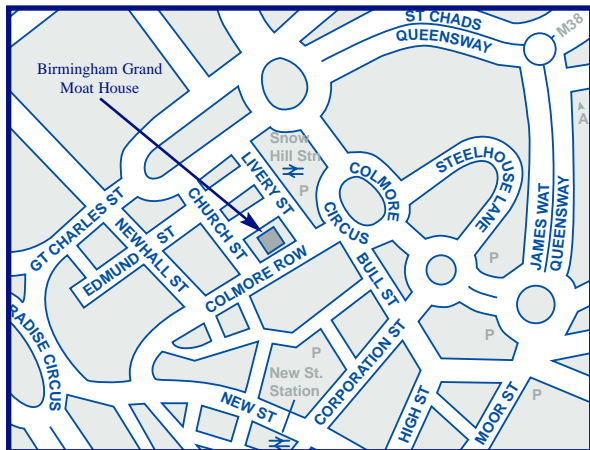


Location

*Birmingham Grand Moat House
Colmore Row, Birmingham
West Midlands B3 2DA*



Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL

Also now at
452 Stratford Road,
Shirley, Solihull,
West Midlands B90 4AQ

Tel: 0121 247 2233

Fax: 0121 247 1233

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www.cottons.co.uk



PROPERTY AUCTION

Cottons



Chartered Surveyors

**13TH SEPTEMBER 2001
AT 10.30 AM**

**GROSVENOR SUITE
BIRMINGHAM GRAND
MOAT HOUSE**



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

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

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

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

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

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

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

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

8. 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.

9. 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.

10. 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.

11. 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.

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

FOOTNOTE

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

Cottons

"The Auctioneers"

Cottons have been auctioning property in the city now for well in excess of 50 years and during that time they have successfully disposed of many hundreds of properties under the hammer.

After a brief spell of corporate ownership, following a management buy out in 1997, Cottons are again a traditional private practice partnership and they have resumed their regular quarterly auctions at the Grand Hotel.

"The letting and property management specialists"

Again Cottons have been at the forefront of residential and commercial property management for many years. As well as specialising in traditional residential management, commercial management and flat management, Cottons offer an unrivalled residential lettings service.

From their new offices in Hagley Road, Edgbaston they normally have available in excess of 50 properties covering the whole of the market, ranging from 1 bedroom apartments to 4 and 5 bedroom houses.

Cottons also operate a comprehensive insurance service for property owners through both their residential and commercial block policies.

Cottons are also able to offer advice in respect of many aspects of the property field and in particular specialise in leasehold enfranchisement.

For assistance with any of your property problems, please do not hesitate to contact them.

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

4th December 2001

CALL THE AUCTION TEAM NOW

0121 247-2233

Auction Sale

of 121 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with land, residential development opportunities and freehold ground rent investments comprising:

LOTS 1-74 (PART ONE) COMMENCING PROMPTLY AT 10.30AM
LOTS 75-121 (PART TWO) WILL NOT BE OFFERED BEFORE 1.30PM

ORDER OF SALE

Lot	Property	
1.	95 Pargeter Road, Bearwood, West Midlands	Vacant Possession
2.	50 Oval Road, Erdington, Birmingham	Vacant Possession
3.	65 Ronald Road, Bordesley Green, Birmingham	Investment
4.	6 Leonard Av, off Wilson Rd, Lozells, Birmingham	Vacant Possession
5.	11 Lime Grove, Smethwick, West Midlands	Investment
6.	11 Grosvenor Court, Handsworth, Birmingham	Vacant Possession
7.	2 Oak Close, The Gospel Oak Estate, Tipton	Vacant Possession
8.	29 Willes Road, Winson Green, Birmingham	Investment
9.	73 Preston Road, Winson Green, Birmingham	Vacant Possession
10.	49 Grange Road, Smethwick, West Midlands	Investment
11.	60 Devonshire Road, Smethwick, West Midlands	Vacant Possession
12.	16 Glenmead Drive, Great Barr, Birmingham	Vacant Possession
13.	4 The Limes, off Marroway Street, Ladywood, B'ham	Investment
14.	40 Bunn's Lane, Dudley, West Midlands	Vacant Possession
15.	33 Westbourne Road, Penn, Wolverhampton	Investment
16.	22 Carlyle Road, Edgbaston, Birmingham	Investment
17.	15 Brookvale Park Road, Erdington, Birmingham	Vacant Possession
18.	47 Willes Road, Winson Green, Birmingham	Investment
19.	79 Harts Road, Washwood Heath, Birmingham	Investment
20.	36 Mace Street, Cradley Heath, West Midlands	Vacant Possession
21.	Dibdale Road, (Land) Dudley, West Midlands	Freehold Land
22.	23 Jowett's Lane, West Bromwich	Vacant Possession
23.	10 Bond Square, Springhill, Birmingham	Investment
24.	38 Franklin Road, Bournville, Birmingham	Investment
25.	402 Lodge Road, Hockley, Birmingham	Vacant Possession
26.	98 Selwyn Road, Edgbaston, Birmingham	Investment
27.	187 Heather Road, Small Heath, Birmingham	Vacant Possession
28.	130 Wallace Road, Oldbury, West Midlands	Investment
29.	191 Burbury Street, Lozells, Birmingham	Vacant Possession
30.	52 Third Avenue, Bordesley Green, Birmingham	Ground Rent
31.	429 Gillott Road, Edgbaston, Birmingham	Investment
32.	431 Gillott Road, Edgbaston, Birmingham	Investment
33.	9 Hill Grove, Wellington Road, Handsworth	Ground Rent
34.	28 Northside Drive, Streetly, Sutton Coldfield	Ground Rent
35.	20 Lowlands Avenue, Streetly, Sutton Coldfield	Ground Rent
36.	35 Nansen Road, Washwood Heath, Birmingham	Investment
37.	7 Bewlys Avenue, Handsworth Wood, Birmingham	Vacant Possession
38.	33 Ainslie Street, Grimsby, Lincolnshire	Vacant Possession
39.	4 Dudley Gr, off Heath Green Rd, Winson Green	Vacant Possession
40.	6 Watville Avenue, Green Lane, Handsworth	Investment
41.	19 Spring Meadow, Great Bridge, Tipton, W Mids	Vacant Possession
42.	Whitecrest, (Land) Great Barr, Birmingham	Building Land
43.	270 Galton Road, Bearwood, West Midlands	Vacant Possession
44.	17 Derrydown Road, Great Barr, Birmingham	Investment
45.	33 Chapel Street, Walsall, West Midlands	Vacant Possession
46.	35 Chapel Street, Walsall, West Midlands	Vacant Possession
47.	23 Ladbroke Road, Solihull, West Midlands	Vacant Possession
48.	28 Glaisdale Road, Hall Green, Birmingham	Vacant Possession
49.	190/192 Albert Road, Stechford, Birmingham	Vacant Possession
50.	97 Brook Street, Lye, Stourbridge, West Midlands	Investment
51.	92 Clydesdale Tower, Holloway Head, Birmingham	Investment
52.	13 Bridge Street South, Smethwick, West Midlands	Investment
53.	73 Gillott Road, Edgbaston, Birmingham	Investment
54.	188 Uplands Road, Handsworth, Birmingham	Vacant Possession
55.	644 Aldridge Road, Great Barr, Birmingham	Vacant Possession
56.	644a Aldridge Road, Great Barr, Birmingham	Vacant Possession
57.	180 Beeches Road, Oldbury, West Midlands	Investment
58.	Handsworth Drive/The Crescent (Land) Great Barr	Freehold Land
59.	827 Pershore Road, Selly Park, Birmingham	Vacant Possession
60.	829 Pershore Road, Selly Park, Birmingham	Vacant Possession
61.	14 Birches Green Road, Erdington, Birmingham	Vacant Possession
62.	51 West Street, Evesham, Worcestershire	Freehold Investment
63.	1 Faraday Avenue, (Land adjoining), Quinton, B'ham	Freehold Land
64.	73 Stud Lane, Stechford, Birmingham	Investment
65.	103 Summerfield Crescent, Edgbaston, Birmingham	Investment
66.	105 Aberdeen Street, Winson Green, Birmingham	Investment
67.	95 Denewood Avenue, Handsworth Wood	Vacant Possession
68.	323 Slade Road, Erdington, Birmingham	Pt Invest/Pt Vac Poss
69.	310 Alum Rock Road, Alum Rock, Birmingham	Vacant Possession
70.	128 Weoley Park Road, Selly Oak, Birmingham	Vacant Possession



71.	8 Kent Street North, Winson Green, Birmingham	Investment
72.	98 Yew Tree Road, Witton, Birmingham	Vacant Possession
73.	199-211 Longford Road, Longford, Coventry	Pt Invest/Pt Vac Poss
74.	10 Lapper Avenue, Lanesfield, Wolverhampton	Investment
75.	4 Westbourne Grove, Victoria Road, Handsworth	Investment
76.	13 Oak Tree Road, Rugeley, Staffordshire	Investment
77.	31 Harborne Park Road, Harborne, Birmingham	Vacant Possession
78.	Flat 4, 4 Selborne Road, Handsworth Wood, B'ham	Vacant Possession
79.	1 Wellesley Road, Oldbury, West Midlands	Vacant Possession
80.	Units 4/5 Sycamore Ind Est, Handsworth	Vacant Possession
81.	171 James Turner St, Winson Green, Birmingham	Vacant Possession
82.	20 Twynning Road, Edgbaston, Birmingham	Investment
83.	268 Ridgeacre Road, Quinton, Birmingham	Vacant Possession
84.	15 Oak Tree Road, Rugeley, Staffordshire	Investment
85.	28 Bournville Lane, Stirchley, Birmingham	Investment
86.	154/156 Wolverhampton Street, Dudley, W. Midlands	Investment
87.	7 Victoria Buildings, Barford Road, Ladywood, B'ham	Investment
88.	50 Wellesley Road, Oldbury, West Midlands	Investment
89.	165 Ivor Road, Sparkhill, Birmingham	Investment
90.	97 Hamstead Hill, Handsworth Wood, Birmingham	Vacant Possession
91.	8 Wellington Road, Smethwick, West Midlands	Vacant Possession
92.	13a Holly Street, Smethwick, West Midlands	Vacant Possession
93.	Building Plot, 477 Charles Road, Small Heath	Building Plot
94.	114 Carpenters Road, Lozells, Birmingham	Vacant Possession
95.	2 Purley Grove, Erdington, Birmingham	Investment
96.	8 Larch Road, Rugeley, Staffordshire	Investment
97.	9 Fordey Gardens, Kings Norton, Birmingham	Investment
98.	6 Little Moor Hill, Smethwick, West Midlands	Investment
99.	162 Normandy Road, Perry Barr, Birmingham	Investment
100.	8 Ruckley Avenue, off Lozells Street, Lozells	Vacant Possession
101.	403 City Road, Edgbaston, Birmingham	Vacant Possession
102.	923 Wolverhampton Rd, Oldbury, West Midlands	Vacant Possession
103.	65 Vicarage Rd, West Bromwich, West Midlands	Investment
104.	8 Heath Road, Rugeley, Staffordshire	Investment
105.	52 Tenby Road, Moseley, Birmingham	Vacant Possession
106.	46 Middle Drive, Cofton Hackett, Worcester	Vacant Possession
107.	143-153 Hospital St, Newtown, Birmingham	Pt Invest/Pt Vac Poss
108.	Unit 3 Hickman Avenue, Wolverhampton	Vacant Possession
109.	46 Abbeywood, Little Digmoo, Skelmersdale, Lancs	Investment
110.	14 North Street, Smethwick, West Midlands	Investment
111.	37 Beaumont Road, Blackheath, Halesowen	Investment
112.	1 Stockleigh Road, St Leonards on Sea, East Sussex	Investment
113.	22 Fenton Street, Smethwick, West Midlands	Investment
114.	32 Gill Street, Moston, Manchester	Investment
115.	3 Bertram Road, Smethwick, West Midlands	Vacant Possession
116.	39 North Street, Dudley, West Midlands	Investment
117.	40 North Street, Dudley, West Midlands	Investment
118.	22 Salisbury Av, Shelton, Hanley, Stoke-on-Trent	Vacant Possession
119.	59 Tibbatt's Close, off Sommerville Rd, Quinton	Vacant Possession
120.	8 Ebsworth Street, Moston, Manchester	Vacant Possession
121.	449 Old Walsall Road, Great Barr, Birmingham	Vacant Possession

LOT 1

Freehold Vacant Possession



95 Pargeter Road, Bearwood, West Midlands B67 5HZ

Property Description:

A traditional style mid-terraced house of brick construction with slate-clad roof, in presentable condition and set back from the road behind a small walled fore garden. Pargeter Road is located between Thimblemill Road (B4182) and Abbey Road, and is within half a mile distance of Bearwood High Street, providing a range of local amenities.

Vendors Solicitors:

Wragge & Co
55 Colmore Row
Birmingham
B3 2AS
Telephone No. – 0121 213 2366

Ref: Ms P Farrell

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Room, Rear Entrance Hall, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath with pedestal wash basin and WC.
Outside (front) – Paved fore garden
Outside (rear) – Paved yard, brick store, WC, garden and shared pedestrian access.

LOT 2

Freehold Vacant Possession



50 Oval Road, Erdington, Birmingham B24 8PL

Property Description:

A mid terraced house of brick construction with part rendered elevations, requiring complete modernisation and repair. Oval Road is located directly off Wheelwright Road, and the property is set back behind a tarmacadam forecourt.

Vendors Solicitors:

Wheadon & Co
Offices 1 and 2 Commerce House
Vicarage Lane
Water Orton
B46 1RR
Telephone No. – 0121 776 7600

Ref:

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor - Glazed Porch, Reception Hall, Two Reception Rooms, Dining/Kitchen.
First Floor – Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (Front) – Tarmacadam forecourt
Outside (Rear) – Pedestrian access to concrete yard and sloping rear garden.

AUCTION TEAM

Andrew J Barden MRICS

John Day FRICS

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 3**Freehold Investment**

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

**Property Description:**

A traditional style mid-terraced house of brick construction with replacement tiled roof covering set back from the road behind a small walled fore garden. Ronald Road is located directly between Bordesley Green Road (B4145) and Cherrywood Road. This property is currently let on a Periodic Shorthold Tenancy Agreement, which commenced on the 1 February 1996.

Rental: £200 per calendar month

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen,
Bathroom with bath, pedestal wash
basin, Separate WC.
First Floor
Stairs and Landing, Three
Bedrooms.

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

Vendors Solicitors:

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

Ref: Mr D Partington

Viewings:

Via Cottons – 0121 247 2233

LOT 5**Freehold Investment**

**11 Lime Grove, Smethwick,
West Midlands B66 3ER**

**Property Description:**

A brick built end terraced house with replacement roof covering, situated in a cul de sac, located directly off Windmill Lane, and in presentable modernised condition.

The property is currently let on an Assured Shorthold Tenancy Agreement which originally commenced on 24 August 2000.

Rental - £346.00 per calendar month (£4,152.00 per annum).

Accommodation:

Ground Floor
Reception Room, Dining/Kitchen,
Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.

Outside (front) – Small walled fore
garden.
Outside (rear) – Garden.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

LOT 4**Freehold Vacant Possession**

**6 Leonard Avenue, off
Wilson Road, Lozells,
Birmingham B19 1LX**

Property Description:

A traditional terraced house of brick construction with replacement clad roof, situated on a pedestrian walkway, which links between Leonard Road and Wilson Road. The property, which requires modernisation, is set back behind a lawned fore garden.

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen,
Bathroom with panelled bath,
pedestal wash basin and WC.
First Floor
Stairs and Landing, Three
Bedrooms.

Outside (front) Walled fore garden.
Outside (rear) Paved yard and
garden.

Vendors Solicitors:

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

Ref: Mr M Elliott

Viewings:

Via Cottons – 0121 247 2233

LOT 6**Leasehold Vacant Possession**

**Flat 11 Grosvenor Court, Grosvenor Road,
Handsworth, Birmingham B20 3NJ**

Property Description:

A spacious and well laid out flat situated on the second floor of a purpose built block situated on the corner of Lyndon Close.

Accommodation:

Ground Floor
Communal Entrance Hall with door
entry system.
Second Floor
Stairs and Landing, Reception Hall,
Storage Cupboard, Kitchen, Two
Bedrooms, Lounge, Bathroom with
bath, wash basin and WC.

Outside – Communal gardens
Tenure: Leasehold

Term: 125 years (refer to solicitor
for lease expiry date)
Service charge: £435.00 per annum
(including hot water)
Ground rent: £50.00 per annum

Vendors Solicitors:

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

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233





2 Oak Close, The Gospel Oak Estate, Tipton, West Midlands DY4 0AY

Property Description:

A presentable and well maintained purpose built ground floor flat situated in a cul de sac, located off Elizabeth Walk which in turn leads to Wednesbury Oak Road (A4037). The property benefits from UPVC double glazed windows and Garage located in a separate block.

Accommodation:

Ground Floor
Communal Entrance, Lounge, Open Plan Kitchen Area, Utility Room, Bedroom, Bathroom with panelled bath having shower over, pedestal wash basin, Separate WC.

Outside – Surrounding communal gardens, parking area and Garage (number 23) in separate block.

Lease term: 99 Years, commencing 25 March 1974

Ground Rent: £20.00 p.a

Service Charge: £340.00 p.a

Vendors Solicitors:

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

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

Freehold Investment



29 Willes Road, Winson Green, Birmingham B18 4PZ

Property Description:

A mid-terraced house of brick construction with replacement tile clad roof, constructed Circa 1900, and set back from the road behind a small walled fore-garden. The property is currently let on a Registered Tenancy as follows:

Registered Rental:

£39.00 per week, effective from 1 July 2000 (£2,028.00 per annum).

Vendors Solicitors:

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

Ref: Mr D Partington

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing, Two Bedrooms, Bathroom.
Outside – Walled fore-garden.
Rear – Garden.

73 Preston Road, Winson Green, Birmingham B18 4PL



Property Description:

A traditional style mid-terraced house of brick construction with slate clad roof, requiring modernisation and improvement. Preston Road is located between Handsworth New Road (A4040) and Bacchus Road.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.

Outside (front) – Small walled fore garden.

Outside (rear) – Garden.

Vendors Solicitors:

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

Ref: Mr A J Monington

Viewings:

Via Cottons – 0121 247 2233

Freehold Investment

49 Grange Road, Smethwick, West Midlands B66 4NG



Property Description:

A much improved and modernised mid terraced house of brick construction with rendered front elevation and replacement tiled roof covering. The property benefits from UPVC double glazed windows, gas fired central heating and modern kitchen and bathroom fittings. Grange Road is located between Waterloo Road (A4092) and Bearwood Road (A4030). The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months from 1 July 2001.

Rental – £425 per calendar month (£5,100 per annum).

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

Outside (Front) – Walled fore garden.

Outside (rear) – Yard and garden.

LOT 11**Freehold Vacant Possession**

**60 Devonshire Road, Smethwick,
West Midlands B67 7QG**

**Property Description:**

A mid-terraced Retail Premises formerly used as a grocery shop with Living Accommodation over and situated in a small parade of shops, close to the junction with Sabell Road. The property is of brick construction with slate clad roof and benefits from single storey extension to the rear, gas fired central heating and UPVC double glazed windows (except shop front).

Outside (rear) – Garden with rear access.

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone No – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Retail Shop – 56 sq m (611 sq ft),
Frontage – 4.35 m (14' 3"),
Aluminium Shop Front, electric roller shutter.
Office/Kitchenette – 8.3 sq m (89 sq ft), Rear Entrance Lobby,
Cloakroom with WC and wash basin.
First Floor - Stairs and Landing,
Eaves Storage Room, Kitchen, Inner
Landing, Shower Room with
shower cubicle, WC and pedestal
wash basin, Bedroom, Lounge.
Outside (front) – Concrete
Forecourt.

LOT 12**Freehold Vacant Possession**

**16 Glenmead Drive, Great Barr,
Birmingham B44 8UG**

Property Description:

A semi-detached house of brick construction with concrete tile clad roof, situated opposite playing fields and requiring some modernisation and improvement. The property benefits from part double glazed windows and gas fired central heating.

Accommodation:

Glazed Porch, Reception Hall,
Through Lounge, Kitchen.
First Floor - Stairs and Landing,
Three Bedrooms, Bathroom.

Outside – Walled fore garden,
driveway to side Garage.
Outside (rear) – Patio and garden.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 13**Freehold Investment**

**4 The Limes, off Marroway Street,
Ladywood, Birmingham B16 0AY**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof, forming part of a residential terrace, situated in a pedestrian walkway leading off Marroway Street. The property is currently let on a Regulated Tenancy.

Rental – £28 per week (£1,452 per annum).

Note: The rental has not been increased for a number of years, and an application for an increased rental has been made by the landlord.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

LOT 14**Freehold Vacant Possession**

**40 Bunn's Lane, Dudley,
West Midlands DY2 7RE**

Property Description:

Semi-detached house of brick construction with concrete interlocking tile clad roof in presentable condition and set back from the road behind a walled fore garden. Bunn's Lane is located directly off New Birmingham Road (A4123) close to the junction of Burnt Tree Island and is within approximately three quarters of a mile from Dudley Town Centre.

Accommodation:

Ground Floor
Reception Hall, Lounge, bathroom with bath wash basin and WC,
Kitchen, Lean-to Verandah.

First Floor
Stairs and Landing, Three Bedrooms
Outside (front) – Lawned fore garden.
Outside (rear) – Side pedestrian access, lawned garden.

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone No – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233



LOT 15**Freehold Investment**

**33 Westbourne Road, Penn,
Wolverhampton WV4 5UN**

**Property Description:**

A traditional end terraced house of brick construction with tile clad roof, set back from the road behind a walled forecourt. The property is currently let on a Registered Tenancy. Rental - £40.00 per week (effective from 2 December 1999)

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen and Hall.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside – (front) – Paved forecourt, shared pedestrian access to side.
Outside – (rear) – Yard, Outside WC and Store, rear garden.

Vendors Solicitors:

Cartwright & Lewis
7 High Street
Harborne
Birmingham
B17 9NT
Telephone No – 0121 246 3060

Ref: Miss R Shaw

Viewings:

Via Cottons – 0121 247 2233

LOT 16**Freehold Investment**

**22 Carlyle Road, Edgbaston,
Birmingham B16 9BJ**

**Property Description:**

A substantial traditional style Three storey mid terraced house of brick construction with a predominantly tile clad roof situated off Stirling Road and within approximately a quarter of a mile distance from both Hagley Road (A456) and Edgbaston Reservoir. The property benefits from a mix of independent electric and gas fired heaters and is currently let on an Assured Shorthold Tenancy Agreement.

Term: 2 years

Commencing: 12 June 2001

Rental: £1,350 per calendar month (£16,200.00 per annum)

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Bathroom with panelled bath, pedestal wash basin and WC, Separate WC, Three Bedrooms.
Second Floor
Stairs and Landing, Shower Room with shower enclosure and wash basin, Three Bedrooms.

Outside (front) – Walled fore garden.

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

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

LOT 17**Freehold Vacant Possession**

**15 Brookvale Park Road, Erdington,
Birmingham B23 7TU**

Property Description

A mid-terraced house of block construction with an interlocking concrete tiled roof, benefitting from UPVC double glazed windows. The property is set back from the road behind a grass verge adjacent to the junction with Purley Grove. Brookvale Park Road leads directly off Brookvale Road (A4040) and is approximately one and a quarter miles distance from Erdington Shopping Centre providing a wide range of local amenities.

Accommodation

Ground Floor
Entrance Hall, Lounge, Kitchen, Bathroom with panelled bath having shower over, vanity wash basin and WC.

First Floor

Stairs and Landing, Three Bedrooms.

Outside (front) – Lawned fore garden.

Outside (rear) – Paved yard, lawned garden and pedestrian entry access.

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3PG
Telephone – 0121 558 1147

Ref: Mr S Nickless

Viewings

Via Cottons – 0121 247 2233

LOT 18**Freehold Investment**

**47 Willes Road,
Winson Green,
Birmingham B18 4PZ**

Property Description:

A mid-terraced house of brick construction with replacement tile clad roof, constructed Circa 1900, and set back from the road behind a small walled forecourt. The property is currently let on an Assured Tenancy as follows:

Rental – £50.00 per week (£2,600.00 per annum)

**Accommodation:**

Ground Floor – Two Reception Rooms, Kitchen, Lobby, Bathroom.
First Floor – Stairs and Landing, Three Bedrooms.
Outside – Walled fore-garden.
Rear – Garden.

Vendors Solicitors:

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

Ref: Mr D Partington

Viewings:

Via Cottons – 0121 247 2233





79 Harts Road, Washwood Heath, Birmingham B8 3JZ

Property Description:

A semi-detached house of brick construction with part rendered front elevations and having a concrete tile clad roof. The property, which is in presentable condition is set back from the road behind a lawned fore garden and located directly off Highfield Road (B4516). The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months, commencing on the 21 April 2001. Rental - £359.66 per calendar month (£4,316.00 per annum).

Accommodation:

Ground Floor - Reception Hall, Through Lounge/Dining Room, Kitchen.

First Floor - Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin and WC.
Outside (front) - Lawned garden.
Outside (rear) - Pedestrian side access to rear yard and garden.

Vendors Solicitors:

Wheadon & Co
Offices 1 and 2 Commerce House
Vicarage Lane
Water Orton
Birmingham
B46 1RR
Telephone No - 0121 776 7600

Viewings:

Via Cottons - 0121 247 2233

Freehold Vacant Possession


36 Mace Street, Cradley Heath, West Midlands B64 6HP

Property Description:

A presentable and traditional style mid-terraced house of brick construction with slate clad roof. The property has been much improved including modern kitchen and bathroom fittings, UPVC double glazed windows and gas fired central heating. Mace Street is located directly off Halesowen Road.

Vendors Solicitors:

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

Ref: Mr S Nickless

Viewings:

Via Cottons - 0121 247 2233

Outside (rear) - Yard area, brick built store and side pedestrian access.

Land at Dibdale Road, Dudley, West Midlands DY1


Land Description:

A parcel of land extending to approximately 1.4 hectares (3.46 acres). The land is situated adjacent to a recent residential development known as Earls Mead and fronts Dibdale Road (frontage 32 m/105 ft) virtually opposite the junction with Aintree Way, extending back along the rear garden boundaries to the properties in Breamore Crescent and Kinloch Drive. The land is subject to a tree preservation order and is designated as a site of local importance for nature conservation in the Dudley Borough Unitary Development Plan.

Vendors Solicitors:

Mills & Reeve
Midland House
132 Hagley Road
Edgbaston
Birmingham
B16 9NN

Telephone No - 0121 454 4000

Ref: Mrs B Duffy

Viewings:

Via Cottons - 0121 247 2233




23 Jowett's Lane, West Bromwich B71 2RB
Property Description:

A well presented semi-detached house of brick construction having slate clad roof and set back from the road behind a concrete forecourt. The property benefits from gas fired central heating.

Accommodation:

Ground Floor
Glazed Porch, Entrance Hall, Lounge, Breakfast/Kitchen, Conservatory.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin and WC.

Outside (front) – Concrete forecourt providing off road parking.
Outside (rear) – Side access, Garage and garden.

Vendors Solicitors:

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

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233


10 Bond Square, Springhill, Birmingham B18 7HE
Property Description:

A purpose built Studio Apartment, forming part of a two-storey modern block, located off George Street West, which in turn leads off Springhill (A457).

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

Rental £300 per calendar month (£3,600.00 per annum)

Accommodation:

Communal Entrance Hall, Bed/Sitting Room with electric storage heater, Inner Lobby, Kitchen, Shower Room with wash basin and WC.

Outside – Communal gardens and allocated parking space.

Term: 99 years (Commencement date 24 June 1982)
Ground Rent: £5.00 per annum
Service Charge: £527.28 per annum

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

38 Franklin Road, Bournville, Birmingham B30 2HG

Property Description:

A traditional mid-terraced villa of brick construction with slate clad roof, set back from the road behind a walled fore garden. The property is situated in a popular residential location close to the junction with Beaumont Road and is within a quarter of a mile from both Cotteridge Park and Bournville Railway Station, giving access to Five Ways, Birmingham. The property is currently let on a Local Government and Housing Act 1989 Tenancy on a full repairing and insuring basis, i.e. all internal and external repairs, along with payment of the annual insurance, are the liability of the tenant.

The tenancy commenced on the 25 June 2001.

Accommodation:

Ground Floor
Entrance Hall, Two Living Rooms, Breakfast/Kitchen, Pantry off.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath and wash hand basin.
Outside (front) – Small fore garden, bordered by privet hedge, pedestrian access to rear.
Outside (rear) – Garden and outside WC.

Rental - £480 PCM (£5,760 PA).

Vendors Solicitors:

Grove Tompkins Bosworth
54 Newhall Street
Birmingham
B3 3QG
Telephone No – 0121 236 9341

Ref: Mr J R Devlin

Viewings:

Via Cottons – 0121 247 2233

402 Lodge Road, Hockley, Birmingham B18 5PW

Property Description:

A substantial mid-terraced Three Storey property with Retail Premises and Workshops to the ground floor, along with Living Accommodation over. The property is of rendered brick construction with replacement tile clad roof and is located to the very eastern side of Lodge Road, directly off Heaton Street giving direct access to Birmingham Outer Ring Road (A4540).

Accommodation:

Ground Floor
Retail Shop – 23 sq m (255 sq ft)
Frontage – 5.45 m (17 ft 10"), aluminium double glazed front and electric roller shutters.
Raised area with storage recess – 5.4 sq m (58 sq ft).
Rear Office – 16 sq m (172 sq ft), Inner Lobby - With stairs to first floor and access to Cellar, Kitchen Covered Yard area, Two Cloakrooms containing WC and wash basin, secure shared pedestrian access to side.
Workshop 1 – 46 sq m (497 sq ft), Workshop 2 – 12 sq m (131 sq ft).

First Floor
Stairs and Landing, Lounge, Rear Reception Room, Secondary Stairs with Landing Room, Kitchen.
Second Floor
Stairs and Landing, Box Room, Bedroom.

Vendors Solicitors:

Foster Baxter Cooksey
6-10 George Street
Wolverhampton
WV2 4DN
Telephone No – 01902 311711

Viewings:

Via Cottons – 0121 247 2233

**98 Selwyn Road, Edgbaston,
Birmingham B16 0HN**

Property Description:

A detached house of brick construction with concrete tile clad roof. The property is situated overlooking Summerfield Park. Selwyn Road is located directly off City Road (A4040). The property is currently let to students on an Assured Shorthold Tenancy Agreement for a term of 12 months, commencing on the 1 July 2001.

Rental - £1170 per calendar month (£14,040 per annum).

Accommodation:

Ground Floor
Reception Hall, Two Reception Rooms, Dining/Kitchen, Utility Room
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and WC.
Second Floor
Stairs and Landing, Two Bedrooms.

Outside (front) – Paved fore garden.
Outside (rear) - Side pedestrian access, yard and garden.

Vendors Solicitors:

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

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

**187 Heather Road, Small Heath,
Birmingham B10 9TD**

Property Description:

A bay fronted mid terraced house of brick construction with replacement tile clad roof covering, set back from the road behind a lawned fore garden. The property is situated in a sought after residential area and Heather Road itself runs directly between Coventry Road and Somerville Road.

Accommodation:

Ground Floor
Reception Hall, Two Reception Rooms, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside (front) – Lawned fore garden
Outside (rear) – Garden.

Vendors Solicitors:

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

Ref: Mr P Tobias

Viewings:

Via Cottons – 0121 247 2233


**130 Wallace Road, Oldbury,
West Midlands B69 1HL**
Property Description:

A semi detached house of brick construction with slate clad roof, occupying an elevated position, set back from the road behind a lawned fore garden. Wallace Road is located off Newbury Lane, which in turn leads to Wolverhampton Road (A4123) and is within approximately 1 mile distance from the M5 motorway (junction 2). The property is currently let on an Assured Shorthold Tenancy Agreement, for a term of six months, commencing on the 2 April 2001.
Rental - £368.33 per calendar month (£4,420.00 per annum).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen.
First Floor

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

Outside (front) – Lawned fore garden.
Outside (rear) – Yard, two brick stores, side pedestrian access and garden.

Vendors Solicitors:

Wheadon & Co
Offices 1 and 2 Commerce House
Vicarage Lane
Water Orton
Birmingham
B46 1RR
Telephone No – 0121 776 7600

Viewings:

Via Cottons – 0121 247 2233

**191 Burbury Street,
Lozells, Birmingham
B19 1TL**

Property Description:

A traditional style mid-terraced house of brick construction with replacement tiled roof covering. The property is in a presentable condition and Burbury Street itself is located between Gerrard Street and Lozells Road.

Accommodation:

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

Outside (rear) – Garden and yard area and rear pedestrian access.

Vendors Solicitors:

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

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

LOT 30**Freehold Ground Rent**
**52 Third Avenue,
Bordesley Green,
Birmingham B9 5RJ**
Property Description:

A Freehold ground rent subject to a lease for a term of 55 Years, commencing on the 25 March 1957, and secured upon a traditional style mid-terraced house. Third Avenue is situated directly off Bordesley Green (B4128). The freeholder is entitled to receive the following ground rent payable by the lessee yearly.

Ground Rent: £4.50 per annum

Viewings:

Not applicable

Vendors Solicitors:

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

Ref: Mr A J Monington

LOT 31**Freehold Investment**
**429 Gillott Road, Edgbaston,
Birmingham B16 9LJ**
**Property Description:**

A substantial semi-detached house, which has been modernised and converted to provide a total of Three Self-contained Flats, Two being located in the main house and a further flat to the rear ground floor area. The property is located to the upper end of Gillott Road, situated directly off Hagley Road (A456) and opposite the junction with Holly Road. The property has been modernised and benefits from shared gas fired central heating, modern kitchen and shower room fittings, fitted fire safety alarm and emergency lighting.

Tenancies

Flats 1 and 2 are currently let by five students on an Assured Shorthold Tenancy Agreement for a term of 12 months, commencing on the 1 July 2001.
Rental - £975.00 pcm (£11,700.00 per annum).
Flat 3 - Let on an Assured Shorthold Tenancy Agreement
Rental - £300 pcm (3,600 pa)

Total Income: £1,275 pcm (£15,300 per annum)

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Shared Reception Hall.
Flat 1
Entrance Hall, Lounge, Kitchen, Bedroom, Rear Hall, Shower Room with pedestal wash basin and WC.
Flat 3 (Ground floor rear)
Entrance Hall, Shower Room with wash basin and WC, Kitchen, Bed-sitting Room.

First Floor
Flat 2
Stairs and Landing, Full width Lounge, Bedroom1, Shower Room with WC and wash basin, Separate WC, Breakfast/Kitchen.
Second Floor
Stairs and Landing, Bedroom 2 and Bedroom 3.

Outside (front) – Lawned fore garden.
Outside (rear) – Side pedestrian access, paved yard and lawned garden.

LOT 32**Freehold Investment**
**431 Gillott Road, Edgbaston,
Birmingham B16 9LJ**
**Property Description:**

A substantial semi-detached house, which has been modernised and converted to provide a total of Three Self-contained Flats, Two being located in the main house and a further flat to the rear ground floor area. The property is located to the upper end of Gillott Road, situated directly off Hagley Road (A456) and opposite the junction with Holly Road. The property has been modernised and benefits from shared gas fired central heating, modern kitchen and shower room fittings, fitted fire safety alarm and emergency lighting.

Accommodation

Ground Floor - Shared Reception Hall
Flat 1
Entrance Hall, Lounge, Kitchen, Bedroom, Rear Hall, Shower Room with pedestal wash basin and WC.
Flat 3 (Ground floor rear)
Entrance Hall, Shower Room with wash basin and WC, Kitchen, Bed-sitting Room.
First Floor
Flat 2
Stairs and Landing, Full width Lounge, Bedroom1, Shower Room with WC and wash basin, Separate WC, Breakfast/Kitchen.
Second Floor
Stairs and Landing, Bedroom 2 and Bedroom 3.

Outside (front) – Lawned fore garden.
Outside (rear) – Side pedestrian access, paved yard and lawned garden.

Tenancies

Flats 1 and 2 are currently let by five students on an Assured Shorthold Tenancy Agreement for a term of 12 months, commencing on the 1 July 2001.
Rental - £975.00 per calendar month (£11,700.00 per annum).
Flat 3 let on an Assured Shorthold Tenancy Agreement for a term of 6 months commencing on 1 March 2001
Rental – £300 pcm (£3,600 pa).
TOTAL INCOME - £1,275 pcm (£15,300 per annum)

Vendors Solicitors

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

LOT 33**Freehold Ground Rent**
**9 Hill Grove,
Wellington Road,
Handsworth,
Birmingham B20 2EB**
Property Description:

A freehold ground rent, subject to a lease, for a term of 50 Years (Commencing 21 June 1994) and secured upon a traditional mid-terraced house, located in a small grove off Wellington Road. The freeholder is entitled to receive the following ground rent, payable yearly by the lessee.

Ground Rent - £650 per annum (Rising in 2019 for the remaining term)

Viewings:

Not applicable

Vendors Solicitors:

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

Ref: Mr A J Monington





28 Northside Drive, Streetly, Sutton Coldfield, West Midlands B74 3QQ

Property Description:

A freehold ground rent subject to a lease for a term of 99 Years (Commencing on 29 September 1954) and secured upon a presentable semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent, payable yearly by the lessee.

Ground Rent: £4.85 per annum

Vendors Solicitors:

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

Ref: Mrs Mace

Viewings:

Not applicable



20 Lowlands Avenue, Streetly, Sutton Coldfield, West Midlands B74 3QN

Property Description:

A freehold ground rent, subject to a lease term of 99 years (commencing on the 25 December 1954) and secured upon a presentable semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent, paid yearly by the lessee.

Ground Rent: £4.64 per annum.

Vendors Solicitors:

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

Ref: Mrs Mace

Viewings:

Not applicable



35 Nansen Road, Washwood Heath, Birmingham B8 3LD

Property Description:

A presentable and well maintained mid terraced house of brick construction with replacement roof covering, having the benefit of UPVC double glazed windows. Nansen Road is located directly off Highfield Road (B4516). The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental - £275.00 per calendar month (£3,300 per calendar month).

Accommodation:

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

Outside (front) – Small paved fore garden.

Outside (Rear) – Yard, brick store, garden and pedestrian access.

Vendors Solicitors:

Wheadon & Co
Offices 1 and 2 Commerce House
Vicarage Lane
Water Orton
Birmingham
B46 1RR
Telephone No – 0121 776 7600

Viewings:

Via Cottons – 0121 247 2233



7 Bewlys Avenue, Handsworth Wood, Birmingham B20 1LX

Property Description:

A detached property of brick construction with tile clad roof, situated in a cul de sac, located directly off Claythorne Avenue and in a popular residential area. The property benefits from UPVC double glazed windows, along with an extensive rear garden and whilst some improvements have been carried out, the property requires modernisation throughout including the provision of kitchen and bathroom fitments.

Accommodation:

Ground Floor
Reception Hall, Through Lounge/Dining Room, Dining/Kitchen, Rear Entrance Hall, Proposed Shower Room.
First Floor

Stairs and Landing, Three Bedrooms, Bathroom.

Outside (front) – Full width block paved forecourt, providing multi car parking, Garage.

Outside (rear) – Paved patio and extensive garden.

Vendors Solicitors:

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

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

LOT 38**Freehold Vacant Possession**
**33 Ainslie Street,
Grimsby, Lincolnshire
DN32 0LY**
Property Description:

A mid terraced villa of rendered brick construction with tile clad roof, set back from the road behind a walled fore garden. The property which requires modernisation and improvement is situated within approximately half a mile distance from Grimsby Town Centre, providing a range of local amenities.

Accommodation:

Ground Floor
Entrance Hall, Through Lounge, Kitchen, Bathroom.
First Floor
Stairs and Landing, Four Bedrooms.

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

Outside (rear) – Yard and small garden.

Vendors Solicitors:

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

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

LOT 39**Freehold Vacant Possession**
**4 Dudley Grove, off Heath Green Road,
Winson Green, Birmingham B18 4EX**
**Property Description:**

A mid terraced house of brick construction with replacement tile clad roof, situated in a pedestrian walkway, leading directly off Heath Green Road. The property is set back behind a small fore garden and requires some modernisation and improvement.

Accommodation:

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

Outside (front) – Lawned fore garden, rear yard.

Vendors Solicitors:

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

Ref: Mr P Tobias

Viewings:

Via Cottons – 0121 247 2233

LOT 40**Freehold Investment**
**6 Watville Avenue,
Green Lane,
Handsworth,
Birmingham B21 0DJ**
Property Description:

A mid-terraced house of brick construction, set back behind a walled fore garden and located in a small cul de sac off Green Lane. The property is currently let on an Assured Shorthold Tenancy Agreement.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Two Bedrooms.

Outside (front) – Walled fore garden
Outside (rear) – Yard and garden.

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Perry Barr
Birmingham
B20 3JQ
Telephone No – 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233

LOT 41**Freehold Vacant Possession**
**19 Spring Meadow,
Great Bridge, Tipton,
West Midlands DY4 7BA**
Property Description:

A presentable modern town house situated in a courtyard development and benefitting from gas fired central heating and double glazed windows. Spring Meadow is part of a new estate, which leads off New Road, and access to the property is gained by turning into Bramah Way, then Daisy Meadow, then Spring Meadow.

Accommodation:

Ground Floor
Reception Hall, Lounge, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Outside (front) – Small lawned garden and shared driveway.
Outside (rear) – Enclosed patio and lawned garden, Communal Parking.

Vendors Solicitors:

Anthony Stockton
12th Floor Coventry Point
Market Way
Coventry
CV1 1EA
Telephone No – 02476 231821

Ref: Mr A Stockton

Viewings:

Via Cottons – 0121 247 2233

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Building Land, Whitecrest, Great Barr, Birmingham B43

Property Description:

A parcel of Building Land having outline planning consent for the erection of two Residential Dwellings. Whitecrest is situated directly off Queslett Road (A4041) and this land is pleasantly situated on the edge of Woodland, fronting directly onto Whitecrest, virtually opposite the second entrance to Hollywood. The property is located within approximately one mile distance of the M6 Motorway (junction 7), and is within half a mile distance of the Scott Arms Shopping Centre, providing a range of local amenities.

The land extends to approximately 633 sq m (0.156 acre) Frontage – 20.5 m (67 ft).

Planning Consent

Outline planning consent has been granted by Sandwell Metropolitan Borough Council (reference No.

DC/00/37270 dated 26 February 2001) for the erection of two residential dwellings. A copy of the consent for the proposed development is available for inspection at the auctioneers offices.

Vendors Solicitors:

Mills & Reeve
Midland House
132 Hagley Road
Edgbaston
Birmingham
B16 9NN
Telephone No – 0121 454 4000

Ref: Mrs B Duffy

Viewings:

Via Cottons – 0121 247 2233



270 Galton Road, Bearwood, West Midlands B67 5JL



Property Description:

A traditional mid-terraced house of brick construction with part-rendered front elevation and a replacement roof covering. The property benefits from gas fired central heating, UPVC double glazed windows and external doors and has recently undergone some improvement, however the property still requires further upgrading. Galton Road is located off Abbey Road and the property is within half a mile distance of Bearwood High Street, providing a range of local amenities.

Accommodation:

Ground Floor
Reception Hall, Two Reception Rooms, Inner Hall, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC.
Outside (front) – Small fore garden.
Outside (Rear) – Shared entry access, brick yard, brick store, outside WC and lawned garden.

Vendors Solicitors:

Williams Freeman & Lloyd
1490 Stratford Road
Hall Green
Birmingham
B28 9EU
Telephone No – 0121 744 4416

Ref: Mr J Davies

Viewings:

Via Cottons – 0121 247 2233

17 Derrydown Road, Great Barr, Birmingham B42 1RZ



Property Description:

A semi-detached house of brick construction with a hipped tile clad roof, set behind a lawned fore garden and benefitting from gas fired central heating. Derrydown Road is situated off Rocky Lane, which in turn leads to Walsall Road (A34). The One Stop Shopping Centre at Perry Barr is within approximately one miles distance, providing local amenities and Birmingham City Centre is within three miles distance. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental - £440 per calendar month (£5,280 per annum).

Accommodation:

Ground Floor
Vestibule Porch, Reception Hall, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside – Front and rear gardens with side pedestrian access.

Vendors Solicitors:

Bryan Davies & Co
409 Bearwood Road
Smethwick
West Midlands
B66 4DJ
Telephone No – 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233



33 Chapel Street, Walsall, West Midlands WS3 1LJ

Property Description:

A modern semi-detached house of brick and block construction having tile clad roof and requiring repair and improvement. The property is set back from the road behind a fore garden and is within half a mile from Bloxwich Road (A4210) providing access to Walsall Town Centre.

Accommodation:

Ground Floor
Reception Hall, Kitchen,
Lounge/Dining Room.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.

Outside (front) – Garden and tarmacadam drive, Integral Garage.
Outside (rear) – Pedestrian side access to garden.

Vendors Solicitors:

Maynard & Co
193 Great Brickkiln Street
Wolverhampton
West Midlands
WV3 0PN
Telephone No – 01902 569542

Ref: Mr C J Maynard

Viewings:

Via Cottons – 0121 247 2233



35 Chapel Street, Walsall, West Midlands WS3 1LJ

Property Description:

A modern semi-detached house of brick and block construction having tile clad roof and requiring repair and improvement. The property is set back from the road behind a fore garden and is within half a mile from Bloxwich Road (A4210) providing access to Walsall Town Centre.

Accommodation:

Ground Floor
Reception Hall, Kitchen,
Lounge/Dining Room.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.

Outside (front) – Garden and tarmacadam drive, Integral Garage.
Outside (rear) – Pedestrian side access to garden.

Vendors Solicitors:

Maynard & Co
193 Great Brickkiln Street
Wolverhampton
West Midlands
WV3 0PN
Telephone No – 01902 569542

Ref: Mr C J Maynard

Viewings:

Via Cottons – 0121 247 2233



23 Ladbrook Road, Solihull, West Midlands B91 3RN

Property Description:

A presentable traditional style semi-detached house of brick construction with tile clad roof, set back from the road behind a tarmacadam driveway and garden. The property is situated in a much sought after residential location, being approximately one quarter of a mile distant from Solihull Town Centre. The property benefits from gas fired central heating and UPVC double glazed windows.

Accommodation:

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

panelled bath, pedestal wash basin,
Separate WC.

Outside (front) – Lawned fore garden and tarmacadam drive, providing off road parking, Garage containing Separate WC.
Outside (rear) – Paved patio, long lawned garden.

Vendors Solicitors:

Taylor
Norwich House
45 Poplar Road
Solihull, West Midlands B91 3AW
Telephone No - 0121 704 1212

Ref: Mr D Inman

Viewings:

Via Cottons – 0121 247 2233



28 Glaisdale Road, Hall Green, Birmingham B28 8PX

Property Description:

A traditional style semi-detached house of brick construction with tile clad roof set back from the road behind a block paved forecourt. The property is located in a popular residential area, situated off Edenbridge Road, which in turn leads off School Road.

Accommodation:

Ground Floor
Reception Hall, Two Reception
Rooms, Kitchen.
First Floor
Stairs and Landing, Three

Bedrooms, Bathroom, Separate WC.
Outside (front) – Driveway providing off road parking, small garden.
Outside (rear) – Garden with potential for Garage/Rear Parking area.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston, Birmingham B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233



**190/192 Albert Road, Stechford,
Birmingham B33 8UE**

Property Description:

A substantial property formerly comprising of two large three storey terraced houses, which has since been merged to provide a large retail unit, currently running as a supermarket along with extensive living accommodation and with rear vehicular access to a secure yard and storage unit. The property is in a very presentable and modernised condition throughout including UPVC double glazed windows and gas-fired central heating.

Accommodation:

Ground Floor
Retail Shop
Frontage – 9.75 m (32 ft)
187 sq m (2016 sq ft) Double display windows, electric roller shutter doors.
Rear Living Room, Kitchen with a range of modern units, Shower Room with shower cubicle, pedestal wash basin and WC.
First Floor (No 190)
Stairs and Landing, Lounge, Two Bedrooms, Box Room, Bathroom with panelled bath & shower over, pedestal wash basin and WC, Separate WC with WC suite and

wash basin.
(No 192)
Lounge, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, WC, Separate WC with WC suite and wash basin.
Second Floor (190)
Two Bedrooms.
(No 192)
Two Bedrooms.

Outside (rear)
Concrete yard – 72 sq m (783 sq ft)
Loading Bay 21 sq m (233 sq ft) with rear vehicular access
Substantial Storeroom 53 sq m (579 sq ft)

Vendors Solicitors:

Michael Lee & Co
503 Coventry Road
Small Heath
Birmingham
B10 0LN
Telephone No – 0121 766 7447

Ref: Mr M Lee

Viewings:

Via Cottons – 0121 247 2233

**Find us on the web @
www.cottons.co.uk
E-mail: auctions@cottons.co.uk**

**97 Brook Street, Lye, Stourbridge, West
Midlands DY9 8SN**


Property Description:

A traditional end terraced house of brick construction with replacement tile clad roof, set back from the road behind a walled fore garden. Brook Street itself is located off Talbot Street close to the junction with Lye High Street (A458) and the property is within a third of a mile from Lye Railway Station. The property is currently let on a Registered Tenancy.

Rental: £48.50 per week (effective from 11 September 2000).

Accommodation:

Ground Floor
Hallway, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside (front) – Walled fore garden
Outside (rear) – WC, yard and garden

Vendors Solicitors:

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

Ref: Mr A J Monington

Viewings:

Via Cottons – 0121 247 2233

**92 Clydesdale Tower, Holloway Head,
Birmingham B1 1UQ**


Property Description:

A well-laid out purpose built flat located on the 12th floor, forming part of a substantial block overlooking Holloway Circus at the junction of Holloway Head and Bristol Street (A38). The property is located in the heart of the city centre within a quarter of a mile of the main shopping area, New Street Station and the New Mail Box Development. The property benefits from gas fired central heating. The property is currently let on a Periodic Assured Shorthold Tenancy Agreement, which commenced on the 30 December 1997.

Rental: £381.33 per calendar month (£4,576.00 per annum)

Accommodation:

Ground Floor
Communal Reception Hall with lifts.
12th Floor
Reception Hall, Lounge, Balcony, Kitchen, Two Bedrooms, Bathroom.

Term: 104 years expiring on the 15 February 2106

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



13 Bridge Street South, Smethwick, West Midlands B66 3DR

Property Description:

A mid terraced house with rendered front elevation and slate clad roof. Bridge Street South itself is a "No through Road" with a vehicular access off Rabone Lane, along with pedestrian access to Rolfe Street. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental – TO BE CONFIRMED

Vendors Solicitors:

Bryan Davies & Co
409 Bearwood Road
Smethwick
West Midlands
B66 4DJ
Telephone No – 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – Walled fore garden.

Outside (rear) – Garden.



73 Gillott Road, Edgbaston, Birmingham B16 0EU

Property Description:

A substantial semi-detached house of brick construction with replacement tile clad roof covering, set back from the road behind a paved fore garden and situated opposite Summerfield Church. The property is in a modern presentable condition benefitting from gas fired central heating, modern kitchen and bathroom fittings, fitted smoke detection alarms and emergency lighting. The property also includes a Separate Self-contained Studio Apartment, located at the rear.

Tenancies: The main house is currently let on a Company Tenancy Agreement.

Rental: £910 pcm (£10,920 pa)

Studio Apartment - Is currently let on an Assured Shorthold Tenancy Agreement

Rental: £300 pcm (£3,600 pa)

Total Income: £1,210 pcm (£14,520 pa)

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall with access to Cellar, Front Reception Room, Rear Reception Room, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath having electric shower over, wash basin and WC, Shower Room with wash basin and WC.
Second Floor
Stairs to Attic Bedroom 4.

Outside (front) – Paved fore garden and driveway, providing off road parking.

Outside (rear) – Pedestrian Side Access to paved yard, lawned garden

Self-contained Ground Floor Studio Apartment

Accommodation
Bed/Sitting Room, Kitchen, Bathroom with bath, wash basin and WC.



188 Uplands Road, Handsworth, Birmingham B21 8BS

Property Description:

A semi-detached house of brick construction, with part rendered front elevations, tile clad roof and requiring modernisation and improvement. Uplands Road runs directly between Rookery Road and Sandwell Road.

Accommodation:

Ground Floor
Open Porch, Reception Hall, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside (front) – Lawned fore garden, pedestrian access to side.
Outside (rear) – Garden.

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Perry Barr
Birmingham
B20 3JQ
Telephone No – 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233



644 Aldridge Road, Great Barr, Birmingham B44 8NQ

Property Description

Lock-up Shop within an established retail block. The premises are well located in Aldridge Road opposite to Brooklyn College and occupying a prominent frontage behind a service road.

Accommodation

Main Shop
7.8m (25' 8") x 5.7 (18' 0") with UPVC Shop Front, suspended ceiling and fluorescent lighting.
Kitchen/Store
3.65m (12' 0") x 2.5 m (8' 4") with stainless steel sink unit.
Side Store
4.65m (15' 4") x 1.97m (6' 6")
WC - With wash hand basin and low level suite.

Tenure: Leasehold held on a Ground Lease due to expire on the 20 June 2056.

Ground Rent: £25.00 per annum.

Vendors Solicitors

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

Ref: Mr P A Lugsdin

Viewings:

Via Cottons – 0121 247 2233



644a Aldridge Road, Great Barr, Birmingham B44 8NQ

Property Description:

A well laid out first floor flat in presentable condition and benefitting from gas fired central heating and UPVC double glazed windows. The property is situated over a retail premises in a parade of shops, set back from the main Aldridge Road behind a service road and located between the junctions of Birdbrook Road and Burnham Road.

Accommodation:

Ground Floor
Rear Entrance, Stairs and Landing.
First Floor
Lounge, Dining/Kitchen, Two Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.
Outside – Brick store and rear vehicular access.

Tenure: Leasehold (Expiring 20 June 2056)

Ground Rent: £25.00 per annum

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

180 Beeches Road, Oldbury, West Midlands B68 9TY


Property Description:

A mid terraced house of brick construction with tile clad roof, occupying an elevated position. The property has been modernised, including new kitchen and bathroom fittings, and benefits from off road parking and gas fired central heating. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £440 pcm (£5,280 pa)

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and WC.

Outside (front) – Concrete forecourt, providing off road parking.
Outside (rear) – Pedestrian entry access and garden.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

Land at Handsworth Drive and The Crescent, Great Barr, Birmingham B43


Land Description

A parcel of land extending to approximately 3.67 hectares (9.08 acres) and comprising predominantly of grazing land, along with an area of woodland and also roadways serving both Handsworth Drive and The Crescent, although these roadways are subject to rights of way enjoyed by residents and third parties. Part of the land fronts Queslett Road (A4041) and whilst recently used for horse grazing, will be sold with vacant possession.

Vendors Solicitors:

Mills & Reeve
Midland House
132 Hagley Road
Edgbaston
Birmingham
B16 9NN
Telephone No – 0121 454 4000

Ref: Mrs B Duffy

Viewings:

Via Cottons – 0121 247 2233



INTRODUCTION to Lots 59-60

827 AND 829 PERSHORE ROAD, SELLY PARK

A substantial pair of semi-detached properties, which have been divided into various self-contained flats, formerly let to students. The properties occupy an imposing position set well back from the Pershore Road and are contained within a large plot, having a frontage of 35.5 m (116 ft) and an area of approximately 1661 sq m (17,748 sq ft).

The properties will be sold in two separate lots. As a whole they offer a potential for a variety of uses and possible redevelopment, subject to obtaining the relevant planning consent.

We recommend that prospective purchasers make their own enquiries with the local authority concerning the granting of possible planning permissions for this site.



LOT 59 Freehold Vacant Possession



827 Pershore Road, Selly Park, Birmingham B29 7LR

Property Description:

A substantial detached residence of brick construction with slate clad roof, which has been converted to provide two large flats, formerly let to students. The property occupies a large plot set back from the road behind a lawned fore garden. The property benefits from UPVC double glazed windows.

Accommodation:

Ground Floor
Shared Entrance Hall
Flat 1
Reception Hall, Lounge, Four Bedrooms, Kitchen, Bathroom with bath, pedestal wash basin and WC.
First Floor
Stairs and Landing
Flat 2
Reception Hall, Lounge, Four

Bedrooms, Kitchen, Bathroom with bath, wash basin and WC.

Outside (front) – Long lawned fore garden and driveway, providing multi-car parking.

Outside (rear) – Vehicular access, large garden and Double Garage.

Vendors Solicitors:

Sheila Thomas & Co
56 Springfield Road
Kings Heath
Birmingham
B14 7DY
Telephone No – 0121 444 0030

Ref: Mrs S Thomas

Viewings:

Via Cottons – 0121 247 2233

LOT 60

Freehold Vacant Possession



829 Pershore Road, Selly Park, Birmingham B29 7LR

Property Description:

A substantial semi-detached residence of brick construction with slate clad roof, which has been subdivided to provide Three Self-contained Flats. The property occupies a large plot and is set well back from the road behind a long lawned fore garden. The property benefits from UPVC double glazed windows.

Flat 3

Reception Hall, Lounge, Three Bedrooms, Kitchen, Bathroom with bath, wash basin and WC.

Outside (front) – Long lawned fore garden with tarmac driveway, providing multi-car parking.

Outside (rear) – Rear vehicular access to large lawned garden and Double Garage.

Accommodation:

Shared Entrance Hall
Flat 1
Reception Hall, Lounge, Bedroom, Kitchen, Bathroom with panelled bath, wash hand basin and WC.
Flat 2
Reception Hall, Lounge, Bedroom, Kitchen, Bathroom with bath, pedestal wash basin and WC.
First Floor - Stairs and Landing

Vendors Solicitors:

Sheila Thomas & Co
56 Springfield Road
Kings Heath
Birmingham
B14 7DY
Telephone No – 0121 444 0030

Ref: Mrs S Thomas

Viewings:

Via Cottons – 0121 247 2233

LOT 61

Freehold Vacant Possession



14 Birches Green Road, Erdington, Birmingham B24 9SR

Property Description:

A mid terraced house having rendered elevations and slate clad roof, benefitting from part UPVC double glazed windows and requiring modernisation and improvement. Birches Green Road is located directly off Kingsbury Road.

Accommodation:

Ground Floor
Lounge, Dining Room, Bathroom, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – Fore garden.
Outside (rear) – Garden.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233



51 West Street, Evesham, Worcestershire WR11 4AP

Property Description

Freehold Investment opportunity comprising of a detached property, having rendered elevations and tile clad roof, located to the corner of West Street and Henry Street and within a quarter of a mile distance from Evesham Town Centre.

Accommodation

The property contains Three Self-contained Flats with concrete parking area comprising:
Flat 1 (First Floor)
Lobby, Entrance Hall, Dining Area, Lounge, Kitchen, Inner Landing, Bathroom, Three Bedrooms.
Flat 2 (Ground Floor)
Porch, Lobby, Living Room, Kitchen, Bedroom, Bathroom.
Flat 3 (Ground Floor)
Living Room, Kitchen, Bedroom, Shower Room.

Tenure:

All flats are subject to a long lease, for a term of 99 Years, commencing on the 1 October 1988.

Ground Rent Income:

The Freeholder is entitled to receive the following ground rent payments annually from each Lessee.
Flat 1 - £33.00 per annum (rising to £75.00 in 2021 and to £125.00 in 2054 for the remainder of the term).

Flat 2 - £20.00 per annum (rising to £50.00 in 2021 and to £75.00 in 2054 for the remainder of term).
Flat 3 - £20.00 per annum (rising to £50.00 in 2021 and to £75.00 in 2054 for the remainder of the term).
Total Current Ground Rent Income - £73.00 per annum

Insurance Rent

Under the terms of the lease each Lessee is responsible to reimburse the freeholder for proportionate costs in insuring the whole building.

Landlord and Tenant Act 1987

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

Vendors Solicitors:

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

Ref: Mr D Partington

Viewings - Not applicable

General Note: A contribution of £250 plus VAT will be payable by the purchasers towards the freeholders legal costs.

Land Adjoining 1 Faraday Avenue, Quinton, Birmingham B32

Property Description

A parcel of land approximately 109 sq m (1,179 sq ft) situated at the end of a parade of shops and occupying a corner position at the junction of Faraday Avenue and Higgins Lane.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:
Via Cottons - 0121 247 2233

73 Stud Lane, Stechford, Birmingham B33 9EZ



Property Description:

A mid terraced house of brick construction with tile clad roof, having part UPVC double glazed windows and set back from the road behind a lawned fore garden. The property is in a presentable condition with modern kitchen and bathroom fittings, benefitting from part electric storage heating and part UPVC double glazed windows. Stud Lane is located directly off Flaxley Road. The property is currently let on a periodic Shorthold Tenancy Agreement, which commenced on 25 October 1999)

Accommodation:

Ground Floor - Entrance Hall, Lounge, Dining Kitchen.
First Floor - Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin and WC.
Outside (front) - Lawned fore garden, pedestrian entry access.
Outside (rear) - Patio and long lawned garden backing onto playing fields.

Term: 99 Years (Commencing 29 September 1969)

Ground Rent: £25.00 per annum

Rental: £75.00 per week (£325 per calendar month)

Vendors Solicitors:

Wheaden & Co
Offices 1 and 2 Commerce House
Vicarage lane
Water Orton
Birmingham
B46 1RR
Telephone No - 0121 776 7600

Viewings:

Via Cottons - 0121 247 2233

103 Summerfield Crescent, Edgbaston, Birmingham B16 0EN



Property Description:

A substantial traditional style brick built semi-detached house, in presentable condition benefitting from modern kitchen and bathroom fittings, along with gas fired central heating. Summerfield Crescent is located between Gillott Road and Icknield Port Road (B4126) and the property enjoys direct access, at the rear, to Edgbaston Reservoir. The property is currently let on a Company Tenancy Agreement for a term of 12 months, from the 24 July 2001.

Rental - £1,170.00 per calendar month (£14,040 per annum).

Accommodation:

Ground Floor - Entrance Hall, Reception Hall with Shower Cubicle off, Separate WC with wash basin, Front Reception Room. Rear Reception Room, Dining/Kitchen.
First Floor - Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, Separate Shower Cubicle, pedestal wash basin & WC.
Second Floor - Stairs and Landing, Two Further Bedrooms.

Outside (Front) - Forecourt parking area.

Outside (rear) - Side pedestrian access to patio, lawned garden and direct access to Edgbaston Reservoir.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:
Via Cottons - 0121 247 2233

LOT 66**Freehold Investment**

**105 Aberdeen Street,
Winson Green,
Birmingham B18 7DL**

Property Description:

A modern terraced house, set back from the road behind a fore garden and benefitting from gas fired central heating. Aberdeen Street itself runs directly between Winson Green Road (A4040) and Dudley Road (457), adjacent to the Dudley Road Hospital Site. The property is currently let on a Government Home Offices Contract, providing accommodation for asylum seekers.

Rental: £450 pcm (£5,400 pa)

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Lounge,
Dining/Kitchen.
First Floor
Stairs and Landing
Two Bedrooms, Bathroom with
panelled bath, pedestal wash basin
and WC.

Outside (front) – Lawned fore
garden and concrete driveway.
Outside (rear) – Patio and garden.

LOT 67**Freehold Vacant Possession**

**95 Denewood Avenue, Handsworth Wood,
Birmingham B20 2AE**

Property Description:

A brick built semi-detached house with a hipped tile clad roof, benefitting from gas fired central heating, mostly double glazed windows, Garage and a Loft Conversion. The property is situated in a small cul de sac, located off Wood Lane and provides scope for some modernisation and improvement.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Front
Reception Room, Rear Reception
Room, Conservatory,
Breakfast/Kitchen, Large Utility
Room with WC off.
First Floor
Stairs and Landing, Three
Bedrooms, Ladder Access to

Converted Loft, Bathroom with
panelled bath, vanity wash basin
and WC.

Outside (front) – Lawned fore
garden, tarmac driveway to
Garage.

Outside (rear) – Paved patio and
extensive garden.

Vendors Solicitors:

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

Ref: Mr D Partington

Viewings:

Via Cottons – 0121 247 2233

LOT 68**Freehold Part Vacant Possession
Part Investment**

323 Slade Road, Erdington, Birmingham B23 7JX

**Property Description:**

A mid terraced Retail Premises with Self-contained Flat over, which has been modernised to provide presentable accommodation throughout. The property is of brick built construction with replacement tile clad roof and both properties benefit from a shared gas fired central heating system. The ground floor Retail Shop has been extended to the rear and is currently vacant having been formerly used as a letting and property management office. The first floor flat is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £350.00 pcm.

Accommodation:

Ground Floor
Retail Shop – 40 sq m (438 sq ft)
with electric roller shutter.
Office 1 – 10.4sq m (111 sq ft)
Inner Hall, Kitchen, Cloakroom with
WC and vanity wash basin.
Office 2/Intercommunicating Room
– 8.33 sq m (89 sq ft).
Office 3 – 9 sq m (97 sq ft).
First Floor
Entrance directly off Slade Road,
Entrance Hall and Stairs, Living
Room, Lounge/Bedroom 2,
Bathroom with panelled bath,
pedestal wash basin and WC,
Galley Kitchen, Inner Hall.
Second Floor
Stairs and Landing, Bedroom 1.

Outside (front) – Forecourt parking
area.
Outside (rear) – Patio area and
garden.

Vendors Solicitors:

Silks
Barclays Bank Chambers
27 Birmingham Street
Oldbury
West Midlands
B69 4EZ
Telephone No – 0121 511 2233

Ref: Mrs P Hawton

Viewings:

Via Cottons – 0121 247 2233

LOT 69**Freehold Vacant Possession**

**310 Alum Rock Road, Alum Rock,
Birmingham B8 3DD**

**Property Description:**

A traditional style mid-terraced property comprising of a Retail Shop and Workshop to the ground floor, along with Self-contained Living Accommodation over. The property is of brick built construction with tile clad roof and is located virtually opposite the junction with Parkfield Road.

Accommodation:

Ground Floor
Retail Shop
16 sq m (174 sq ft) Frontage 4 m
(13 ft) With aluminium Double
Glazed Shop Front, Secure
Reception Hall, Door Entry System.
Rear Reception Room, Inner Hall,
Rear Workshop.
First Floor - Stairs and Landing, Two
Bedrooms, Kitchen, Bathroom with
bath, wash hand basin and WC.

Outside (rear) – Yard and Garden
with potential for vehicular access.

Vendors Solicitors:

Gichard & Co
31-33 Doncaster Gate
Rotherham
South Yorkshire
S65 1DF
Telephone No – 01709 365531

Ref: Mr Haywood

Viewings:

Via Cottons – 0121 247 2233



**128 Weoley Park Road, Selly Oak,
Birmingham B29 5HA**

Property Description:

A detached bungalow of brick construction with slate clad roof, benefitting from UPVC double glazed windows and gas fired central heating. The property is pleasantly situated, set well back from the road behind a large lawned fore garden and has an extensive garden and orchard to the rear. The property should be of particular interest to builders/owner/occupiers providing excellent scope for improvement/extension, subject to obtaining relevant planning consents.

Accommodation:

Ground Floor
Side Reception Hall, Bedroom 1, Lounge, Utility Room, Breakfast/Kitchen, Veranda/Conservatory, Bathroom with panelled bath, wash basin and

WC, Dining Room, Bedroom 2, Bedroom 3.

Outside (front) – Large lawned fore garden with twin driveway, Lean-to Garage, Gated side access to rear. Outside (rear) - Yard and patio area, Large lawned garden, Orchard, A range of sheds. Frontage – 15.4 m (50' 6"), Depth – 75m (246 ft) approximately.

Vendors Solicitors:

Brevitts
5 Oak Tree Lane
Selly Oak
Birmingham
B29 6JE
Telephone No – 0121 472 4131

Ref: Ms J A Brevitt

Viewings:

Via Cottons – 0121 247 2233


**8 Kent Street North, Winson Green,
Birmingham B18 5RT**
Property Description:

A first floor studio apartment forming part of a modern purpose built development of brick and tile construction and containing a number of similar properties. Kent Street North is located off Lodge Road opposite the former All Saints Hospital site, which is currently undergoing residential redevelopment.

The property is currently let on an Assured Shorthold Tenancy Agreement, for a term of 12 months, commencing on the 27 July 2001.

Rental: £300 pcm (£3,600 pa).

Accommodation:

Ground Floor
Communal Entrance Hall with security entry system.
First Floor
Bed/Sitting Room with electric

storage heater, Kitchen, Dressing Room, Shower Room with wash basin and WC.
Outside – Communal gardens and car parking.

Lease Term: 120 Years, commencing December 1982

Service Charge: £115 p.a approx

Ground Rent:

£20 p.a (subject to review)

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Birmingham
B20 3JQ
Telephone No – 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233

**98 Yew Tree Road,
Witton,
Birmingham B6 6RT**
Property Description:

A presentable traditional style mid-terraced house of brick construction with replacement tile clad roof. The property, which benefits from modern kitchen and bathroom fitments and gas fired central heating is situated directly fronting the road and located off Station Road, which in turn leads from Witton Lane (B4137) and is conveniently located within less than a quarter of a mile from Witton Railway Station.


Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin and WC.

Outside (rear) – Yard and garden.

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



199-211 Longford Road, Longford, Coventry CV6 6BG

Property Description:

The property comprises of a Terrace of Six Shops, currently comprising of Three tenanted and Three vacant Shops, along with a vacant First Floor Flat and a rear yard area. The property is predominantly of a rendered brick construction with tile clad roof and occupies the site adjacent to the Coach & Horses Public House, virtually opposite Hurst Road.

Accommodation:

The existing retail Premises comprise
199 Longford Road
 Retail Shop – 41 sq m (442 sq ft),
 Rear Store – 15 sq m (165 sq ft),
 Kitchen – 9.5 sq m (103 sq ft)
201 Longford Road
 Retail Shop/Servery - 19 sq m (207 sq ft), Preparation area – 5 sq m (57 sq ft), Kitchen – 5sq m (57 sq ft),
 Cloakroom - With wash basin and WC
203 Longford Road
 Retail Shop 19.8 sq m (214 sq ft),
 Rear Preparation area/Stores 13 sq m (144 sq ft)
205 Longford Road
 Retail Shop - 16.7 sq m (180 sq ft),
 Rear Preparation area – 7.7 sq m (83 sq ft)
207 Longford Road
 Retail Shop incorporating Rear Office, 33 sq m (358 sq ft), Rear Store/Kitchen - 5.3 sq m (59 sq ft), Lobby with WC, Outhouse/Workshop - 23.7 sq m (256 sq ft)
209/211 Longford Road
 (Double fronted unit)
 Showroom - 62.5 sq m (673 sq ft),
 Office - 7.3 sq m (79 sq ft), Kitchen - 5.5 sq m (59 sq ft)
 Cloakroom with WC and wash basin
211a Longford Road - First Floor Flat
 With private ground floor entrance comprising Stairs and Landing, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom with bath, wash basin and WC.

Outside (rear) – Yard area, Storeroom 14 sq m(153 sq ft) and various outbuildings.

Current Rental Income

Gable wall – 199 Longford Road
 Tenant – Vision Poster Limited
Rent - £532 per annum
199 Longford Road
 Vacant
201 Longford Road
 Tenant – Mr & Mrs Hackett trading as The Big Breakfast.
 Lease Term – 6 Years from 24 June 1998
Rent - £3120.00 per annum.
203 Longford Road
 Vacant
204 Longford Road
 Vacant
205 Longford Road
 Vacant
207 Longford Road
 Tenant – Mr C J Charnley
 Trading as Charnley Memorials
 Lease Term – 6 Years from 22 March 1989 – Now holding over.
Rent - £3600.00 per annum
209/211 Longford Road
 Tenant - City Bathrooms and Kitchens
 Lease Term – 7 Years from 15 May 1998
Rent - £5,000.00 per annum

Current Rental income -

£12,252.00 per annum – Note:
 There is considerable potential for the current rental income to be increased through the refurbishment and letting of the existing vacant Shop Units and Flat.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



10 Lapper Avenue, Lanesfield, Wolverhampton WV4 6PP

Property Description:

A much improved semi-detached bungalow, having rendered elevations and tile clad roof, which has been refurbished to include UPVC double glazed windows and gas fired central heating. The property is located directly opposite the junction with Pruden Avenue and is set back from the road behind a lawned fore garden. The property is currently let on a Periodic Assured Shorthold Tenancy Agreement which commenced on the 14 August 1999.
 Rental - £350.00 per calendar month (£4,200.00 per annum)

Accommodation:

Side Reception Hall, Kitchen, Lounge, Two Bedrooms, Bathroom with panelled bath, wash basin and WC.
 Outside – Lawned fore garden, side pedestrian access to rear with garden.

Vendors Solicitors:

Wheadon & Co
 Offices 1 and 2 Commerce House
 Vicarage Lane
 Water Orton
 Birmingham
 B46 1RR
 Telephone No – 0121 776 7600

Viewings:

Via Cottons – 0121 247 2233



4 Westbourne Grove, Victoria Road, Handsworth, Birmingham B21 OSQ

Property Description:

A traditional style terraced villa of brick construction situated fronting a small pedestrian walkway, located directly off Victoria Road. The property is currently let on a Registered Tenancy.
 Registered Rental - £23.00 per week (effective from 22 June 2001)

Vendors Solicitors:

Tyndallwoods
 5 Greenfield Crescent
 Edgbaston
 Birmingham
 B15 3BE
 Telephone No – 0121 693 2222

Ref: Mr A K Dyer

Viewings:

Via Cottons – 0121 247 2233



LOT 76**Freehold Investment**

**13 Oak Tree Road, Rugeley,
Staffordshire WS15 1AD**

**Property Description:**

A semi-detached house of concrete construction with a concrete tile clad roof located next the junction with Waterside. The property occupies a corner position and is set back from the road behind a lawned fore garden and is within less than a quarter of a mile from Main Road (A51) giving direct access to Rugeley and Lichfield Shopping Centres. The property is currently let on a Registered Tenancy.

Rental - £40.00 per week (effective from 10 July 2000).

Accommodation:

Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen, Separate WC.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom.

Outside – Lawned gardens to front side and rear with brick built store.

Vendors Solicitors:

Wheadon & Co
Offices 1 and 2 Commerce House
Vicarage Lane
Water Orton
Birmingham
B46 1RR
Telephone No – 0121 776 7600

Viewings:

Via Cottons – 0121 247 2233

LOT 77**Freehold Vacant Possession**

**31 Harborne Park Road, Harborne,
Birmingham B17 ODE**

**Property Description:**

A traditional style Three-storey terraced villa of brick construction with tile clad roof, set back from Harborne Park Road (A4040) behind a walled fore garden. The property benefits from gas fired central heating, Four Double Bedrooms and is situated in a most sought after residential location, within less than a quarter of a mile from Harborne High Street Shopping Centre, providing a range of local amenities.

Outside (rear) – Brick yard and small garden.

Vendors Solicitors:

Bryan Davies & Co
409 Bearwood Road
Smethwick
West Midlands
B66 4DJ
Telephone No – 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Side Entrance Hall, Front Reception Room, Rear Reception Room, Rear Entrance Lobby, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC.
Second Floor
Stairs and Landing, Two Double Bedrooms.

Outside (front) – Gravelled fore garden.

LOT 78**Leasehold Vacant Possession**

**Flat 4,
4 Selborne Road,
Handsworth Wood,
Birmingham B20 2DW**

**Property Description:**

One Bedroom Flat, forming part of a small block comprising of a three-storey semi-detached house with a modern extension to the rear and containing a number of similar properties. The property itself is located close to the junction with Handsworth Wood Road (B4124) and benefits from communal parking to the rear.

Accommodation:

Ground Floor
Communal Entrance Hall.
First Floor
Stairs and Landing, Reception Hall, Bathroom with panelled bath, pedestal wash basin and WC,
Lounge/Dining Room, Kitchen, Bedroom.

Outside – Communal parking area.

Term: Refer to vendors Solicitors

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 79**Freehold Vacant Possession**

**1 Wellesley Road, Oldbury,
West Midlands B68 8RY**

Property Description:

A end terraced property of brick construction with slate clad roof, formerly comprising of a ground floor retail shop with accommodation which has since been converted into a residential dwelling house. The property benefits from part UPVC double glazed windows and is located to the corner of Wellesley Road and Tat Bank Road and within approximately a quarter of a mile distance from Langley Green railway Station.

Accommodation:

Ground Floor
Front Reception Room, Inner Hall, Middle Reception Room,
Dining/Kitchen, Utility Room,

Shower Room with shower, pedestal wash basin, Separate WC with wash basin.

First Floor
Stairs and Landing, Two Bedrooms.

Outside (rear) – Concrete yard and garden area.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233





**Units 4 and 5 Sycamore Industrial Estate,
Sycamore Road, Handsworth,
Birmingham B21 0QW**

Property Description:

Two Adjoining Freehold Factory Units, forming part of the Sycamore Industrial Estate and leading directly off Sycamore Road by way of a shared road and yard access. The units are substantially constructed in brick with north light roofs.

lighting and gas space heater.
Washroom - With wash basin.
Separate WC

Outside - The units benefit from the use of a communal yard and right of way, which includes four dedicated car parking spaces.

Accommodation:

Unit 4

Front Office - 8' 6" x 8' 0" with fluorescent lighting.
Main Workshop
4' 0" x 12' 0" with fluorescent lighting and gas space heater.
Double doors to rear vehicular right of way.
Washroom - with stainless steel sink.
Separate WC with low flush suite.

Unit 4 Rateable value £2,500
Rates payable £1,131.04 per annum

Unit 5 Rateable value £4,650
Rates payable £2,013.04 per annum

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3PG
Telephone - 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons - 0121 247 2233



**171 James Turner
Street, Winson Green,
Birmingham B18 4NF**

Property Description:

A traditional end of terraced property of brick construction with replacement tile clad roof and comprising of residential accommodation with the exception of the front room, which was formerly used as a shop. The property is situated on the corner of James Turner Street and Beeton Road and requires improvement and modernisation.

Vendors Solicitors:

Steele & Clunis
30 Grove Lane
Handsworth
Birmingham B21 9EP
Telephone No. - 0121 523 9191

Ref: Mr N Gillette

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Front Room (former shop area),
Rear Reception Room, Kitchen,
Side Lobby with separate WC,
Garage/Workshop.
First Floor
Stairs and Landing, Two Bedroom,
Bathroom with panelled bath,
pedestal wash basin and WC.



**20 Twynning Road,
Edgbaston,
Birmingham B16 0HJ**

Property Description:

A substantial Three-storey terraced house of brick construction set back from the road behind a small walled fore garden. Twynning Road is located directly off City Road (A4040). The property is currently let to students on an Assured Shorthold Tenancy Agreement, for a term of 12 months, commencing 1 July 2001.

Rental: £1,170 pcm (£14,040 pa).

Accommodation:

Ground Floor
Reception Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility Room, Shower room with shower, wash basin, Separate WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and WC.
Second Floor - Stairs, Bedroom 4.

Outside (front) - Small walled fore garden.

Outside (rear) - Yard and garden with side pedestrian access.

Vendors Solicitors:

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

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233



**268 Ridgeacre Road, Quinton,
Birmingham B32 1JR**

Property Description:

A Two-storey brick-built premises located within a Retail Parade, situated close to the junction with Ridgeacre Road and Ridgeacre Lane. The property comprises of a Retail Shop to the front ground floor section and with living accommodation to all remaining parts.

Accommodation:

Ground Floor
Double fronted Retail Shop 44 sq m (471 sq ft).
Cellar, Lounge, Kitchen, Bathroom.
First Floor
Four Bedrooms.

Outside - Forecourt parking area.

Vendors Solicitors:

Davies & Brown
Ansa House
2a Strathmore Road
Wimbledon Park
London
SW19 8DB
Telephone No - 0208 946 9555

Ref: Mr A L Brown

Viewings:

Via Cottons - 0121 247 2233

SELLERS

CHARTERED SURVEYORS

**15 Oak Tree Road, Rugeley,
Staffordshire WS15 1AD**

Property Description:

A semi-detached house of concrete construction with a concrete tile clad roof set back from the road behind a lawned fore garden. The property is within less than a quarter of a mile from Main Road (A51) giving direct access to Rugeley and Lichfield Shopping Centres.

The property is currently let on a Periodic Assured Shorthold Tenancy Agreement with commenced on 27 March 2000.

Rental - £346.66 per calendar month (£4160.00 per annum).

Accommodation:

Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen, Separate WC.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom.

Outside - Lawned gardens to front side and rear.

Vendors Solicitors:

Wheadon & Co
Offices 1 and 2 Commerce House
Vicarage Lane
Water Orton
Birmingham
B46 1RR

Telephone No - 0121 776 7600

Viewings:

Via Cottons - 0121 247 2233

**28 Bournville Lane, Stirchley,
Birmingham B30 2LN**

Property Description:

A three-storey mid terraced property located in a parade of shops, opposite the junction with Lea House Road. The ground floor to this property was formerly used for retail purposes and has now been converted to provide residential living accommodation to all floors and is generally in a presentable condition, benefitting from gas fired central heating and a Garage to the rear.

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

Rental: £675.00pcm (£8,100pa)

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, WC, pedestal wash basin.
Second Floor
Stairs and Landing, Two Further Bedrooms.

Outside (rear) - Paved yard, garden, brick store and rear pedestrian access to Garage.

Vendors Solicitors:

Bryan Davies & Co
409 Bearwood Road
Smethwick
West Midlands
B66 4DJ
Telephone No - 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons - 0121 247 2233


**154/156 Wolverhampton Street, Dudley, West
Midlands DY1 3AH**
Property Description:

A mid terraced double fronted Retail Shop Premises, directly fronting Wolverhampton Street (B4176) and having a Separate Self-contained Flat over. The property is in a presentable and modernised condition, benefitting from UPVC double glazed windows and the flat accommodation also benefits from gas fired central heating and modern fittings. Both parts of the property are currently let, details as follows.

Tenancies:

Retail Shop: Let on a 12 month licence
Rental - £125 per week (£6500 per annum)

First Floor Flat:

Let on an Assured Shorthold Tenancy Agreement, commencing 25 July 2001.
Rental: £380 pcm (£4560 p.a)

Total income: £11,060 per annum.

Accommodation:

Ground Floor
Double fronted Retail Unit
31 sq m (334 sq ft) with double glazed windows and doors, electric roller shutters, suspended ceiling.
Office 7 sq m (76 sq ft), Kitchen.
Outside (rear) - Pedestrian entry access, 2 outside cloakrooms with WC and wash basin, 2 brick built stores, rear garden.
First Floor
External Rear Stairs to Lounge, Three Bedrooms, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone No - 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons - 0121 247 2233

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LOT 87**Freehold Investment**

7 Victoria Buildings, Barford Road, Ladywood, Birmingham B16 OEE

**Property Description:**

A traditional mid terraced house of part rendered brick construction having the benefit of gas fired central heating and located off a pedestrian walkway leading directly from Barford Road.

The property is currently let on an Assured Shorthold Tenancy Agreement, which commenced on 6 May 2001.

Rental: £295 pcm (£3,540 pa).

Accommodation:

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

First Floor
Stairs and Landing, Two Bedrooms.

Outside (front) – Walled fore
garden.

Outside (rear) – Paved patio and
garden.

Vendors Solicitors:

Sankey Reynolds & Co
466 Birchfield Road
Birmingham
B20 3JQ
Telephone No – 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233

LOT 88**Freehold Investment**

**50 Wellesley Road,
Oldbury, West
Midlands B68 8RZ**

Property Description:

A traditional style mid-terraced house of brick construction with replacement roof covering in presentable condition and benefitting from part UPVC double glazed windows. Wellesley Road is located directly off Tat Bank Road and the property is within a quarter of a mile distance from Langley Green Railway Station. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing on the 25 July 2001.

Rental: £300 pcm (£3,600 pa).

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen,
Bathroom with bath, wash basin
and WC.

First Floor
Stairs and Landing, Two Bedrooms.

Outside – Small walled fore garden

Outside (rear) – Shared pedestrian
access and garden.

LOT 89**Freehold Investment**

**165 Ivor Road,
Sparkhill,
Birmingham B11 4NS**

**Property Description:**

A traditional style end terraced house of brick construction with slate clad roof set back from the road behind a walled fore garden. Ivor Road is situated directly between Stratford Road (A34) and Stoney Lane. The property is currently let on a Registered Tenancy as follows.

Registered Rental: £38.50 pw
(£2,002 pa)
Effective from – 24 April 2001.

Vendors Solicitors:

Williams Freeman & Lloyd
1490 Stratford Road
Hall Green
Birmingham
B28 9EU
Telephone No. – 0121 744 4416

Ref: Mr C J Waters

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom.

Outside - walled fore garden, side
pedestrian access to rear garden
with WC and store.

LOT 90**Freehold Vacant Possession**

**97 Hamstead Hill, Handsworth Wood,
Birmingham B20 1BX**

Property Description:

An imposing double fronted detached residence of brick construction with tile clad roof, enjoying a secluded position, set back from the main 'Hamstead Hill' road behind a small service road. The property provides much improved and well maintained family accommodation and benefits from UPVC double glazed windows and gas fired central heating.

Accommodation:

Ground Floor - Reception Hall,
Cloakroom with WC and wash basin,
Dining Room, Lounge, Kitchen with
a range of modern fitted units and
appliances, Veranda/Conservatory.
First Floor - Stairs and Gallery
Landing, Four Bedrooms, Bathroom
with panelled bath, pedestal wash
basin, Separate WC.

Outside (front) – Lawned fore
garden, full-length tarmac drive,
Garage.
Outside (rear) – Paved and gravel
patio with large terraced garden.

Note: Planning permission for a
Georgian Orangery extending from
the kitchen and extension to the
living room for a conservatory have
been granted, a copy of plans are
available from the auctioneers
office.

Vendors Solicitors:

Charles Napp Solicitors
Suite 105 The Argent Centre
60 Frederick Street
Birmingham B1 3HS
Telephone No – 0121 685 0031

Ref: Mr D Bagga

Viewings:

Via Cottons – 0121 247 2233



LOT 91**Freehold Vacant Possession**
**8 Wellington Road,
Smethwick, West
Midlands B67 6EX**
Property Description:

A traditional style mid terraced house of brick construction with slate clad roof, in presentable condition and benefitting from electric storage heating and modern kitchen and bathroom fitments. Wellington Road is located directly off Bearwood Road (A4030).

Vendors Solicitors:

Williams Freeman & Lloyd
1490 Stratford Road
Hall Green
Birmingham
B28 9EU
Telephone No – 0121 744 4416

Ref: Mr J Davies**Viewings:**

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear
Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedroom
(bedroom 2 intercommunicating),
Bathroom with panelled bath,
pedestal wash basin and WC.

Outside (front) – Paved fore garden
Outside (rear) – Yard, brick store
and WC, pedestrian entry access
and garden.

LOT 92**Freehold Vacant Possession**
**13a Holly Street, Smethwick,
West Midlands B67 7BS**
Property Description:

An enclosed yard situated to the corner of Holly Street and Queens Close containing a range of brick-built workshops and garaging, which are now showing some neglect. The property was formerly used as a carpentry and joinery workshop and is situated within less than a quarter of a mile from Smethwick High Street. The property is situated in a predominantly residential area.

Site Area:

Frontage – 13.2 m (43 ft)
approximately
Depth – 19.3 m (63 ft) approx
Area – 254 sq m (2709 sq ft) approx

Planning Potential:

The site is located in a
predominantly residential area and

subject to obtaining formal planning consent from Sandwell Metropolitan Borough Council the site may be suitable for residential development. We recommend that prospective purchasers make their own enquiries with the local authority concerning the granting of planning permission for this site.

Vendors Solicitors:

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

Ref: Miss V Thomas**Viewings:**

Via Cottons – 0121 247 2233

LOT 93**Freehold Building Plot**
**Building Plot, 477 Charles Road, Small Heath,
Birmingham B9 5HJ**
**Property Description:**

A building plot with planning consent for the erection of a two-storey end terraced dwelling house, having three bedrooms. The plot occupies a position fronting Charles Road, close to the junction with Bordesley Green (A4128). Planning permission has been granted by Birmingham City Council (Ref No. C/04768/99/FUL dated 06/01/2000 for the erection of a three bedroom end of terrace dwelling house. A copy of both the consent and architects plans for the proposed development are available for inspection at the auctioneers and solicitors offices.

**Vendors Solicitors:**

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

Ref: Mr M J Elliott**Viewings:**

Via Cottons – 0121 247 2233

LOT 94**Freehold Vacant Possession**
**114 Carpenters Road, Lozells,
Birmingham B19 2BD**
**Property Description:**

A traditional style mid-terraced house of brick construction with rendered elevations and a replacement tiled roof covering. Carpenters Road itself is located between Gerrard Street and Lozells Road.

Accommodation:

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

Outside (rear) – Yard and garden
with pedestrian rear access.

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Birmingham
B20 3JQ
Telephone No – 0121 356 5032

Ref: Mr K Bradley**Viewings:**

Via Cottons – 0121 247 2233



LOT 95**Freehold Investment****2 Purley Grove, Erdington,
Birmingham B23 7TX****Property Description:**

A mid-terraced house of block construction with an interlocking tiled roof and benefits from gas fired central heating. The property is set well back from the road behind a grass verge. Purley Grove is located directly off Brookvale Park Road, which leads directly off Brookvale Road (A4040) and is approximately one and a quarter miles distance from Erdington Shopping Centre, providing a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £346.00 pcm (£4,159.00 p.a.).

Accommodation:

Ground Floor
Glazed Porch, Entrance Hall, Lounge, Breakfast/Kitchen, Bathroom with bath, wash basin and WC, Veranda.
First Floor
Stairs and Landing, Cloakroom with WC and wash basin, Three Bedrooms.

Outside (front) – Concrete fore garden providing off road parking.
Outside (rear) – Garden.

Vendors Solicitors:

Hall Reynolds
10 Church Street
Alcester
Warwickshire
B49 5AJ
Telephone No – 01789 762429

Ref: Mr I Williams

Viewings:

Via Cottons – 0121 247 2233

LOT 97**Freehold Investment****9 Forde Way Gardens, Kings Norton,
Birmingham B38 9UA****Property Description:**

A modern end town house, situated in a cul de sac, located directly off Shannon Road, and benefitting from gas fired central heating and modern kitchen and bathroom fittings. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £390 pcm (£4,680 pa)

Accommodation:

Ground Floor
Porch, Through Lounge, Dining/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, Separate Shower Cubicle, wash basin and WC.

Outside (front) – Lawned fore garden.
Outside (rear) – Patio and garden.

Vendors Solicitors:

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

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

LOT 96**Freehold Investment****8 Larch Road, Rugeley,
Staffordshire WS15 1AG****Property Description:**

A semi-detached house of concrete construction with a concrete tile clad roof. Larch Road is located off Oak Tree Road and the property is within a quarter of a mile from Main Road (A51) giving direct access to Rugeley and Lichfield Shopping Centres. The property is currently let on a Periodic Assured Shorthold Tenancy, which commenced on 4 August 2000.

Rental - £303.33 per calendar month (£3,640.00 per annum).

Accommodation:

Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with WC.

Outside (front) – Fore garden.
Outside (rear) – Pedestrian access to rear and garden.

Vendors Solicitors:

Wheadon & Co
Offices 1 and 2 Commerce House
Vicarage Lane
Water Orton
Birmingham
B46 1RR
Telephone No – 0121 776 7600

Ref:

Viewings:

Via Cottons – 0121 247 2233

LOT 98**Freehold Investment****6 Little Moor Hill, Smethwick,
West Midlands B67 7BE****Property Description:**

A blue brick mid terraced house, having tile clad roof and set back from the road behind a small walled forecourt. The property is located between the junctions of Vicarage Road and Stoney Lane with the benefit of a single storey extension to the rear, and is in a very presentable condition. The property is currently included on a Government Home Office Register, awaiting occupation by asylum seekers, the tenancy commencement date is to be confirmed.

Provisional rental: £624 pcm (£7,488 pa)

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Two Reception Rooms, Extended Dining/Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal was basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.

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

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233



LOT 99**Freehold Investment**

**162 Normandy Road, Perry Barr,
Birmingham B20 3BB**

**Property Description:**

A mid terraced house of brick construction set back behind a walled fore garden and in presentable condition having been modernised throughout including UPVC double glazed windows and gas fired central heating. The property is situated in a popular student letting area, within approximately half a mile distance from the University of Central England. The property is currently let to two students on an Assured Shorthold Tenancy Agreement for a term of 12 months, commencing on the 6 June 2001.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with bath, wash basin
and WC.

Outside (front) - Walled fore garden.
Outside (rear) - Pedestrian access
to yard with WC and store and rear
garden.

Rental - £346.66 per calendar
month (£4,160.00 per annum).

Vendors Solicitors:

Taylors
Norwich House
45 Poplar Road
Solihull
West Midlands
B91 3AW
Telephone No - 0121 704 1212

Ref: Mr D Inman

Viewings:

Via Cottons - 0121 247 2233

LOT 101**Freehold Vacant Possession**

**403 City Road, Edgbaston,
Birmingham B17 8LD**

**Property Description:**

A substantial house of brick construction, having Three/Four Reception Rooms, Four Bedrooms, benefitting from gas fired central heating and off road parking. The property is situated between the junctions of Bernard Road and Portland Road, and is located approximately two miles distance from the City Centre.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front
Reception Room, Middle Reception
Room, Kitchen, Rear Reception
Room, Study.
First Floor
Stairs and Landing, Four Bedrooms,
Bath/Shower Room with panelled
bath, Shower cubicle, pedestal
wash basin and WC, Ladder access
(off Bedroom 2) to Converted Loft.

Outside (front) - Tarmacadam
Forecourt providing off road
parking, side pedestrian access.

Outside (rear) - Concrete yard,
patio and lawned garden.

Vendors Solicitors:

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

Ref: Mr A Murria

Viewings:

Via Cottons - 0121 247 2233

LOT 100**Freehold Vacant Possession**

**8 Ruckley Avenue, off Lozells Street, Lozells,
Birmingham B19 2AS**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof, situated fronting a pedestrian walkway located directly off Lozells Street. The property benefits from gas fired central heating.

Accommodation:

Ground Floor
Lounge, Dining/Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with bath, wash basin
and WC.

Outside (front) - Lawned fore
garden.
Outside (rear) - Yard/Patio area with
pedestrian access.

Vendors Solicitors:

Sankey Reynolds & Co
466 Birchfield Road
Birmingham
B20 3JQ
Telephone No - 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons - 0121 247 2233

LOT 102**Freehold Vacant Possession**

**923 Wolverhampton Road, Oldbury,
West Midlands B69 4RR**

**Property Description:**

A semi-detached house of rendered brick construction with a hipped tile clad roof, set back from the road behind a wide verge and fore garden. The property is situated virtually opposite St Michaels Crescent and within half a mile distance from the M5 Motorway (Junction 2). The property benefits from gas fired central heating and requires modernisation and improvement.

Accommodation:

Ground Floor
Reception Hall, Two Reception
Rooms, Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.

Outside - Lawned fore garden and
driveway, providing off road parking.
Outside (rear) - Pedestrian side
access to rear, rear garden.

Vendors Solicitors:

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

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233



LOT 103**Freehold Investment**

65 Vicarage Road, West Bromwich, West Midlands B71 1AW

**Property Description:**

A traditional style mid-terraced house of brick construction with part rendered elevations having a concrete interlocking tile clad roof. This presentable property has been refurbished throughout including modern kitchen and bathroom fittings and benefits from UPVC double glazed windows and gas fired central heating. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing 8 June 2001.

Rental: £380 pcm (£4,560 pa)

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Two Reception Rooms, Rear Entrance Hall, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Bedrooms.

Outside (front) – Paved forecourt.
Outside (rear) Concrete/brick yard and garden area with shared pedestrian access.

LOT 104**Freehold Investment**

8 Heath Road, Rugeley, Staffordshire WS15 1AH

Property Description:

A semi-detached house of concrete construction with a concrete tiled roof, occupying an elevated position set back from the road behind a lawned fore garden. The property is within approximately a quarter of a mile from Main Road (A51) giving direct access to Rugeley and Lichfield Shopping Centres. The property is currently let on a Registered Tenancy.

Rental: £39.00 pw (£2,028 pa)

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen Utility Room.
First Floor

Stairs and Landing, Three Bedrooms, Bathroom.

Outside (front) – Lawned fore garden, side pedestrian access.
Outside (rear) – Garden.

Vendors Solicitors:

Wheadon & Co
Offices 1 and 2 Commerce House
Vicarage Lane
Water Orton
Birmingham
B46 1RR
Telephone No – 0121 776 7600

Viewings:

Via Cottons – 0121 247 2233

LOT 105**Freehold Vacant Possession**

52 Tenby Road, Moseley, Birmingham B13 9LX

**Property Description:**

A traditional style mid-terraced house of brick construction with replacement roof covering set back from the road behind a walled forecourt. Tenby Road is located off College Road close to the junction with Stratford Road (A34). The property benefits from UPVC double glazed windows.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Two Reception Rooms, Kitchen, Lobby, Bathroom with panelled bath, wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – walled forecourt, pedestrian entry access to rear.
Outside (rear) – Rear garden.

Vendors Solicitors:

Martineau Johnson
St Phillips House
St Phillips Place
Birmingham
B3 2PP
Telephone No – 0121 200 3300

Ref: Mr Dudley

Viewings:

Via Cottons – 0121 247 2233

LOT 106**Leasehold Vacant Possession**

46 Middle Drive, Cofton Hackett, Worcestershire B45 8AJ

Property Description:

A traditional style semi-detached house of brick construction with tile clad roof, set back from the road behind a lawned fore garden. Middle Drive itself is located off Parsonage Drive, which in turn leads to Groveley Lane (B4096) which forms the boundary between Birmingham and Worcestershire. The property benefits from part electric storage heating and requires modernisation and improvement.

Accommodation:

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

Outside (front) – Long lawned fore garden with driveway to lean-to garage and workshop.
Outside (rear) – Yard and long lawned garden.

Tenure: Leasehold

Term: 99 years (commencing 24 June 1938).

Vendors Solicitors:

Whiteford Crocker
Ridgeway House
11 Ridgeway
Plympton, Plymouth PL7 2AA
Telephone No – 01752 335994

Ref: Mr M Clarke

Viewings:

Via Cottons – 0121 247 2233



Freehold Part Vacant Possession & Part Investment

**143-153 Hospital Street, Newtown,
Birmingham B19 3KA**

Property Description

Commercial Premises occupying a large corner plot at the junction with Hospital Street and Tower Street and located within less than a quarter of a mile of Birmingham Outer Ring Road (New John Street West) (A4540) and within 2 miles distance of the M6 Motorway (Junction 6). The accommodation is situated on both ground and first floors and the property comprises of a range of Offices, Factory/ Warehousing Space, Storage Rooms, Associated Common Parts and Yard areas, the majority of which will be sold with vacant possession. The property benefits from a flexible layout, which would suit a variety of uses, part UPVC double glazed windows and gas fired heating.

Accommodation

Ground Floor (Vacant Possession)

Twin Entrance/Reception Hall, access to small Cellar, Lobby Area, Wash Room, WC and wash basin facilities.

Three Separate Offices
Total – 70sq m (789 sq ft).

Substantial Factory/Warehouse Premises divided into three sections, extending to 540 sq m (5,810 sq ft), Loading Bay with roller shutter door – 29 sq m (322 sq ft)

Total Ground Floor (Vacant) Area – 639 sq m (6,921 sq ft).

Ground Floor (Investment)

Currently let to Choice Furniture Limited on a twelve month licence at a rental £13,000 per annum, occupying the following accommodation. Shared Reception Hall, Office Suite, Reception Area, Cloakroom, Factory/Warehouse.
Total Area – 367 sq m (3,936 sq ft)

First Floor (Vacant Possession)

Stairs and Landing with Ladies and Gents Wash Room Facilities, Modern Fitted Kitchen, Showroom, Board Room, a range of Six Separate Offices.
Total First Floor (Vacant) Area – 259 sq m (2,823 sq ft).

Outside – Internal Yard Area,
Three Separate Store Rooms (totalling 53 sq m) (581 sq ft),

Side Yard/Parking Area – 203 sq m (2,277 sq ft).

Front Site Frontage – 43 m (141 ft), Site Depth – 35.6 m (116 ft).

Investment income

Rental: £13,000 per annum

Vendors Solicitors

Sidhu & Co
275 Hagley Road
Edgbaston
Birmingham
B16 9NB
Telephone – 0121 454 6604

Ref: Mr G Sidhu

Viewings:

Via Cottons – 0121 247 2233



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LOT 108**Leasehold Vacant Possession****Unit 3 Chancel Industrial Estate, Hickman Avenue, Wolverhampton WV1 2UH****Property Description:**

A single storey starter workshop/warehouse unit, of single storey brick construction with a mono pitched metal decked roof. The property is situated on the Chancel Industrial Estate off Hickman Avenue, close to its junction with the Willenhall Road. Wolverhampton Town Centre is approximately 1 mile from the unit with ease of access to Junction 10 M6 to the east.

Accommodation:

Workshop/Warehouse 996 sq ft with steel roller shutter door access. Gas warm air heating, toilets and showers and first floor office accommodation. Small secure yard and 3 allocated parking spaces.

Tenure

The property is to be sold leasehold by way of a new 999 year lease, at a peppercorn rent with an option to purchase the freehold after 5 years, for the sum of £1.00.

Vendors Solicitors:

Messrs. Putsmans
Britannia House
50 Great Charles Street
Birmingham
B3 2LT
Telephone – 0121 237 3000

Ref: Mr G. A. Morris

Viewings:

Via Cottons – 0121 247 2233

LOT 109**Freehold Investment****46 Abbeywood, Little Digmoor, Skelmersdale, Lancashire WN8 9LR****Property Description:**

A modern end terraced house, arranged over ground and first floors, beneath a pitched roof. The property benefits from off street parking.

The property is currently let on an Assured Tenancy Agreement, which commenced on the 25 January 1993.

Rental - £259.30 per calendar month (£3,111.68 per annum).

Accommodation:

(Details supplied by vendor)
Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside - Gardens

Vendors Solicitors:

GMH
1884 Pershore Road
Kings Norton
Birmingham
B30 3AJ
Telephone No – 0121 244 8505

Ref: Mrs G Turner

Viewings:

Via Cottons – 0121 247 2233

LOT 110**Freehold Investment****14 North Street, Smethwick, West Midlands B67 7DA****Property Description:**

A traditional style semi-detached house of brick construction, occupying an elevated position set back from the road behind a small walled fore garden. North Street itself is located between South Road and Vicarage Road and Smethwick High Street is within approximately a quarter of a mile distance, providing local amenities. The letting of this property has been agreed to commence on the 1 September 2001 on an Assured Shorthold Tenancy Agreement, for a term of 12 months.

Rental: £400 pcm (£4,800 pa)

Accommodation:

Ground Floor
Porch, Two Reception Rooms, Hallway with access to Twin Cellars, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.

Outside (front) – Walled fore garden.

Outside (rear) – Yard and Garden.

Vendors Solicitors:

Bryan Davies & Co
409 Bearwood Road
Smethwick
West Midlands
B66 4DJ
Telephone No – 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

LOT 111**Freehold Investment****37 Beaumont Road, Blackheath, Halesowen, West Midlands B62 9HD****Property Description:**

An end terraced house of part rendered brick construction with concrete tile clad roof benefitting from gas fired central heating. Beaumont Road is located off Southwick Road, which in turn leads off Long Lane (A4034) and the property is within approximately one third of a mile distance from Blackheath Town centre, providing a range of local amenities. The property was let on 16 August 2001 on a Home Office Contract, providing accommodation for Asylum Seekers.

Provisional Rental - £468.00 per calendar month (£5,616.00 per annum).

Accommodation:

Ground Floor
Reception Hall, Two Reception Rooms, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Cloakroom with WC and wash basin, Three Bedrooms.

Outside (front) – Walled forecourt.
Outside (rear) – Lawned garden and pedestrian access.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233





**1 Stockleigh Road, St Leonards on Sea,
East Sussex. PN38 0JP**

Property Description:

A substantial Five-Storey end terraced property arranged internally to provide Five Self-contained Flats. The property is situated between the junctions of Carisbrooke Road and Silchester Road. Each Flat is currently let on an Assured Shorthold Tenancy Agreement.

Accommodation:
Ground Floor

Flat 1
Reception Room, Two Bedrooms,
Kitchen, Bathroom

Flat 2
Reception Room, Two Bedrooms,
Kitchen, Bathroom.

First Floor

Flat 3
Reception Room, Bedroom, Kitchen
and Bathroom.

Second Floor

Flat 4
Reception Room, Bedroom,
Kitchen, Bathroom.

Third Floor

Flat 5
Reception Room, Bedroom,
Kitchen, Bathroom.

Vendors Solicitors:

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

Ref: Mrs D Turner

Viewings:

Via Cottons – 0121 247 2233

Rental Income

Flat 1 –	Rental -	£368.33
Flat 2 –	Rental -	£346.66
Flat 3 –	Rental -	£346.66
Flat 4 –	Rental -	£260.00
Flat 5 –	Rental -	£281.66
TOTAL -	£1603.31 per calendar month	

Total income per annum of £19,239.72.

**22 Fenton Street, Smethwick,
West Midlands B66 1HR**


Property Description:

A mid terraced house of brick construction with slate clad roof benefitting from gas fired central heating. Fenton Street is situated directly between Oldbury Road (A457) and St Pauls Road (B4169) within a quarter of a mile of Smethwick High Street, providing a range of local amenities. The property is currently Registered by The Government Home Office awaiting occupation by asylum seekers and the tenancy commencement date is to be confirmed.

Accommodation:

Ground Floor
Entrance Hall, Two Reception
Rooms, Rear Entrance Lobby,
Breakfast/Kitchen, Bathroom with
panelled bath, pedestal wash basin
and WC.
First Floor
Stairs and Landing, Three
Bedrooms.

Outside (rear) – Garden with
pedestrian entry access.

Provisional Rental - £624.00 per
calendar month (£7,488.00 per
annum).

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

32 Gill Street,, Moston, Manchester M9 4FZ


Property Description:

A mid terraced house of brick construction with a tile clad roof, situated off Moston Lane. The property is close to the A664 which provides access to the M60 Motorway. The property is currently let on an Assured Tenancy Agreement, which commenced on the 15 December 1995, for a term of 10 years.

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.

Outside – Yard

Rental - £303.33 pcm (£3,640 pa).

Vendors Solicitors:

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

Ref: Mrs D Turner

Viewings:

Via Cottons – 0121 247 2233

LOT 115**Freehold Vacant Possession**

**3 Bertram Road, Smethwick,
West Midlands B67 7NY**

**Property Description:**

A mid terraced house of brick construction having part rendered elevations and slate clad roof, set back from the road behind a small walled fore garden. Bertram Road runs directly between St Pauls Road (B4169) and Devonshire Road.

Accommodation:

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

Outside (front) – Walled fore garden.
Outside (rear) – Patio and garden.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 116**Freehold Investment**

**39 North Street, Dudley,
West Midlands DY2 7DU**

**Property Description:**

A large mid terraced house of brick construction with tile clad roof, which has been converted to provide Two Duplex Flats which are in a presentable modernised condition benefitting from gas fired central heating. The property was let with effect from 16 August 2001 on a Home Office Government Contract to provide accommodation for asylum seekers.

Provisional Rental - £624.00 per annum (£7,488.00 per annum).

Accommodation:

Communal Entrance Hall.
Flat 1 – Ground Floor
Lounge, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath wash basin and WC.

Flat 2 – Ground Floor
Hall, Kitchen, Lounge.
First Floor
Stairs and Landing, Bedroom, Bathroom with bath, pedestal wash basin and WC.

Outside (front) – Paved forecourt
Outside (rear) – Garden

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 117**Freehold Investment**

**40 North Street, Dudley,
West Midlands DY2 7DU**

**Property Description:**

A large mid terraced house of brick construction with tile clad roof, which has been converted to provide Two Duplex Flats which are in a presentable modernised condition benefitting from gas fired central heating. The property was let with effect from 16 August 2001 on a Home Office Government Contract to provide accommodation for asylum seekers.

Provisional Rental - £624.00 per annum (£7,488.00 per annum).

Accommodation:

Communal Entrance Hall.
Flat 1 – Ground Floor
Lounge, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath wash basin and WC.

Flat 2 – Ground Floor
Hall, Kitchen, Lounge.
First Floor
Stairs and Landing, Bedroom, Bathroom with bath, pedestal wash basin and WC.

Outside (front) – Paved forecourt
Outside (rear) – Garden

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 118**Freehold Vacant Possession**

**22 Salisbury Avenue, Shelton, Hanley,
Stoke on Trent ST1 4NU**

**Property Description:**

An end terraced property of brick and tile construction, situated in a cul de sac, located off Wellesley Street, which in turn leads off Stoke Road. The property is within a few minutes walk from both Stoke-on-Trent College and Hanley Park. Stoke-on-Trent Railway Station is within approximately half a mile distance and the property benefits from gas fired central heating.

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – Walled fore court
Outside (rear) – Yard with pedestrian access.

Vendors Solicitors:

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

Ref: Mrs D Turner

Viewings:

Via Cottons – 0121 247 2233





**59 Tibbatt's Close, off Sommerfield Road,
Quinton, Birmingham B32 3TE**

Property Description:

A modern Duplex Flat, situated on the second and third floors of a purpose built block, situated at the end of Tibbatt's Close which comprises of a cul de sac, located off Sommerfield Road to the edge of Woodgate Valley Country Park. The property is in presentable condition having recently been improved, including new kitchen fitments, UPVC double glazed windows and warm air central heating.

Accommodation:

Ground Floor
Shared Entrance Hall with door entry system.
Second Floor
Reception Hall, Lounge, Kitchen with Utility Room, Stairs and Landing to
Third Floor
Two Double Bedrooms, Bathroom with bath, wash basin and WC.

Outside – Communal gardens/Drying Area.

Term: 125 Years, commencing 5 March 1990

Service Charge: £236.08 per annum (2000/ 2001)

Ground Rent: £10.00 per annum

Vendors Solicitors:

Battersby James
10 Park Street
Chatteris
Cambridgeshire PE16 6AE
Telephone No – 01354 695885

Ref: Mr R F Battersby

Viewings:

Via Cottons – 0121 247 2233



8 Ebsworth Street, Moston, Manchester M40 9NE



Property Description:

A traditional style mid-terraced house of brick construction, situated off Moston Lane, close to the A664, which provides access to the M60 Motorway.

Accommodation:

Ground Floor
Lounge, Dining Room, Open Plan Kitchen, Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.

Outside – Rear yard

Ref: Mrs D Turner

Viewings:

Via Cottons – 0121 247 2233

Vendors Solicitors:

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



**449 Old Walsall Road, Great Barr,
Birmingham B42 1HX**

Property Description:

A semi-detached house of brick construction with tile clad roof, set back from the road behind a lawned fore garden and requiring modernisation and improvement. Old Walsall Road is located directly off Walsall Road (A34) and the property is within half a mile distance from the Scott Arms Shopping Centre, providing a range of local amenities.

Accommodation

Ground Floor
Reception Hall, Through Lounge and Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin and WC.

Outside – Lawned fore garden, pedestrian side access to rear. Outside (rear) – Paved patio, long lawned garden, having the potential for a Garage/Off road parking.

Vendors Solicitors

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

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

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