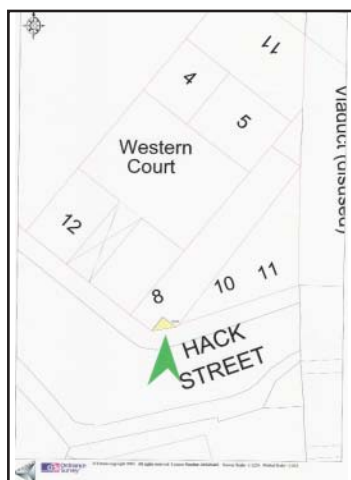
#### Viewings:

Via Cottons – 0121 247 2233



## LOT 79

## Freehold Land



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

#### Land Description:

A small triangular piece of land, situated at the entrance of number 8 Bromley Street and extending to an area of approximately 2 sq m (21 sq ft). The land, which is highlighted on the plan is for identification purposes only and all interested parties should check with the vendors solicitors to clarify the exact boundaries.

**Ref:** Mr R Ludlow

#### Viewings:

Via Cottons – 0121 247 2233

#### Vendors Solicitors:

Richard Ludlow & Co  
Crown Buildings  
186 Stratford Road  
Shirley  
West Midlands  
B90 3BQ

Telephone No – 0121 733 1122

## LOT 80

## Freehold Vacant Possession



### 99 Kathleen Road, Yardley, Birmingham B25 8AY

#### Property Description:

A traditional mid terraced house of part rendered brick construction, surmounted by a replacement tile clad roof, benefiting from part UPVC double glazed windows, gas-fired central heating and requiring some cosmetic improvement. Kathleen Road itself leads directly off Deakins Road which in turn leads off Coventry Road (A45).

#### Accommodation:

Ground Floor  
Entrance Hall, Front Reception Room, Rear Reception Room, Inner Hall, Kitchen.  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, tiled shower enclosure, pedestal wash basin & WC.

Outside (front) – Small fore-garden  
Outside (rear) – Concrete yard and lawned garden.

#### Vendors Solicitors:

Sehgal & Co  
456 Stratford Road  
Sparkhill  
Birmingham  
B11 4AE

Telephone No – 0121 772 2226

**Ref:** Mr Tareq Ali

#### Viewings:

Via Cottons – 0121 247 2233

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**69 Other Road, Redditch,  
Worcestershire B98 8DP**

**Property Description:**

A traditional three-storey semi detached house of brick construction with a replacement tile clad roof, requiring cosmetic improvement but benefiting from mostly aluminium framed windows, and three double bedrooms. The property is ideally suited for investment purposes and further benefits from planning consent for conversion of the ground floor living rooms into bedrooms and the rear loft area into kitchen and bathroom accommodation. The property is centrally located within Redditch with all facilities conveniently within approximately one quarter of a mile distance, including a wide range of retail shops and services along with Redditch College and North East Worcestershire Hospital.

**Accommodation:**

Ground Floor  
Recessed Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Shower Room with shower enclosure, pedestal wash basin & WC.  
First Floor

Stairs and Landing, Two Double Bedrooms.  
Second Floor  
Stairs and Landing, Double Attic Bedroom and rear Attic Void, which benefits from planning consent for conversion to kitchen and bathroom accommodation.

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

**Vendors Solicitors:**

Sydney Mitchell  
Shakespeare Building  
2233 Coventry Road  
Sheldon  
Birmingham  
B26 3NL

Telephone No – 0121 722 2969

**Ref:** Mr Daniel McCorry

**Viewings:**

Via Cottons – 0121 247 2233

**56 Cole Valley Road,  
Hall Green,  
Birmingham, B28 0DE**

**Property Description:**

A semi detached property of rendered brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden and driveway allowing for off road parking. The property benefits from having well laid out accommodation and gas fired central heating, however the property does require modernisation and improvement. Cole Valley Road is situated in a popular established residential area and can be located in between Highfield Road and Robin Hood Lane (A4040) and is within one quarter mile from Yardley Wood Train Station.

**Accommodation:**

Ground Floor  
Porch, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Lean-To with access to garden.  
First Floor  
Stairs and Landing, Three Bedrooms, Separate WC, Bathroom with panelled bath and pedestal wash hand basin.

Outside  
Front - walled foregarden with



driveway allowing for off road parking.  
Rear - patio area leading to lawned garden.

**Vendors Solicitors:**

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

Telephone No – 0121 355 4537

**Ref:** Mr S Sandhu

**Viewings:**

Via Cottons – 0121 247 2233



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

Description:

A parcel of freehold paddock land extending to approximately one acre, (0.4 hectares) 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. **General view of paddock land.**

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.

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

Description:

A parcel of freehold paddock land extending to approximately one acre, (0.4 hectares) 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, 200 Spring Hill, Hockley, Birmingham B18 7BS

**Property Description:**

A triangular shaped parcel of freehold land, directly fronting Spring Hill at the junction with Dudley Road and bordering Birmingham Canal along its western boundary. The site benefits from vehicular drop-kerb access off Spring Hill and is roughly hard-surfaced and contains a number of dilapidated outbuildings, having been previously used as a commercial yard.


**Total Site Area:**

246 sq m (294 sq yds)

**Viewings:**

Via Cottons – 0121 247 2233

**Vendors Solicitors:**

Refer to Agents

### 52 Bracebridge Street, Nuneaton, Warwickshire CV11 5PB

**Property Description:**

A traditional mid terraced house of rendered brick construction, surmounted by a pitched tile clad roof, offered for sale in a presentable and modernised condition, providing well laid out accommodation and benefiting from modern kitchen and bathroom fittings, gas-fired central heating and UPVC double glazed windows. Bracebridge Street itself 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. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £400 per calendar month (£4800 per annum).

**Accommodation:**

Ground Floor  
Front Reception Room, Inner Hall with built in under stair cupboard, Rear Reception Room, Large Dining/Kitchen with a range of fitted units including built in oven, hob and cooker hood.  
First Floor  
Stairs and Landing, Three



Bedrooms, Bathroom with corner suite comprising panelled bath, pedestal wash basin & WC.

Outside (front) – Small walled fore-garden, pedestrian entry access to rear.

Outside (rear) – Paved yard, brick stores and enclosed partly lawned garden.

**Vendors Solicitors:**

Keith Harvey & Co  
43 High Street  
Market Harborough  
Leicestershire  
LE16 7AQ

Telephone No – 01858 464327

**Ref:** Mr K Harvey

**Viewings:**

Via Cottons – 0121 247 2233

### 54 Bracebridge Street, Nuneaton, Warwickshire CV11 5PB

**Property Description:**

A traditional style mid terraced house of rendered brick construction, surmounted by a pitched tile clad roof, and offering an ideal investment opportunity, having been converted into two well laid out self-contained flats. Bracebridge Street itself 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. Both flats benefit from gas-fired central heating and are currently partly let as follows:  
Flat 54a – Vacant  
Flat 54b – Let on an Assured Shorthold Tenancy Agreement  
Rental – £290 per calendar month (£3480 per annum).

**Accommodation:**

Ground Floor  
Flat 54a  
Large Dining/Kitchen with a range of modern fitted units, built-in oven and hob, Shower Room with tiled shower enclosure, wash basin & WC, Lounge, Lobby with built-in under stair cupboard, Double Bedroom.  
First Floor  
Flat 54b  
Side Entrance Hall, Stairs and



Landing, Kitchen, Lounge, Bedroom, Bathroom with bath, wash basin & WC.

Outside (front) – Gravelled walled fore-garden.

Outside (rear) - Pedestrian entry access to paved yard, enclosed gravelled garden and shed.

**Vendors Solicitors:**

Keith Harvey & Co  
43 High Street  
Market Harborough  
Leicestershire  
LE16 7AQ

Telephone No – 01858 464327

**Ref:** Mr K Harvey

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 88****Freehold Vacant Possession**
**3 Old Winnings Road, Keresley,  
Coventry CV7 8JL**
**Property Description:**

A semi detached property of Cornish style concrete construction having tile clad first floor elevation and roof, providing well laid out accommodation, and benefitting from gas-fired central heating, but requiring modernisation and improvement throughout. The property is situated in the village of Keresley, which is located approximately four miles distance to the north of Coventry City Centre.

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Full Width Dining Kitchen.  
First Floor  
Stairs and Landing, Three

Bedrooms, Bathroom with panelled bath, wash basin, Separate WC.

Outside (front) – Fore-garden  
Outside (rear) – Garden with rear pedestrian access.

**Vendors Solicitors:**

Lockings Solicitors  
St Mary's Court  
Lowgate  
Hull  
HU1 1YG

Telephone No – 01482 300 233

**Ref:** Mr N Oakes

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 89****Freehold Vacant Possession**
**Lock-up Garages,  
7&8, Branstree Drive,  
Holbrooks, Coventry  
CV6 6GB**
**Property Description:**

A pair of lock-up Garages, constructed of brick with flat roofs, situated in a tarmac yard, leading off Branstree Drive. Branstree Drive itself forms part of a residential area and comprises of a cul-de-sac leading off Compton Road, which in turn leads off Lythalls Lane.

**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 90****Freehold Vacant Possession**
**9c Trafford Drive,  
Stockingford,  
Nuneaton,  
Warwickshire CV10 9LP**
**Property Description:**

A ground floor Retail Shop/Office Premises forming part of a modern two-storey building of cavity brick construction, surmounted by a pitched tile clad roof and situated in a small parade of retail shops. Trafford Drive itself leads directly off Bucks Hill and the property is situated within approximately two miles distance from Nuneaton Town Centre.

**Accommodation:**

Ground Floor  
Retail/Office Premises – 46.7 sq m (502 sq ft) with roller shutter protection.  
Rear store – 28.92 sq m (308 sq ft) with stainless steel sink unit, Cloakroom with WC and wash basin.

Outside – Tarmacadam forecourt and shared yard to rear.  
Frontage – 9.2 m (30 ft).

**Vendors Solicitors:**

Keith Harvey & Co  
43 High Street  
Market Harborough  
Leicestershire  
LE16 7AQ

Telephone No – 01858 464327

**Ref:** Mr K Harvey

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 91****Freehold Vacant Possession**
**46 Leslie Road, Edgbaston,  
Birmingham B16 9DX**
**Property Description:**

A traditional three-storey mid terraced house of brick construction, surmounted mainly by a replacement tile clad roof, benefitting from gas-fired central heating, three double bedrooms and requiring modernisation and improvement throughout. The property itself is situated in the cul-de-sac part of Leslie Road, set back behind a small fore-garden and forms part of an established residential area, which is located off Reservoir Road, which in turn leads directly off Monument Road.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms.  
Second Floor  
Stairs and Landing, Double Attic Bedroom.

Outside (front) – Lawned fore-garden bordered by privet hedge  
Outside (rear) – Small yard and garden.

**Vendors Solicitors:**

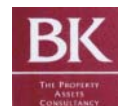
Butler Hall & Co  
214 Hagley Road  
Edgbaston  
Birmingham  
B16 9PH

Telephone No – 0121 456 3171

**Ref:** Mr I Butler

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 92****Freehold Investment**

**5 Brompton View, Beeston,  
Leeds LS11 6JA**

**Property Description:**

A traditional built double fronted back to back mid terraced house of brick construction, surmounted by a slate clad roof and providing three-storey accommodation which has been converted into three separate flats. Brompton Terrace itself is situated off Trentham Road which joins Dewsbury Road (A653) and is situated approximately two miles to the south west of Leeds City Centre and within approximately one miles distance from the M621 Motorway, giving access to the Yorkshire Motorway Network. Each flat is served by separate electricity meters and are currently let on Assured Shorthold Tenancies as follows:

Flat 1 – Rental - £83.50 per week  
Flat 2 – Rental - £83.50 per week  
Flat 3 – Vacant  
Total Rental Income - £167.00 per week (£8,684.00 per annum)  
Total Potential rental Income (when fully let) - £250.50 per week (£13,026.00 per annum).

**Accommodation:**

Ground Floor  
Shared Entrance Hall  
Flat 1  
Double Bedroom, Living/Kitchen,

access to Cellar, housing Bathroom with panelled bath, pedestal wash basin & WC and Cellar storage room.

First Floor  
Stairs and Landing

Flat 2  
Living/Kitchen, Double Bedroom, Bathroom with panelled bath, wash basin & WC.

Second Floor  
Stairs and Landing

Flat 3  
Living/Kitchen, Double Bedroom, Shower Room with tiled shower enclosure, WC, and wash basin.

**Vendors Solicitors:**

Wilding & Co  
864 Washwood Heath Road  
Ward End  
Birmingham  
B8 2NG

Telephone No – 0121 786 2555

**Ref:** Mr P Wilding

**Viewings:**

Via Cottons – 0121 247 2233

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**E-mail: auctions@cottons.co.uk**

**LOT 93****Freehold Vacant Possession**

**169 Lower Bryan  
Street, Stoke-on-Trent  
ST1 5AT**

**Property Description:**

A traditional end terraced house of brick construction, surmounted by a tile clad roof, directly fronting the pavement and situated in a row of similar terraced property, located close to the junction with Trafalgar Street and overlooking public open space. The property itself benefits from electric storage heating and modern bathroom fittings and requires some cosmetic improvement. Lower Bryan Street is situated off Union Street which in turn leads off Town Road.

**Accommodation:**

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

Outside (rear) – Paved yard and garden with rear pedestrian access.

**Vendors Solicitors:**

VKM  
Suite 1 Talisbrook House  
Castle Street  
Wolverhampton  
WV1 3AD

Telephone No – 01902 311155

**Ref:** Mr V K Momi

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 94****Freehold Investment**

**34 Leonard Road, Lozells,  
Birmingham B19 1JU**

**Property Description:**

A traditional end terraced villa of brick construction, surmounted by a replacement tile clad roof, situated at the junction with Leonard Grove and set back from the road behind a paved fore-garden. Leonard Road runs directly off Heathfield Road. The property is currently let on a Regulated Tenancy.  
Rental - £42.50 per week (£2210.00 per annum) effective from 10 April 2002 (Re-registration now overdue). The property has been well maintained internally by the tenant and they have also improved the property by installing gas-fired central heating.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen with cellar access, Lobby, Bathroom with panelled bath, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) – Paved fore-garden bordered by a privet hedge.  
Outside (rear) – Covered yard area and enclosed paved garden.

**Vendors Solicitors:**

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

Telephone No – 0121 456 3171

**Ref:** Mr I Butler

**Viewings:**

Via Cottons – 0121 247 2233





**LOT 95****Freehold Vacant Possession**

**12 Caynham Road,  
Bartley Green,  
Birmingham, B32 4EU**

**Property Description:**

An end terraced property of non-traditional 'Waites' construction surmounted by a tile clad roof set back from the road behind a lawned foregarden. The property is offered for sale in presentable condition having been refurbished, has well laid out accommodation and benefits from UPVC double glazing and gas fired central heating. Caynham Road can be located in between Wolverley Road and Hasbury Road and is approximately three quarters of a mile from Woodgate Valley Country Park and a further mile from Junction 3 of the M5 Motorway.

**Accommodation:**

Ground Floor  
Porch, Entrance Hallway, Front Reception Room, Kitchen, Lean-To.  
First Floor - Stairs and Landing, Two Bedrooms, Bathroom having panelled bath, low level WC and pedestal wash hand basin.

**Vendors Solicitors:**

Davisons Solicitors  
174 High St  
Harborne  
Birmingham  
B17 9PP

Telephone No – 0121 6851271

**Ref:** Mr P Hopkins

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 96****Freehold Vacant Possession**

**350 St Paul's Road, Smethwick,  
West Midlands, B66 1EU**

**Property Description:**

A traditional style mid-terrace property of brick construction surmounted by a tile clad roof set back from the road behind a small foregarden. The property benefits from having gas fired central heating but requires modernisation and improvement. St Paul's Road (B4169) can be located off Smethwick High Street, which in turn provides a wide range of local shops and amenities, and is within half a mile distance from West Smethwick Park.

**Vendors Solicitors:**

Harris Cooper Walsh  
378/380 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 4AQ

Telephone No – 0121 733 2020

**Ref:** Ms Georgina Walsh

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Bathroom comprising panelled bath, pedestal wash basin and low level WC.  
First Floor  
Stairs and Landing, Bedroom One, Bedroom Two (intercommunicating), Bedroom Three.  
Outside  
Front - walled foregarden.  
Rear – decoratively paved yard.

**LOT 97****Freehold Vacant Possession**

**32 The Hurst, Moseley, Birmingham, B13 0DG**

**Property Description:**

A traditional style detached residence of brick construction surmounted by a hipped interlocking tile clad roof providing well laid out family accommodation benefiting from mostly UPVC double glazed windows and doors, gas fired central heating, garage and extensive rear garden but requiring some modernisation and cosmetic improvement. The property backs on to Swanshurst Park and is considered to be situated in popular and well regarded residential area and The Hurst itself comprises of a crescent which leads off Brook Lane (A4040).

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast Kitchen, Lean-To Verandah, WC.  
First Floor

Stairs and Landing, Bedroom One (Double), Bedroom Two (Double), Bedroom Three (Large Single) with eaves storage room off, Bathroom with panelled bath, pedestal wash hand basin and WC.

Outside  
Front - lawned foregarden with tarmac driveway providing off road parking and access to integral garage, pedestrian side access to rear.  
Rear - paved side yard, patio and large lawned garden.

**Vendors Solicitors:**

Martineau Johnson  
One Colmore Square  
Birmingham  
B4 6AA

Telephone No - 0870 763 2000

**Ref:** Mrs S Carter

**Viewings:**

Via Cottons – 0121 247 2233

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**LOT 98****Leasehold Investment**

### Flat 7 Oxford Court, Tugford Road, Selly Oak, Birmingham B29 4PU

**Property Description:**

A well laid out first floor flat, forming part of a purpose built block set well back from the road behind a communal lawned fore-garden. Tugford Road itself is situated off Swarthmore Road which in turn leads off Middle Park Road and gives direct access onto Bristol Road South (A38). The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £330.00 per calendar month (£3960.00 per annum).

**Accommodation:**

Ground Floor  
Communal Entrance Hall, Stairs and Landing with security door entry system.  
First Floor  
Reception Hall, Double Bedroom, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC, Breakfast/Kitchen with built-in pantry cupboard, Lounge.

Outside – Communal gardens and drying area.

**Term:**

99 years (less 5 days from 1 January 1959)

**Ground Rent:**

£10 per annum

**Service Charge:**

£450.00 per annum – approximately

**Vendors Solicitors:**

Stephensons  
57 High Street  
Brierley Hill  
West Midlands  
DY5 3ED

Telephone No – 01384 79731

**Ref:** Ms S Bartlett**Viewings:**

Via Cottons – 0121 247 2233

**LOT 99****Freehold Vacant Possession**

### 15 Bean Road, Dudley, West Midlands DY2 8TH

**Property Description:**

A traditional mid terraced house of part rendered brick construction, surmounted by an interlocking tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating and providing generous well laid out accommodation, but requiring modernisation and improvement throughout. Bean Road itself runs between Dixon Green Road (B4171) and Black Acre Road and the property is conveniently located within approximately half a mile distance from Dudley Shopping Centre, providing a wide range of retail amenities and services.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall with Cellar access, Large Lounge (previously two reception rooms), Kitchen, Utility Room, Dining Room.  
First Floor  
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Walled fore-garden  
Outside (rear) – Garden

**Vendors Solicitors:**

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

Telephone No – 0121 327 3900

**Ref:** Mr I Ahmed**Viewings:**

Via Cottons – 0121 247 2233

**LOT 100****Freehold Investment**

### 1 Ash Grove, off Clifton Road, Balsall Heath, Birmingham B12 8RZ

**Property Description:**

A traditional style mid terraced house of brick construction, surmounted by a pitched replacement tile clad roof and situated in a row of similar terraced properties, accessed by way of a pedestrian footpath directly off Clifton Road, which runs between Ladypool Road and Stoney Lane. The property forms part of an established traditional residential area. The sale of the property includes various parcels of land in and around Ash Grove as detailed in the Legal Pack. The property is currently let on a Secure Periodic Tenancy Rental - £46.50 per week (£2418.00 per annum).

**Accommodation:**

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

Outside (front) – Paved fore-garden.  
Outside (rear) – Paved yard with two brick stores and shared pedestrian access leading off Clifton Road.

**Vendors Solicitors:**

Osborne Clark  
2 Temple Back East  
Temple Quay  
Bristol  
BS1 6EG

Telephone No – 01179 173108

**Ref:** Ms T Rosewarne**Viewings:**

Via Cottons – 0121 247 2233

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**32 Mary Vale Road,  
Stirchley,  
Birmingham, B30 2DE**

**Property Description:**

A traditional mid terraced house of brick construction, surmounted by a pitched replacement tile clad roof, requiring modernisation and some structural repair. The property itself is situated in a popular and established area, virtually opposite the junction with Charlotte Road and within less than 100 metres distance from Pershore Road providing a wide range of local amenities and services.

**Accommodation:**

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

Outside (front) – small foregarden bordered by privet hedge.  
Outside (rear) – paved yard, brick stores and partly lawned garden.

**Vendors Solicitors:**

Cartwright & Lewis  
7 High Street  
Harborne  
Birmingham  
B17 9NT

Telephone No 0121 246 3060

**Ref:** Mr P Barker

**Viewings:**

Via Cottons – 0121 247 2233



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