

PROPERTY AUCTION

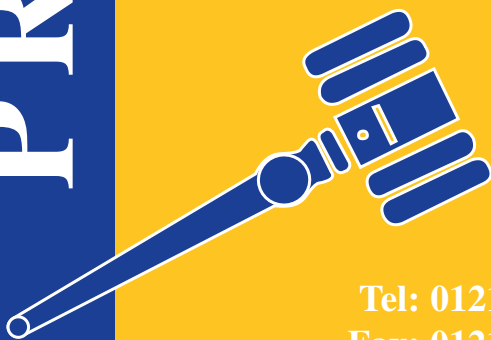
Cottons

Chartered Surveyors

6TH APRIL 2006

AT 11.00 AM

**ASTON VILLA
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Cottons

Chartered Surveyors

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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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 fitments, drains and any other pipework, appliances and electrical fitments. Prospective purchasers are advised to undertake their own investigations.
7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.
8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.
9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.
10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.
11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.
12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.
13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

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

Auction Sale

of 69 LOTS

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

- 23 Freehold Vacant Residential Properties
- 14 Residential Investment Properties
- 5 Leasehold Residential Properties
- 1 Freehold Vacant Commercial Property
- 5 Freehold Commercial / Residential Properties
- 3 Leasehold Commercial Properties
- 1 Freehold Ground Rent Investments
- 13 Parcels of Freehold Land
- 4 Freehold Development Sites/ Building Plots

ORDER OF SALE

Lot Property

1.	48 Gladys Road, Smethwick	Freehold Vacant Possession
2.	85 Francis Road, Acocks Green, Birmingham	Freehold Vacant Possession
3.	44 Hollyhock Road, Dudley	Freehold Investment
4.	5 Falcon View, Hudsons Drive, Cotteridge, Birmingham	Freehold Investment
5.	13 Owen Place, Bilston	Freehold Vacant Possession
6.	46 Bickley Road, Bilston	Freehold Vacant Possession
7.	443 The Radleys, Sheldon, Birmingham	Freehold Vacant Possession
8.	6 Walkers Heath Road, Kings Norton, Birmingham	Freehold Vacant Possession
9.	198 West Heath Road, Northfield, Birmingham	Freehold Vacant Possession
10.	111 Victoria Road, Tipton	Freehold Vacant Possession
11.	58 Hawkins Street, West Bromwich	Freehold Vacant Possession
12.	33 Wellington House, Welsh House Farm Road, Quinton, Birmingham	Leasehold Vacant Possession
13.	Plot 60, Little Hay Lane, Shenstone	Freehold Land
14.	Plot 61, Little Hay Lane, Shenstone	Freehold Land
15.	Plot 62A, Little Hay Lane, Shenstone	Freehold Land
16.	Land At Ashes Road, Oldbury	Freehold Land
17.	33 Palmvale Croft, Sheldon, Birmingham	Freehold Vacant Possession
18.	51 Arthur Road, Erdington, Birmingham	Freehold Investment
19.	109 Wychwood Crescent, Sheldon, Birmingham	Freehold Vacant Possession
20.	19 Orchard Street, Brierley Hill	Freehold Investment
21.	52 Lower Essex Street, Digbeth, Birmingham	Leasehold Investment
22.	Factory Premises Btwn 217-219 Cherrywood Road, Bordesley Green	Leasehold Vacant Possession
23.	36 Swallow Croft, Lichfield	Freehold Vacant Possession
24.	82-84 Hednesford Road, Heath Hayes, Cannock	Freehold Investment
25.	598 College Road, Kingstanding	Freehold Investment
26.	53 Church Road, Wordsley, Stourbridge	Freehold Vacant Possession
27.	4 Rathesay Gdns, Monmore Grange, B'Ham New Rd, Wolverhampton	Leasehold Vacant Possession
28.	Apt 14, Chester Court, 565 Chester Road, Sutton Coldfield	Leasehold Vacant Possession



29.	Freehold Building Plot, Field Close, Sheldon, Birmingham	Freehold Development Land
30.	Residential Development Site, 38 Rowland Street, Walsall	Freehold Development Land
31.	3 Warstone Parade East, Hockley, Birmingham	Freehold Vacant Possession/ Redevelopment Opportunity
32.	206 Edward Road, Balsall Heath, Birmingham	Freehold Part Vacant Possession/ Investment
33.	80A Park Lane East, Tipton	Freehold Vacant Possession
34.	Land Adj 26 Denise Drive, Coseley, Wolverhampton	Freehold Development Land
35.	154 Lichfield Road, Rushall, Walsall	Freehold Investment
36.	195 Lichfield Road, Rushall, Walsall	Freehold Investment
37.	14 Mary Street, Walsall	Freehold Investment
38.	Newton House, Gipsy Lane, Willenhall	Freehold Vacant Possession
39.	186 High Street, Pensnett, Brierley Hill	Freehold Vacant Possession
40.	22 St. Bernards Road, Solihull	Freehold Ground Rent Investment
41.	Paddock 11 Ledbury Road, Long Green, Nr Tewkesbury	Freehold Land
42.	Paddock 15 Ledbury Road, Long Green, Nr Tewkesbury	Freehold Land
43.	Paddock 23 Ledbury Road, Long Green, Nr Tewkesbury	Freehold Land
44.	Paddock 26 Ledbury Road, Long Green, Nr Tewkesbury	Freehold Land
45.	Paddock 27 Ledbury Road, Long Green, Nr Tewkesbury	Freehold Land
46.	Plot 23, Land Off Queslett Road, Great Barr, Birmingham	Freehold Land
47.	Plot 24, Land Off Queslett Road, Great Barr, Birmingham	Freehold Land
48.	79 Flackwell Road, Erdington, Birmingham	Freehold Part Vacant Possession/ Investment
49.	98 Gladstone Road, Sparkbrook, Birmingham	Freehold Vacant Possession
50.	14 Trafalgar Court, Tividale, Oldbury	Leasehold Vacant Possession
51.	118 Park Road, Netherton, Dudley	Freehold Investment
52.	19 Lanchester Road, Kings Norton, Birmingham	Freehold Vacant Possession
53.	13 Highfield Road, Tipton	Freehold Investment
54.	94 Glebe Farm Road, Stechford, Birmingham	Freehold Investment
55.	123/125 Radford Road, Radford, Coventry	Leasehold Investment
56.	The Old Rising Sun, 2 The Common, Crich, Matlock, Derbyshire	Freehold Vacant Possession
57.	4 Austrey Road, Warton, Tamworth, Staffordshire	Freehold Vacant Possession
58.	275 Beeches Road, Great Barr, Birmingham	Leasehold Vacant Possession
59.	277 Beeches Road, Great Barr, Birmingham	Leasehold Investment
60.	281 Beeches Road, Great Barr, Birmingham	Leasehold Vacant Possession
61.	46 Talbot Street, Winson Green, Birmingham	Leasehold Investment
62.	Former Garage Site, Branstree Drive, Holbrooks, Coventry	Freehold Land
63.	Repeater Station, Tamworth Road, Middleton, Staffordshire	Freehold Land With Potential
64.	96 Woodland Road, Handsworth, Birmingham	Freehold Vacant Possession
65.	6 Victoria Road, Handsworth, Birmingham	Freehold Vacant Possession
66.	105 Great Bridge Road, Moxley, Bilston	Freehold Vacant Possession
67.	22 North Street, Dudley	Freehold Investment
68.	94A Loudon Avenue, Coundon, Coventry	Freehold Vacant Possession
69.	10 Bearwood Road, Smethwick	Freehold Vacant Possession

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

Peter C. Longden FRICS

Mark M. Ward TechRICS

Kenneth F. Davis FRICS



IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

- **Bank/Building Society Draft**
- **Personal/Company Cheque**
- **Debit/Credit Card**

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

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

- **Full UK Passport or Driving Licence (for identification)**
- **Either a Recent Utility Bill, Council Tax Bill or Bank Statement**
(as proof of your residential address)

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

MISREPRESENTATION ACT

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

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



LOT 1**Freehold Vacant Possession**

**48 Gladys Road, Smethwick,
West Midlands, B67 5AW**

**Property Description:**

A traditional mid terraced property of brick construction, requiring modernisation and improvement throughout. The property itself can be located opposite Hewitson Gardens, close to Smethwick Swimming Centre. Gladys Road runs between Ethel Street and Thimblemill Road (B4182) and is within approximately a quarter of a mile distance from Warley Woods and a short distance from Bearwood Road, which provides a wide range of retail amenities and services.

Accommodation:

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

First Floor
Stairs and Landing, Two Double Bedrooms

Outside
Front: Foregarden
Rear: Yard, Garden and pedestrian access

Vendors Solicitors:

Putsmans WLC
50 Great Charles Street
Birmingham
B3 2LT

Tel No: 0121 237 3000

Ref: Mr S Dempsey

Viewings:

Via Cottons – 0121 247 2233

LOT 2**Freehold Vacant Possession**

**85 Francis Road, Acocks Green,
Birmingham B27 6LT**

**Property Description:**

A mid terraced property of brick construction, surmounted by a tile clad roof, set back from the road behind a small fore-garden. The property requires complete modernisation and improvement throughout including the provision for a bathroom. Francis Road is set in an established and popular residential area and can be located off Yardley Road (B4146) and is approximately a quarter of a mile distance from Acocks Green Railway Station, and within a mile of the main shopping area of Acocks Green providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Reception Room, Kitchen.
First Floor
Stairs & Landing, Two Bedrooms.

Outside (front) – Small fore-garden
Outside (rear) – Lean-to, WC and lawned garden.

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
B66 3PG

Telephone Number – 0121 558 1147

Ref: Mr S Nickless.

Viewings:

Via Cottons – 0121 247 2233





**44 Hollyhock Road, Dudley,
West Midlands DY2 7NY**

Property Description:

A rendered semi detached property, surmounted by a tile clad roof, and set back from the road behind a lawned and paved fore-garden. The property benefits from having well laid out accommodation, gas-fired central heating and UPVC glazing, and is offered for sale in presentable condition. Hollyhock Road is located off Bunn's Lane, which is off Birmingham New Road (A4123) immediately before the Burntree Island. The property is approximately one mile from Dudley Town Centre providing a wide range of local shops and amenities.

The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental - £110.00 per calendar month (£5720.00 per annum).

Accommodation:

Ground Floor
Side Entrance, Hallway, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside
Front – Lawned & paved garden.
Rear – Lawned garden.

Vendors Solicitors:

Kash Tutter & Co
34 Stenson Road
Cavendish
Derby DE23 1JB
Telephone No – 01332 272727

Ref: Mr Kash Tutter

Viewings:

Via Cottons – 0121 247 2233

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24th May 2006

CALL THE AUCTION TEAM NOW

0121 247-2233





5 Falcon View, Hudsons Drive, Cotteridge, Birmingham, B30 3BE

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof and situated in a row of similar terraced properties accessed by way of a pedestrian walkway off Hudsons Drive which in turn is situated directly off Pershore Road (A441) conveniently within one quarter of a miles distance from Cotteridge centre providing a wide range of local retail amenities and services and Kings Norton Railway Station. The property is currently let on a Regulated Tenancy. Registered Rental - £53.00 per week (£2,756 per annum) effective from 15 October 2005.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom with WC, Store and Lobby.

First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front – Lawned foregarden.
Rear - Enclosed yard with pedestrian access.

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

**13 Owen Place,
Bilston, West
Midlands, WV14 6QJ**

Property Description:

A three bedroom semi detached property of brick construction surmounted by a tile clad roof, set back from the road behind a small pathway and lawned foregarden. The property benefits from having well laid out accommodation, majority UPVC double glazed windows and is in need of some modernisation and improvement. The property is located in a cul-de-sac directly off Owen Road close to Wellington Road (A41). The property is approximately half a mile distance from the main shopping area in Bilston.

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen/Dining Room, Inner Lobby having store cupboard and WC.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room having



shower cubicle, low level WC and pedestal wash hand basin.

Outside

Front – lawned foregarden.
Rear – lawned garden.

Vendors Solicitors:

Lane & Co
9 York Road
Erdington
Birmingham
B23 6TE

Telephone No – 0121 382 6622

Ref: Mr J Francis

Viewings:

Via Cottons – 0121 247 2233

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46 Bickley Road, Bilston, West Midlands, WV14 7BQ

Property Description:

A modern semi detached house of cavity brick wall construction surmounted by a pitched interlocking tile clad roof, the property is offered for sale requiring some modernisation and improvement and occupying a substantial wide plot with large side garden and having a frontage of 13.5 metres (43 feet 6 inches). The property itself forms part of a modern development in an area which has undergone considerable redevelopment and Bickley Road itself is situated off Darlaston Lane and is approximately three quarters of a mile from the main shopping area in Bilston.

Accommodation:

Ground Floor
Entrance Hall, Lounge with understairs storage, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.

Outside

Front – wide lawned foregarden with tarmacadam driveway.
Rear – vehicular access with a large paved and tarmacadam parking area providing ample off road parking, paved patio and lawned garden.

Vendors Solicitors:

MFG Solicitors
Hill Cairnie
St Andrews Road
Droitwich
Worcestershire WR9 8DJ

Telephone No: 01905 779417

Ref: Mr S Cook

Viewings:

Via Cottons – 0121 247 2233





443 The Radleys, Sheldon, Birmingham B33 0HY

Property Description:

A traditional semi-detached house of rendered brick construction, surmounted by a pitched tile clad roof, benefiting from a rear ground floor extension, part UPVC double glazed windows and gas-fired central heating, but requiring modernisation and improvement throughout. The property is set back from The Radleys behind a lawned fore-garden and is conveniently situated within approximately half a mile distance from Marston Green which provides a range of local services and amenities including Marston Green Railway Station providing direct access to Birmingham City Centre, and the NEC/Birmingham International Airport.

Accommodation:

Ground Floor
UPVC double glazed Porch,

Reception Hall, Front Reception Room, Extended rear Reception Room, Kitchen.

First Floor

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

Outside

Front - Lawned foregarden.

Rear - Shared side driveway to Garage, paved yard and a large overgrown garden.

Vendors Solicitors

Conveyancing UK Ltd
21-25 Coleshill Street
Sutton Coldfield
West Midlands B72 1SD

Telephone No - 0121 355 0330

Ref: Ms R Lees

Viewings

Via Cottons - 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 24th May 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





**6 Walkers Heath Road, Kings Norton,
Birmingham, B38 0AA**

Property Description:

A traditional semi detached house of part rendered brick construction, surmounted by a pitched tile clad roof offering well laid out accommodation and requiring cosmetic improvement and modernisation. Walkers Heath Road itself is located close to the Birmingham/Worcestershire boundary, close to open countryside and within approximately three quarters of a mile distance from The Green at Kings Norton which provides a wide range of local amenities and services.

Accommodation:

Ground Floor
Porch, Reception Hall, Through Lounge/ Dining Room, Kitchen, Lean to Veranda with store cupboard and

Separate WC.

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

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

Vendors Solicitors:

Grove Tompkins Bosworth
54 Newhall Street
Birmingham
B3 3QG
Tel No - 0121 236 9341

Ref: Mr J R Devlin

Viewings:

Via Cottons – 0121 247 2233

**WE ARE ASSEMBLING LOTS
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24th May 2006

CALL THE AUCTION TEAM NOW

0121 247-2233



198 West Heath Road, Northfield, Birmingham B31 3HB

Property Description:

A substantial and imposing six-bedroom detached property of brick construction, surmounted by a tile clad roof, set back from the road behind a Tarmacadam entrance driveway and lawned garden. The property benefits from substantial well laid out accommodation, majority UPVC double glazed windows and gas-fired central heating. The property is in need of some modernisation and improvement. 198 West Heath Road is set in an established residential area and is located off Church Hill, off Bunbury Road (B4121) providing direct access to the main shopping area in Cotteridge. The property is within approximately one quarter of a mile distance from Northfield Railway Station and within half a mile distance from St Thomas Aquinas School and Wychall Farm Primary School.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Cloakroom, Front Reception Room, Rear Reception Room, Conservatory, Kitchen/Dining Room,

Bathroom with panelled bath, pedestal wash hand basin & WC, Large lean-to/Utility Room, Further Room (converted from old garage).

First Floor

Stairs and Landing, Four Bedrooms, Bathroom with corner bath, pedestal wash hand basin & shower cubicle, Separate WC

Second Floor

Split level Stairs and Landing, Two Further Double Bedrooms with walk-in store cupboard.

Outside (front) – Driveway and lawned garden allowing for access to Large Garage.

Outside (rear) – Large lawned garden, disused outdoor swimming pool, brick built store shed and summer room.

Vendors Solicitors

Patwa Solicitors
25 Abbey Road
Bearwood
Smethwick
West Midlands B67 5RA
Tel: 0121 429 8666

Ref: Mrs Hardeep Sodhi

Viewings

Via Cottons – 0121 247 2233



LOT 10**Freehold Vacant Possession**

**111 Victoria Road, Tipton,
West Midlands DY4 8SS**

**Property Description:**

A four bedroom, three storey mid terraced property of brick construction, surmounted by a tile clad roof, set back from the road behind a walled fore-garden. The property benefits from having well laid out accommodation, however does require some modernisation and improvement. Victoria Road is a continuation of Conegre Road which in turn leads off Sedgley Road (A457) close to where it meets Dudley Port Road (A461). The property is approximately half a mile distance from Burnt Tree Island and a further mile from Dudley Town Centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway,
Front Reception Room, Rear
Reception Room, Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, pedestal wash basin and WC.
Second Floor
Attic Room.

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

Vendors Solicitors:

Dunham Brindley & Linn
195 Wolverhampton Street
Dudley
West Midlands
DY1 1DU

Telephone No – 01384 459551

Ref: Mr J Wetherall

Viewings:

Via Cottons – 0121 247 2233

LOT 11**Freehold Vacant Possession**

**58 Hawkins Street, West Bromwich,
West Midlands, B70 0QS**

**Property Description:**

A modern semi detached house of cavity brick construction surmounted by an interlocking tile clad roof providing well laid out family accommodation and benefiting from mostly double glazed windows, gas fired central heating and modern kitchen fitments. The property is situated on a small residential estate located off Holloway Bank (A4196) and within approximately one and a half miles distance from West Bromwich High Street providing a wide range of amenities and services.

Accommodation:

Ground Floor
Entrance Porch, Reception Hall,
Through Lounge/Dining Room,
Kitchen with range of modern
wooden panelled units, built in
oven, hob and cooker hood, Utility
Room, Cloakroom with WC and
wash basin.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, pedestal wash basin and WC.
Outside
Front – Lawned foregarden with
concrete driveway leading to Garage.
Rear – Concrete yard, lawned
garden and further garden area.

Vendors Solicitors:

Hadens
Leicester Buildings
Bridge Street
Walsall
WS1 1EL

Telephone No – 01922 720 000

Ref: Ms M Ensor

Viewings:

Via Cottons – 0121 247 2233



LOT 12**Leasehold Vacant Possession**

**33 Wellington House, Welsh House Farm Road,
Quinton, Birmingham B32 2ND**

**Property Description:**

A purpose built two-bedroom Flat, situated on the seventh floor of a nine storey block. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas-fired central heating. The property is offered for sale in a generally presentable condition. Welsh House Farm Road is located off Tennal Road and is approximately a quarter of a mile distance from Woodgate Valley Country Park and a further half a mile distance from Harborne High Street, providing a wide range of shops, amenities and bars.

Accommodation:

Ground Floor
Entrance, Stairs and Lifts.
7th Floor
Hallway, Reception Room, Kitchen,
Two Bedrooms, Bathroom with
panelled bath, pedestal wash basin,
Separate WC.

Term: 125 years from the 15
September 1997

Service Charge: Refer to Solicitors

Ground Rent: £10 per annum

Vendors Solicitors:

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

Telephone No – 0121 455 6333

Ref: Mr B Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 13

**Plot 60, Little Hay
Lane, Shenstone,
Staffordshire**

Land Description:

A parcel of land extending to approximately 404 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts of the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197. The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors**

Cartwright & Lewis
886 Bristol Road
Northfield
Birmingham
B31 2NS

Telephone No – 0121 246 3100

Ref: Mr C Frowd

Viewings

Via Cottons – 0121 247 2233

Freehold Land

LOT 14

Plot 61, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 404 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts of the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

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



Vendors Solicitors

Cartwright & Lewis
886 Bristol Road
Northfield
Birmingham
B31 2NS

Telephone No – 0121 246 3100

Ref: Mr C Frowd

Viewings

Via Cottons – 0121 247 2233

LOT 15

Plot 62A, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 404 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts of the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

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



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886 Bristol Road
Northfield
Birmingham
B31 2NS

Telephone No – 0121 246 3100

Ref: Mr C Frowd

Viewings

Via Cottons – 0121 247 2233





Land at Ashes Road, Oldbury, West Midlands, B69

Description:

A parcel of freehold land extending to approximately 523 sq m (0.12 acres), roughly rectangular in shape, narrowing to the North Eastern end and having direct frontage onto Ashes Road opposite number 69. The site itself is currently rough grassed and is situated adjacent to a railway embankment and public open space in an area of predominately residential property but also contains a variety of industrial premises. The site is located within one quarter of a mile distance from Wolverhampton Road (A4123) which provides direct access to the M5 Motorway (Junction 2), Dudley and Wolverhampton Centres and Birmingham City Centre via Hagley Road (A456).

All interested parties should contact the Local Planning Department at Sandwell Metropolitan Borough Council to check the suitability of the land for their intended use.

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



33 Palmvale Croft, Sheldon, Birmingham, B26 2US



Property Description:

A detached residence of part rendered brick construction standing behind a walled foregarden and benefiting from well laid out accommodation, UPVC double glazing and gas fired central heating, garage and workshop. Palmvale Croft itself occupies a Cul-de-sac location and leads of Benedon Road and is within a quarter of a mile distance from Coventry Road (A45) which provides a wide range of local amenities and leads directly to Birmingham City Centre and the M42 Motorway, Junction 6, both being within approximately five miles distance.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway,
Through Lounge, Breakfast
Room/Study, Extended Kitchen,
Utility Room

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

Outside
Front: Foregarden
Rear: Lawned Garden, Tandem
Garage, and a further Substantial
Garage/Workshop with mains
electricity and water connected.

Vendors Solicitors:

Annie Liew and Co
Offices above 185 Church Road
Yardley
Birmingham
B25 8UR

Tel No: 0121 789 8485

Ref: Ms Paula Culley

Viewings:

Via Cottons – 0121 247 2233



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51 Arthur Road, Erdington, Birmingham, B24 9EX

Property Description:

An imposing spacious traditional detached residence of part rendered brick construction surmounted by a tile clad roof, standing behind a paved double entrance forecourt allowing for off road parking, and access to the garage. The property benefits from having well laid out accommodation and gas fired central heating. The property itself is situated on the corner with Spring Lane, which in turn leads onto Holly Lane and is conveniently located within less than half a mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station, which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre. The property is currently let on an Assured Shorthold Tenancy at a rental of £625 per calendar month (£7,500 per annum)

Accommodation:

Ground Floor
Storm Porch, Entrance Hall with Cloakroom, Front Reception Room, Rear Reception Room, Kitchen with modern fitted units. Separate WC and washbasin.

First Floor

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

Outside

(front) Walled fore garden and driveway, providing off road parking with access to garage. Side Porch access.

(rear) Brick built workshop/store, paved patio and garden

Vendors Solicitors:

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

Telephone No- 0121 327 3900

Ref: Mr A Khan

Viewings:

Via Cottons – 0121 247 2233

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**109 Wychwood Crescent, Sheldon,
Birmingham, B26 1LY**


Property Description:

A mid terraced property of non-traditional 'Smiths' type system built construction surmounted by an interlocking tile clad roof and set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows, recently fitted carpets, kitchen and gas fired central heating and is offered for sale in presentable condition. Wychwood Crescent itself is situated off Wensley Road and the property is within approximately one quarter of a mile distance from local amenities situated on Coventry Road (A45).

Accommodation:

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

Vendors Solicitors:

Lovsey Marsh
Pitman Building
159-161 Corporation Street
Birmingham B4 6PH

Telephone No – 0121 212 0255

Ref: Mr Chughtai

Viewings:

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19 Orchard Street, Brierley Hill, West Midlands DY5 1HW

Property Description:

A three bedroom, semi detached property, set back from the road behind a lawned fore-garden and driveway, allowing for off-road parking. The property benefits from having well laid out accommodation, majority aluminium double glazed windows and gas-fired central heating. Orchard Street is located off Wallows Road which in turns leads off Dudley Road (A461). The property is approximately one and a half miles distance from both Russells Hall Hospital and Merry Hill Shopping Centre, providing a wide range of shops, amenities and bars.

The property is currently let on an Assured Shorthold Tenancy Rental - £95.00 per week (£4940 per annum).

Accommodation:

Ground Floor
Entrance Hallway, Reception Room,
Kitchen/Dining Room.

First Floor

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

Outside (front) – Lawned garden & driveway.

Outside (rear)- Lawned garden & double gates, providing off road parking via a service road.

Vendors Solicitors:

Whiteheads
Temple Chambers
Market Square
Stone
Staffordshire
ST15 8AT

Telephone No – 01785 814818

Ref: Mr Burton

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk





52 Lower Essex Street, Digbeth, Birmingham, B5 6SN

Property Description:

This substantial site contains five Industrial Units, let to four separate tenants together with office space, with planning permission for conversion to a hotel/hostel, currently let to a separate tenant. The property is located close to the junction of Sherlock Street, Lower Essex Street and Wrentham Street, and is within half a mile of the Inner Ring Road (A4540).

Accommodation and Tenancies:

Unit 1 - Measures 13.00 x 4.2 = 54.6sq.m. (587sq.ft.)

Unit 2 - Measures 19.24 x 8.14 = 156.6sq.m. (1,685sq.ft.)

Both are currently let to the same tenant, who is trading as an MOT Testing Station and Repair Workshop. The current rental is £11,960pa

Unit 3 - Measures 19.24 x 12.36 = 237sq.m. (2,559sq.ft.)

This unit is currently let as a Motor Vehicle Store. The current rental is £7,800pa

Included in the above measured area is Unit 5 -

Unit 5 - Offices comprising of

Reception Room, Two Private Offices, Kitchen and W.C. Currently let as a Taxi Booking Office. The rental is £4,160pa

There is a secure yard to the front of Units 1, 2 and 3, that is currently employed as storage for all units.

Unit 4 - Measures 10.6 x 9.2 = 97.52sq.m. (1,049sq.ft.)

This unit is currently let as a Car Wash at a rental of £5,200pa

There is a secure yard to the front of this unit, used as forecourt parking for the car wash.

Unit 6 - Gross Internal Area is - Ground Floor of 167.9sq.m. (1,807sq.ft.) and First Floor of 276.9sq.m. (2,981sq.ft.). The total GIA is 444.8sq.m. (4,787sq.ft.) Former Office premises, but now benefiting from Planning Consent for conversion into a Hotel/Hostel. The property is currently let to a single tenant at a rental of £26,000pa.

The Total Floor Area of all Units is 990sq.m. (10,662sq.ft.) approx
The Total Site Area is 1,502.6sq.m. (1,797sq.yds..)

Unit	Rent	Term	Permitted Use
1 and 2	£11,960pa	15 Years	MOT Testing Station and Repair Shop
3	£7,800pa	6 Years	Motor Vehicle Storage
4	£5,200pa	21 Years	Car Wash
5	£4,160pa	21 Years	Private Hire Booking Office
6	£26,000pa	21 Years	Hotel/Hostel
Total	£55,120pa		

Leasehold Investment



The commencement date of all of the Underleases is 12 September 2005. All of the Underleases have rent reviews every three years from the date of commencement and are on a Full Repairing and Insuring basis.

Tenure:

Leasehold – The Head Lease was granted for 75 years from 24 June 1952 and is due to expire 23 June 2027. Ground Rent payable £319.20 per annum, fixed until the end of the lease.

Vendors Solicitors:

Elliott and Co.
83 Newhall Street
Birmingham
B3 1LH

Telephone No – 0121 236 9690

Ref: Mr M J Elliott

Viewings:

Via Cottons – 0121 247 2233

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**Factory Premises between 217-219
Cherrywood Road, Bordesley Green,
Birmingham B9 4XD**

Property Description:

A substantial brick built Factory Premises, surmounted by a pitched roof, set back from Cherrywood Road behind a brick paved forecourt and situated between numbers 217 and 219. The property itself requires refurbishment and repair throughout and is situated in an established and predominantly residential area, located off Bordesley Green (B4128).

Accommodation:

Ground Floor
Factory Premises
27.13 m x 9.41 m having concrete floor, roller shutter front and including three Store Rooms, side Entrance Hall with stairs to:
First Floor
27.13 m x 9.41 m with Workshop, Office, Store Room and Toilets.

Outside – Shared gated access to both sides and a brick paved forecourt.

Gross Internal Area

Ground Floor 265sq.m. (2853sq.ft.)
First Floor 265sq.m. (2853sq.ft.)

Total Floor Area 530sq.m.
(5706sq.ft.)

Term:

99 years from 24 June 1950

Ground Rent:

£45.00 per annum

Vendors Solicitors:

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

Telephone No – 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233





36 Swallow Croft, Lichfield, Staffordshire WS13 7HF

Property Description:

A two storey property comprising of a ground floor retail shop along with a well laid out self-contained flat over, situated in a parade of similar units, occupying a corner position at the junction with Wheel Lane. The property itself is situated in an established and predominantly residential area, located within approximately three quarters of a mile distance to the north of Lichfield City Centre.

Accommodation:

Ground Floor
Retail Shop – 38.5 sq m (414 sq ft) with recessed entrance and under stair storage. Rear Store/Preparation Area – 19.89 sq m (214 sq ft) with stainless steel sink, rear access and Cloakroom with WC and wash basin.
Flat (No 36A)
Separate Rear Entrance Hall.

First Floor

Stairs and Landing, Lounge, Breakfast/Kitchen, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Vendors Solicitors:

Rutherfords
6-9 Lady Bank
Tamworth
Staffordshire
B79 7NB

Telephone No – 01827 311411

Ref: Ms C Lee

Viewings:

Via Cottons – 0121 247 2233



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82-84 Hednesford Road, Heath Hayes, Cannock, Staffordshire WS12 5EA

Property Description:

A traditional built property of brick construction, surmounted by a slate clad roof and comprising of a double fronted ground floor retail premises, currently trading as ART Hairdressing Salon, along with a self-contained first floor flat above. The property, which benefits from part UPVC double glazed windows and extensive rear garden fronts Hednesford Road, adjacent to the former Badgers Rest Public House site, which is now undergoing residential redevelopment. The property is currently fully let as follows:

Ground Floor – Let on a ten year lease, which commenced on 11 May 2005 at a rental of £5,280 per annum.

First Floor Flat – Let on an Assured Shorthold Tenancy at a rental of £360 per calendar month (£4,320 per annum).

Total Rental Income - £9.600 per annum

Accommodation:

Ground Floor
Double Retail Shop/Hairdressing Salon
62.4 sq m (671 sq ft)
Rear Treatment Room – 10.88 sq m (117 sq ft) with Cloakroom having wash basin & WC.
Staff Room/Kitchen – 6.6 sq m (71 sq ft)
First Floor Flat
Shared pedestrian side gated access to external stairs, landing area, Lounge, Kitchen, Bathroom, Three Bedrooms.

Outside (front) – Block paved forecourt, pedestrian side access to rear yard, store and covered yard area, concrete patio and large lawned garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233





598 College Road, Kingstanding, Birmingham, B44 0HU

Property Description:

A retail unit with living accommodation above, being of brick construction surmounted by a pitched tile clad roof and situated in a parade of shops fronting College Road (A453) close to the junction with Brackenbury Road. The property itself comprises of a ground floor Chinese Hot Food Takeaway along with a large flat to the floors above. The entire property is offered for sale in excellent order. The shop benefits from a modern upvc Double Glazed shop front with electric roller shutter, and a central heating radiator in the Shop Front Waiting Area. The flat benefits from upvc Double Glazing and gas fired Central Heating. The property also benefits from rear vehicular access to a covered and enclosed yard. The property is currently let on a Full Repairing and Insuring lease for a term of twenty five years commencing 25 April 2005 at a rental of £8,850 per annum (rent review due 25 April 2010).

Accommodation:

Ground Floor
Takeaway/Retail Area – 21.1sq.m. (227sq.ft.)
Kitchen – 25.7sq.m. (277sq.ft.)

Store Room – 6.0sq.m. (65sq.ft.), with Cold Store
First Floor
Separate access off College Road (adjacent shop frontage) to Hallway, Reception Room, Bedroom, modern Kitchen, Bathroom with modern matching suite comprising of panelled bath with shower over, wash hand basin and low flush W.C.
Second Floor
Attic room, partitioned into three separate rooms
Outside
Front – Paved forecourt.
Rear – Brick store and brick built W.C., two Cold Stores, with a covered concrete yard, benefiting from vehicular access via a Right of Way off Brackenbury Road

Vendors Solicitors:

Kenneth Curtis and Co.
88 Aldridge Road
Perry Barr
BIRMINGHAM
B42 2TP

Tel – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



**53 Church Road, Wordsley, Stourbridge,
West Midlands, DY8 5AU**

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof, set back from the road behind a walled foregarden and gravelled driveway providing off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating and is offered for sale in presentable condition. The property is located in an established residential area off High Street (A491) approximately half a mile distance from both Wordsley and Ridge Hill Hospital.

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen, Utility Area and Two Store Rooms.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room having shower cubicle, low level WC and pedestal wash hand basin.
Outside
Front – walled foregarden and gravelled driveway providing off road parking

Rear – lawned garden.

Vendors Solicitors:

Sheltons Solicitors
47 Queen Street
Wolverhampton WV1 3BJ

Telephone No – 01902 428121

Ref: Mr P Hingley

Viewings:

Via Cottons – 0121 247 2233

**4 Rothesay Gardens,
Monmore Grange,
Birmingham New Road,
Wolverhampton WV4 6BP**

Property Description:

A recently constructed Bryant Homes, two bedroom Hilston Style Apartment measuring approximately 714 sq ft, set in a purpose built development off Birmingham New Road. The property has not yet been lived in and therefore benefits from having newly fitted carpets, kitchen and bathroom appliances, along with UPVC double glazed windows and gas-fired central heating. Monmore Grange is located off Birmingham New Road (A4123) close to the junction with Walton Road and provides direct access to both Birmingham and Wolverhampton City Centres.

Accommodation:

Ground Floor
Communal Entrance Hall and Stairs
First Floor
Entrance Hallway, Two Bedrooms (one with en-suite shower room), Bathroom with panelled bath, pedestal wash hand basin & WC, Reception Room, Kitchen.

Outside – Communal gardens.

Term:

125 years from 22 December 2005

Service Charge:

£1,004.55 per annum

Ground Rent:

£150.00 from start of lease to 31.12.2029 then rising during the term, please see legal pack for details.

Vendors Solicitors:

Lane & Co
9 York Road
Erdington
Birmingham B23 6TE
Telephone No – 0121 382 6622

Ref: Mr J Francis

Viewings:

Via Cottons – 0121 247 2233



Apartment 14 Chester Court, 565 Chester Rd, Sutton Coldfield, West Midlands B73 5HU

Property Description:

A recently constructed ground floor two bedroom Apartment, set in a purpose built development off Chester Road. 14 Chester Court is located in a separate purpose built block to the rear of the main building and benefits from a secure electric gated entry system, UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fittings and allocated parking. Chester Court is located off Chester Road (A452), close to the junction with Boldmere Road (B4142). The property is approximately within a quarter of a mile distance from Chester Road Railway Station and approximately two miles distance from Sutton Coldfield Town Centre providing a wide range of shops, amenities and bars.

Accommodation:

Ground Floor
Entrance Hallway with secure entry system.
Flat 14
Entrance Hallway, Storage cupboard

housing hot water boiler, Bedroom 1 with en-suite Shower Room having shower cubicle, pedestal wash hand basin & WC, Bedroom 2, Bathroom with panelled bath, wash hand basin & WC, Kitchen/Reception Room.

Term:

125 years from 25 December 2003

Service Charge:

£732.12 per annum

Ground Rent:

£225 per annum

Vendors Solicitors

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

Ref: Mrs L Russell

Viewings

Via Cottons – 0121 247 2233





Freehold Building Plot, Field Close, Sheldon, Birmingham, B26 2NA

Description:

A parcel of freehold building land extending to approximately 460 sq. mtrs (0.11 acres) and currently comprising of a grassed area and situated adjacent to numbers 8-26 Field Close, which comprises of a Cul-de-sac located off Willclare Road which in turn leads off Barrows Lane. The plot lies alongside a sports ground and forms part of an established residential area and benefits from planning consent for the erection of a detached dwelling house with integral garage.

Planning:

The Plot benefits from planning consent granted by Birmingham City Council (Reference C/06728/05/FUL and dated 9 February 2006) for the erection of one detached dwelling with integral garage. The plans accompanying the planning consent, proposed a dwelling with the following accommodation.

Ground Floor

Porch, Reception Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room and Integral Garage.

First Floor

Stairs and Landing, Master Bedroom with en-suite, Three further Bedrooms and Bathroom.

Outside: Front and rear gardens.

A copy of the planning consent and plans area available for inspection from the Auctioneers Offices.

Vendors Solicitors:

Bowling & Co
Bowling House
776-778 Barking Road
Upton Park
London
E1 9PJ

Telephone No – 0208 5482300

Ref: Mr G Hirschfield

Viewings:

Via Cottons – 0121 247 2233





Residential Development Site, 38 Rowland Street, Walsall, WS2 8SU

Description:

A parcel of freehold residential development land comprising of a former yard with workshop and situated to the lower part of Rowland Street, comprising of cul-de-sac leading off Bentley Lane and forming part of a predominantly residential area. The site itself is roughly rectangular in shape and extends to approximately 2,139 sq m (0.52 acres) and enjoys a pleasant outlook and contains a range of mature trees situated around the perimeter and is adjacent to another residential development site located to the western boundary. The site is conveniently located within approximately three quarters of a mile distance from the M6 Motorway (Junction 10) and Walsall Town Centre providing a wide range of retail amenities and services.

Planning:

The site benefits from planning consent granted by Walsall Metropolitan Borough Council (Ref: 03/1557/FL/W2 dated 21 November 2003) for the construction of a two storey block containing six two bedroom apartments. A copy of the planning consent, plans and geotechnical assessment (ground investigation report) are available for inspection at the Auctioneer's office.

Vendors Solicitors:

Dunham Guest & Lyons
29 Wolverhampton Street
Cannock
Staffordshire WS11 1AP
Telephone No - 01543 462121

Ref: Mr R Lyons

Viewings:

Via Cottons – 0121 247 2233



LOT 31

3 Warstone Parade East, Hockley, Birmingham, B18 6NR

Property Description:

A three storey former manufacturing premises of traditional brick construction surmounted by a pitched slate clad roof and situated directly fronting Warstone Parade East which comprises of a cul-de-sac located off Warstone Lane, forming part of the popular and busy Jewellery Quarter area which has undergone significant redevelopment and regeneration in recent years. Birmingham Outer Ring Road (A4540) is conveniently within approximately two hundred and fifty metres distance. The property benefits from planning consent for conversion of the existing accommodation into two self contained and well laid out apartments.

Planning:

The property benefits from planning consent granted by Birmingham City Council (Reference C/03585/04/FUL and dated 29th July 2004) for change of use and conversion of the existing offices/workshops/ storage to form two 2 bedroom accommodation units. The proposed accommodation is for two apartments each having Lounge, Dining Kitchen, Two Bedrooms and Two Bathroom/Shower Rooms.

Existing Accommodation

Ground Floor

Shared Side Entrance, Room 1 – 17.46 sq m (188 sq ft), Inner Hall with Cellar access, Cloakroom with WC and wash basin, Room 2 – 13.38 sq m (144 sq ft) with walk in

Freehold Vacant Possession/ Redevelopment Opportunity



store cupboard, Room 3 – 21.08 sq m (234 sq ft), Room 4 – 13 sq m (140 sq ft), Cloakroom with WC and wash basin.

First Floor

Separate Ground Floor off street entrance to Stairs and Landing, Room 1 – 15.79 sq m (170 sq ft), Room 2 – 16.83 sq m (181 sq ft), Cloakroom (no fittings), Box Room 2.96 sq m (31 sq ft).

Second Floor

Attic Room 23.22 sq m (249 sq ft).

Outside

Rear – Enclosed brick yard/fire escape with shared pedestrian entry access.

Vendors Solicitors

Dawkins & Grey
4 Warstone Parade East
Hockley
Birmingham
B18 6NR

Telephone No – 0121 233 1021

Ref: Ms J Bonegal

Viewings

Via Cottons – 0121 247 2233



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206 Edward Road, Balsall Heath, Birmingham, B12 9LY

Property Description:

A traditional three storey mid terraced property of brick construction, surmounted by a pitched slate clad roof, comprising of a ground floor retail premises which has recently traded as a butchers shop along with a self contained flat above which benefits from UPVC double glazed windows and gas fired central heating. Edward Road itself forms part of an established and predominantly residential area and runs directly between Moseley Road (A435) and Pershore Road (A441) and is located conveniently within approximately one miles distance to the South of Birmingham City Centre. The property is currently partly let as follows:-
Retail Shop – Vacant.
Flat – Let on an Assured Shorthold Tenancy Agreement at a rental of £90 per week (£4,680 per annum).

Retail Accommodation

Ground Floor
Retail Shop – 28 sq m (301 sq ft) with roller shutter protection, Rear Area – 34 sq m (365 sq ft) including Kitchen/Preparation Area, Separate

WC, Cloakroom with WC and wash basin, Covered Yard Area and Store.

Flat Accommodation

Ground Floor
Entrance Hall,
First Floor
Stairs and Landing, Dining Kitchen with range of modern fitted units, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC, Lounge.
Second Floor
Stairs to Double Attic Bedroom.

Vendors Solicitors:

Steel and Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP

Tel: 0121 523 9191

Ref: Mr N Gillette

Viewings:

Via Cottons – 0121 247 2233



LOT 33**Freehold Vacant Possession**

**80A Park Lane
East, Tipton,
West Midlands
DY4 8RD**

Property Description:

A single storey commercial unit of brick construction, surmounted by a tile clad roof, directly fronting the pavement and benefiting from a modern double glazed shop front. The property has previously been used as a barbers shop. Park Lane East is located off Horsley Heath (A461) and the property itself is close to the junction with Victoria Road, approximately three quarters of a mile distance from Burnt Tree Island.

Accommodation:

Ground Floor
Retail Shop/Barbers –
40sq.m. (434sq.ft.)
approximately with store
cupboard to rear, separate



door leading to W.C with pedestal wash hand basin, Kitchen Area.

Vendors Solicitors:

VKM
Suite 1, Talisbrook House
Castle Street
Wolverhampton WV1 3AD

Telephone No – 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons - 0121 247 2233

LOT 34**Freehold Building Plot**

**Land Adj 26 Denise Drive. Coseley,
Wolverhampton**

Property Description:

A parcel of freehold land, extending to approximately 2,583 sq ft (240 sq m) situated adjacent to number 26 Denise Drive, with the benefit of outline planning consent granted for the erection of one three bedroom house. Denise Drive is located in an established and popular residential area off Hospital lane close to the Birmingham new road (A4123) which in turn provides direct access to both Wolverhampton and Birmingham city centres.

Planning:

The land benefits from outline planning consent granted by Dudley Metropolitan Borough Council (Ref P04/0580 dated 12th August 2004), for the erection of one three bedroom house.

Vendors Solicitors:

VKM Solicitors
Suite 1 Talisbrook House
Castle Street
Wolverhampton WV1 3AD

Telephone No – 01902 311 155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233





154 Lichfield Road, Rushall, Walsall, WS4 1ED

Property Description:

A traditional two storey mid terraced house of brick construction with rendered frontage surmounted by a replacement artificial slate tiled roof set back from the road behind a paved foregarden. The property has been converted into two self contained one bedroom flats. The property is located on the Lichfield Road (A461) directly off Broadway North (A4148) and close to the junction with Daw End Lane and is also approximately one mile distance north of Walsall town centre providing a wide range of shops and amenities. The property is currently let as follows:- Ground Floor Flat - 154B is let on an Assured Shorthold Tenancy Agreement providing a total rental income of £1,932 per annum. First Floor Flat – 154 is let on a Regulated Tenancy providing a total rental income of £1,812.72 per annum. We understand from the vendor that the rentals have not been reviewed for a number of years.

Accommodation:

Ground Floor
Communal Entrance Hall
Flat 154B – Entrance Hall, Living

Room, Bedroom, Dining Room with access to Cellar, Kitchen, Bathroom having panelled bath, wash hand basin and WC.

First Floor

Stairs and Landing.

Flat 154 – Living Room, Bedroom, Store Room, Kitchen, Bathroom with panelled bath, wash hand basin and WC.

Outside

Front – paved foregarden.

Rear – yard area leading to lawned garden.

Vendors Solicitors:

David Drury And Co
23 Hollyfield Road South
Sutton Coldfield
West Midlands
B76 1NY

Telephone No – 0121 378 4552

Ref: Mr David Drury

Viewings:

Via Cottons – 0121 247 2233





195 Lichfield Road, Rushall, Walsall, WS4 1ED

Property Description:

A double fronted three storey semi detached house of brick construction surmounted by a tile clad roof, set back from the road behind a walled foregarden and driveway. The property has been converted into three self contained one bedroom flats, each benefiting from well laid out accommodation and gas fired central heating. The property is located on the Lichfield Road (A461) directly off Broadway North (A4148) and close to the junction with Daw End Lane and is also approximately one mile distance north of Walsall town centre providing a wide range of shops and amenities.

Flat One - Ground Floor, is let on an Assured Tenancy Agreement producing a total rental income of £2,340 per annum.

Flat Two - First Floor, is let on an Assured Shorthold Tenancy Agreement producing a total rental income of £2,800 per annum.

Flat Three - Second Floor, is let on an Assured Shorthold Tenancy Agreement producing a total rental of £2,080 per annum.

We understand from the Vendor that the rentals have not been reviewed for a number of years.

Accommodation:

Ground Floor
Communal Entrance Hall
Flat One – Entrance Hall, Reception Room, Bedroom, Inner Lobby, Kitchen, Bathroom having panelled bath, wash hand basin and WC.
First Floor
Stairs and Landing.
Flat Two – Hallway, Reception Room, Bedroom, Kitchen, Bathroom with panelled bath, wash hand basin and WC.
Second Floor
Stairs and Landing
Flat Three – Kitchen, Reception Room, Bedroom, Bathroom with panelled bath, wash hand basin and WC.

Vendors Solicitors:

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

Telephone No – 0121 378 4552

Ref: Mr David Drury

Viewings:

Via Cottons – 0121 247 2233



14 Mary Street, Walsall, West Midlands WS2 8LA

Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof, situated directly fronting the pavement and forming part of an established residential area located approximately one quarter of a mile distance to the north of Walsall Town Centre. The property has been modernised and much improved throughout and benefits from gas-fired central heating, UPVC double glazed windows, modern kitchen fitments, fitted fire doors and smoke alarms. The property is currently let on an Assured Shorthold Tenancy Agreement
Rental - £485.00 per calendar month (£5,820,00 per annum).

Accommodation:

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

Room, Kitchen, Rear Lobby, Bathroom with panelled bath having Shower over, pedestal wash basin & WC.

First Floor

Stairs and Landing, Two Double Bedrooms.

Outside (rear) – Paved yard, shared pedestrian access and separate paved garden with shed.

Vendors Solicitors:

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

Telephone No – 0121 327 3900

Ref: Mrs H Begum

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk





Newton House, Gipsy Lane, Willenhall, West Midlands WV13 2HG

Property Description:

A detached property of rendered brick construction, surmounted by a tile clad roof, set back from the road behind a lawned fore-garden and having substantial garage and store shed to side. The property benefits from having well laid out accommodation and majority UPVC double glazed windows. However the property does require some modernisation and improvement. Gipsy Lane is located off Bilston Lane (A462) and the property itself is close to the junction with Wakes Close. The property is approximately two miles distance from Junction 10 of the M6 Motorway, and a further mile from Walsall Town Centre.

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

Outside (front) – Small lawned fore-garden and driveway to Garage.

Outside (rear) – Lean-to having access to Garage and store shed.

Vendors Solicitors:

VKM
Suite 1
Talisbrook House
Castle Street
Wolverhampton WV1 3AD
Telephone No – 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Porch to Hallway, Storage

186 High Street, Pensnett, Dudley, West Midlands, DY5 4JG



Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set slightly back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation and some UPVC double glazed windows. 186 High Street can be located between the junctions of Church Street and Bell Street and directly opposite Barrow Hill Nature Reserve. The property is also approximately one quarter of a mile distance from Russell's Hall Hospital.

Vendors Solicitors:

VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton WV1 3AD
Telephone No – 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

Outside

Front – Small walled foregarden.

Rear - Garden



22 St Bernards Road, Olton, Solihull, West Midlands B92 7BB

Property Description:

A substantial period house which has been converted to provide six separate Self-contained Flats with Tarmacadam forecourt providing shared parking and shared lawned garden at the rear. The property is located within a quarter of a mile from Warwick Road (A41). All Flats are subject to a long lease, for a term of 174 years, commencing on 25 March 1977 and paying the following ground rent:

Flat 1 - £100 per annum
 Flat 2 - A peppercorn
 Flat 3 - £100 per annum
 Flat 4 - A peppercorn
 Flat 5 - £100 per annum
 Flat 6 - A peppercorn

Total Ground Rent Collected:

£300 per annum

Service Charge:

Service charge accounts are submitted by the freeholder in March each year and the service charge for the most recent accounts (31 March 2006) was £420 per flat per annum.

Income Received By Freeholder:

The Freeholder is entitled to receive under the terms of the lease (6 schedule, part 11) reasonable remuneration for the management and administration of the property equating to 1/6th of the total annual service charge plus administration charges of £255 per annum. Management Fee 2005/2006 - £675.00

Total Income (Ground Rent and Management Fees):

£975.00 per annum

Insurance

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

Landlord & Tenant Act 1987

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

Vendors Solicitors

Morgans Solicitors
 7 Mill Street
 Ludlow
 Shropshire
 SY8 1BA

Telephone No – 01584 872 333

Ref: Ms J Hill

Viewings:

Not applicable

N.B. – A CONTRIBUTION OF £350 PLUS VAT WILL BE PAYABLE BY THE PURCHASERS TOWARDS THE FREEHOLDERS LEGAL COSTS.

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www.cottons.co.uk

E-mail: auctions@cottons.co.uk



LOT 41

Paddock 11, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Land Description:

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

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

Local Authority - Malvern District Council.



Vendors Solicitors

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings

External Viewings

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

LOT 42

Paddock 15, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Land Description:

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

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

Local Authority - Malvern District Council.



Vendors Solicitors

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings

External Viewings

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



LOT 43

Paddock 23, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Land Description:

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

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

Local Authority - Malvern District Council.

Freehold Land



Vendors Solicitors

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings

External Viewings

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

LOT 44

Paddock 26, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Land Description:

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

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

Local Authority - Malvern District Council.

Freehold Land



Vendors Solicitors

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings

External Viewings

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



LOT 45

Paddock 27, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Land Description:

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

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

Local Authority - Malvern District Council.



Vendors Solicitors

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings

External Viewings

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

LOT 46

Plot 23, Land off Queslett Road, Great Barr, Birmingham B43

Land Description:

A parcel of land extending to approximately 453 sq m (0.11 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors

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

Telephone No – 01384 342100



Ref: Mr M Pettigrew

Viewings

Via Cottons – 0121 247 2233



LOT 47

Plot 24, Land off Queslett Road, Great Barr, Birmingham B43

Land Description:

A parcel of land extending to approximately 466 sq m (0.115 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.



Vendors Solicitors

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

Ref: Mr M Pettigrew

Viewings

Via Cottons – 0121 247 2233

LOT 48

Freehold Vacant Possession/Investment



79 Flackwell Road, Erdington, Birmingham B23 5EN

Property Description:

An end of terrace Retail Shop with Self-contained Flat over, situated in a small parade of similar units, positioned close to the junction of Flackwell Road and Witton Lodge Road. The property is of brick construction with a replacement tile clad roof and provides well-laid out accommodation and the flat benefits from UPVC double glazed windows and gas-fired central heating. The shop was previously used as a kitchen showroom and is now vacant.

The property is currently let as follows:

Retail Shop - Vacant
First Floor Flat
Let on an Assured Shorthold Tenancy Agreement.
Rental- £525 per calendar month (£6,300 per annum), inclusive of bills.

Accommodation:

Ground Floor
Retail Shop

Showroom – 51.24 sq m (551 sq ft) with aluminium shop front,
Store/Office - 10.59 sq m (114 sq ft),
Cloakroom with WC and wash basin.

Outside – Forecourt parking area, pedestrian side access to enclosed yard and store at the rear.

First Floor
Self-contained Flat
Dining Kitchen, Bathroom with panelled bath, pedestal wash basin and WC, Two Bedrooms, Lounge.

Outside – Pedestrian side access and steps to raised yard and off road parking area with vehicular access off Witton Lodge Road.

Vendors Solicitors:

Richards, Heynes & Coopers
101-103 New Union Street
Coventry CV1 2NT
Telephone No – 02476 257411

Ref: Mr H Heynes

Viewings:

Via Cottons – 0121 247 2233



**98 Gladstone Road, Sparkbrook,
Birmingham B11 1LL**

Property Description:

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, offered for sale in a presentable condition and benefiting from UPVC double glazed windows. The property benefits from planning consent for the erection of a part single storey and part two storey rear extension, providing scope to increase the existing accommodation. Gladstone Road itself is situated in an established residential area located a short distance off Stratford Road (A34) which provides access to a wide range of retail amenities and services.

Planning

The property benefits from planning consent granted by Birmingham City Council (reference C/07989/05/FUL dated 18 February 2006) for the erection of a part single storey and part two storey rear extension. A copy of both the planning decision notice and plans are available for inspection at the auctioneers offices.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Dining/Kitchen.
First Floor
Stairs and Landing. Two Bedrooms, Bathroom with panelled bath,

pedestal wash basin & WC.

Outside

Front – Small walled forecourt. parking, pedestrian side access to rear.

Rear – Paved yard and garden with rear pedestrian access.

Vendors Solicitors:

Ark Solicitors
411 Stratford Road
Sparkhill
Birmingham B11 4JZ
Telephone No – 0121 753 7138

Ref: Mr A R Ahmad

Viewings:

Via Cottons – 0121 247 2233

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

Property Description:

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

Accommodation:

Ground Floor
Entrance Hall, Bedroom, Bathroom, Reception Room/Kitchen.
Outside
Garage and Communal Gardens.

Vendors Solicitors:

Millichips Solicitors
County Chambers
317 High Street
West Bromwich B70 8LS
Tel No: 0121 500 6363

Term:

99 Years from 25 March 1974

Ref: Mr C Viner

Viewings:

Via Cottons – 0121 247 2233

Ground Rent:

£20 rising to £100

Service Charge:

Refer to solicitors





**118 Park Road, Netherton, Dudley,
West Midlands DY2 9DD**

Property Description:

A mid terraced property of brick construction, surmounted by a interlocking tile clad roof, benefiting from well laid out accommodation. Park Road itself is located between Swan Street and Baptist End Road off Cinder Bank (A459). The property is within one and a half miles of Merry Hill Shopping Centre.

The property is currently let on a Company Tenancy Agreement. Rental - £7,800.00 per annum.

Accommodation:

Ground Floor
Side Entrance Door, Front
Reception Room, Rear Reception
Room, Kitchen, Inner Lobby, WC.

First Floor
Stairs and Landing, Two Bedrooms,

Bathroom with panelled bath,
pedestal wash basin & WC.

Outside (front) – Small walled fore-
garden.

Outside (rear) – Lawned garden.

Vendors Solicitors:

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

Telephone No – 0121 200 2818

Ref: Miss S Murria

Viewings:

Via Cottons – 0121 247 2233



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THE AUCTIONEERS





19 Lanchester Road, Kings Norton, Birmingham B38 9AG

Property Description:

An end terraced house of part rendered brick construction, surmounted by a pitched interlocking tile clad roof, and requiring complete modernisation and improvement throughout. The property itself is situated in a cul-de-sac, which is located off Masshouse Lane and is conveniently within a quarter of a mile distance from Kings Norton Centre which provides a wide range of local amenities and services.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Dining/Kitchen with Pantry, Rear Veranda/Entrance with Workshop and WC.

First Floor

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

Outside

Front – Fore-garden with pedestrian side access to rear.
Rear – Overgrown garden.

Vendors Solicitors:

Hammonds
2 Park Lane
Leeds LS3 1ES
Telephone No – 0870 839 7557

Ref: Mr M Whitworth

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk





13 Highfield Road, Tipton, West Midlands, DY4 0RB

Property Description:

A mid terrace house of brick construction with a slate clad roof benefiting from well laid out accommodation, UPVC double glazed windows, modern kitchen and bathroom fittings and off road parking. The property is currently let on an Assured Shorthold tenancy agreement at a rental of £425 per calendar month (£5,100 per annum).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining
Kitchen with range of fitted units,
Lobby, Bathroom with modern suite
comprising panel bath with electric
shower over, pedestal wash basin
and WC

First floor

Stairs and Landing, Three Bedrooms

Outside

Front – paved front fore court
providing off road parking

Rear – pedestrian entry access to
patio and garden.

Vendors Solicitors:

Challinors
St Chads House
215 Hagley Road
Edgbaston
Birmingham B16 9RG
Tel 0121 455 6333

Ref: Mr P Lugsdin

Viewings:

Via Cottons – 0121 247 2233

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

24th May 2006

CALL THE AUCTION TEAM NOW

0121 247-2233





**94 Glebe Farm Road, Stechford,
Birmingham, B33 9NA**

Property Description:

An end terraced house of brick construction, surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows, gas fired central heating, three bedrooms and off road parking. The property is situated opposite the junction with Bushbury Road and is currently let on an Assured Shorthold Tenancy Agreement at a rental of £120 per week (£6,240 per annum).

Accommodation:

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

Outside

Front – Lawned foregarden and paved driveway providing off road parking.
Rear – pedestrian side access to patio and garden.

Vendors Solicitors:

Challinors
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 8RG

Telephone No – 0121 455 6333

Ref: Mr P Lugsdin

Viewings:

Via Cottons – 0121 247 2233

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

24th May 2006

CALL THE AUCTION TEAM NOW

0121 247-2233





123/125 Radford Road, Radford, Coventry, CV6 3BQ

Property Description:

A double fronted ground floor retail premises forming part of a traditional two storey property and occupying a prominent position fronting Radford Road (B4098) situated close to the junction with Dugdale Road and lying approximately three quarters of a mile distance to the North of Coventry City Centre. The property itself is offered for sale in a presentable and refurbished condition and is occupied by a Property Management and Letting Agent trading as Plum Properties. The property is let on a lease for a term of ten years which commenced on 1 September 2003, at a current rental of £5,400 per annum (subject to rent review/break clause terms on 1 October 2008). The tenant is responsible for reimbursing the Landlord (Head Lessee) a service charge contribution in respect of the repair, maintenance and redecoration of the building together with the annual insurance premium.

Accommodation

Ground Floor
Double Fronted Retail Shop – 36.78 sq m (396 sq ft) comprising two principal sales areas/offices with modern retail shop fronts incorporating individual entrance doors, built in store cupboard – 1.37 sq m (15 sq ft), Cloakroom with WC and wash basin.

Leasehold Term

The property is subject to a long leasehold term for 99 years from 1 October 2003 at an initial ground rent of £100 per annum rising thereafter. The Lessee is responsible for the payment of a service charge equating to 28.57% of the cost and expenses incurred by the Landlord in carrying out repairs, maintenance and redecoration in respect of the whole building and furthermore is responsible for paying an insurance rent at a rate of 28.57% of the premium for insuring the whole block. These charges are reimbursed in full by the tenant, Plum Properties.

Vendors Solicitors:

Challinors
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

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





The Old Rising Sun, 2 The Common, Crich, Matlock, Derbyshire, DE4 5BH

Property Description:

A substantial residence formerly known as the Old Rising Sun Public House, and offered for sale due to the vendors emigration. The property offers substantial family accommodation benefiting from gas fired central heating, UPVC double glazed windows, a range of character features including open fireplace and original doors, and has been sympathetically modernised which includes high quality kitchen and bathroom fittings. The property is constructed of part rendered stone walls surmounted by a pitched tile clad roof and benefits from planning consent for sub-division into two separate cottages, and therefore offers an interesting development/investment opportunity. Crich itself comprises of a Derbyshire village located on the border of the Peak National Park and is conveniently located within approximately twenty miles distance of Sheffield, fifteen miles distance of Nottingham and ten miles distance from Derby. The village itself contains a range of picturesque properties along with a wide range of local shops and amenities which includes a Tramway Museum and is popular with walkers and tourists, and has had its popularity boosted by being renamed as the fictional village of 'Cardale' in the popular TV series 'Peak Practice'.

Planning

The property benefits from planning consent granted by Amber Valley Borough Council (Reference: AVA/2005/0574 and dated 27 June 2005) for division of the existing dwelling into two separate dwellings.

Accommodation

Ground Floor
Entrance Hall, Dining Kitchen and Snug with a range of modern oak fronted units, granite work surfaces, a range cooker which extractor hood, breakfast bar and original quarry tiled floor with cast open fire range. Rear Entrance Hall/Pantry with wash basin, separate WC, Reception Hall/Room, Ground Floor Cellar, Utility Room, Sitting Room.

First Floor
Stairs and Landing, Master Bedroom with Dressing Room and En-suite Shower Room having Sanitan suite including glazed shower enclosure, pedestal wash basin, WC, Family Bathroom with Sanitan suite comprising Whirlpool bath, pedestal wash basin and WC. Bedroom 2 (double) Bedroom 3 (double) Bedroom 4 (double)

Outside (front) – Garage/Workshop with Store
Outside (rear) – Paved Patio with steps to a raised lawned garden which enjoys superb views of open countryside.

Vendors Solicitors

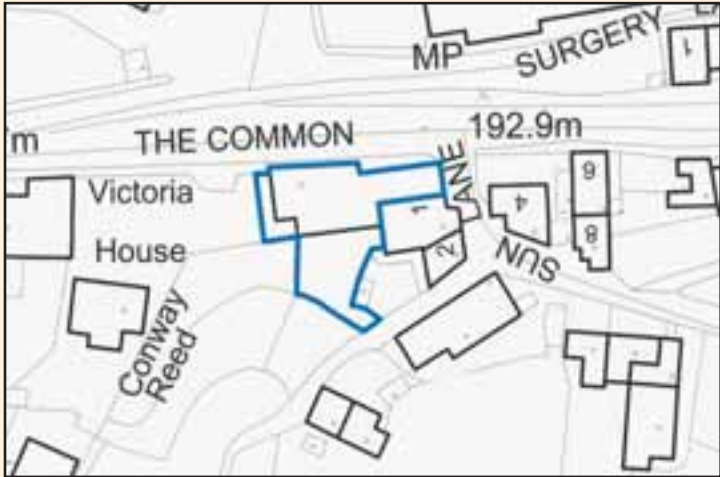
Brigg Sayers & Co
46 Bridge Street
Belper
Derbyshire
DE56 1AX
Telephone No – 01773 825246

Ref: Mr M Sayer

Viewings:

Via Cottons – 0121 247 2233

Vacant Possession/ Conversion Opportunity





4 Austrey Road, Warton, Tamworth, Staffordshire B79 0HW

Property Description:

A modern end town house providing well laid out accommodation, benefiting from gas-fired central heating, double glazed windows and off-road parking, and ideally suited to either a buy-to-let investor or owner/occupier. The property is situated in the popular village of Warton, which is conveniently located within approximately five miles distance from both Tamworth Town Centre, providing a wide range of retail amenities and services, and the M42 Motorway (junction 10) which provides direct access onto the Midlands Motorway Network. The property is offered for sale in a presentable condition.

Accommodation:

Ground Floor
Reception Hall, Kitchen with a range of modern fitted units

including built-in hob, oven & cooker hood, Lounge/Dining Room.
First Floor

Stairs and Landing, Two Bedrooms, Bathroom with panelled bath having shower over, washbasin & WC.

Outside (front) – Small fore-garden

Outside (rear) – Lawned garden with access to allocated off-road parking space and visitors space.

Vendors Solicitors

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

Telephone No – 0121 377 7727

Ref: Ms Karen Whitehouse

Viewings

Via Cottons – 0121 247 2233





275 Beeches Road, Great Barr, Birmingham B42 2QS

Property Description:

A three bedroom Duplex Flat forming part of a purpose built three-storey block, of brick construction with interlocking tile clad roof. The flat is situated over a retail shop and benefits from well laid out accommodation, UPVC double glazed windows and gas-fired central heating. The property is offered for sale in presentable condition. Beeches Road itself runs directly between Aldridge Road and Walsall Road (A34) and forms part of an established residential catchment area. Birmingham City Centre is within approximately five miles distance to the south and The M6 Motorway (junction 7) is within approximately two miles distance.

Accommodation:

First Floor
Entrance Hallway, Kitchen,
Reception Room.

Second Floor

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

Leasehold Terms

The Property will be subject to a long lease for a term of 125 Years from the date of completion. All enquiries regarding ground rent and service charge should be referred to the solicitors

Vendors Solicitors:

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

Telephone No – 01858 464 327

Ref: Mr K Harvey

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk





277 Beeches Road, Great Barr, Birmingham B42 2QS

Property Description:

A three bedroom Duplex Flat forming part of a purpose built three-storey block, of brick construction with interlocking tile clad roof. The flat is situated over a retail shop and benefits from well laid out accommodation, UPVC double glazed windows and gas-fired central heating. The property is offered for sale in presentable condition. Beeches Road itself runs directly between Aldridge Road and Walsall Road (A34) and forms part of an established residential catchment area. Birmingham City Centre is within approximately five miles distance to the south and The M6 Motorway (junction 7) is within approximately two miles distance. The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental - £5,200 per annum.

Accommodation:

First Floor
Entrance Hallway, Kitchen,
Reception Room.

Second Floor

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

Leasehold Terms

The Property will be subject to a long lease for a term of 125 Years from the date of completion. All enquiries regarding ground rent and service charge should be referred to the solicitors.

Vendors Solicitors:

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

Telephone No – 01858 464327

Ref: Mr K Harvey

Viewings:

Via Cottons – 0121 247 2233





281 Beeches Road, Great Barr, Birmingham B42 2QS

Property Description:

A three bedroom Duplex Flat forming part of a purpose built three-storey block, of brick construction with interlocking tile clad roof. The flat is situated over a retail shop and benefits from well laid out accommodation, UPVC double glazed windows and gas-fired central heating. The property is offered for sale in presentable condition. Beeches Road itself runs directly between Aldridge Road and Walsall Road (A34) and forms part of an established residential catchment area. Birmingham City Centre is within approximately five miles distance to the south and The M6 Motorway (junction 7) is within approximately two miles distance.

Accommodation:

First Floor
Entrance Hallway, Kitchen,
Reception Room.
Second Floor

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

Leasehold Terms

The Property will be subject to a long lease for a term of 125 Years from the date of completion. All enquiries regarding ground rent and service charge should be referred to the solicitors

Vendors Solicitors:

Keith Harvey and Co Solicitors
43 High Street
Market Harborough
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Telephone Number – 01858 464327

Ref: Mr K Harvey

Viewings:

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46 Talbot Street, Winson Green, Birmingham, B18 5DG

Property Description:

A Second Floor Studio Flat forming part of a purpose built development of brick construction. The property is offered for sale in a presentable condition and provides a good investment opportunity. Talbot Street is located in an established residential area and is located off Lodge Road which in turn runs from Handsworth New Road (A4040). The property is approximately a quarter of a mile from City Hospital and Dudley Road (A457) providing a wide range of local shops and amenities. The property is currently let on an Assured Shorthold Tenancy producing a total rental of £350 per calendar month (£4200 per annum)

Accommodation:

Ground Floor
Communal Entrance Hall and Stairs

First Floor
Reception Room, Kitchen, Inner Hall with further Room off, Shower Room

Outside
Front: Communal Gardens

Leasehold Terms

Term:
120 years from 29 September 1983

Ground Rent:
£20 per annum subject to review

Service Charge:
Refer to Solicitors

Vendors Solicitors:
Caffrey & Co
Raees Building
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL

Tel No: 0121 327 3900

Ref: Mr A Khan

Viewings:
Via Cottons – 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

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

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

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





Former Lock-Up Garage Site, Branstree Drive, Holbrooks, Coventry, CV6 6GB

Property Description:

A parcel of freehold land previously occupied by a pair of lock-up garages which have since been removed and is situated in a tarmac yard leading off Branstree Drive and adjacent to No. 48. The land is suitable as a pair of car parking spaces and Branstree Drive itself forms part of a residential area comprising of a cul-de-sac leading off Compton Road which in turn leads off Lythalls Lane and is conveniently within approximately half a miles distance from the Ricoh Arena (Coventry City Football Club) and adjacent Retail Park.

Viewings:

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

Telephone No – 0121 3561161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



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**The Repeater Station, Tamworth Road,
Middleton, Nr Sutton Coldfield,
West Midlands B78**

Site Description:

A parcel of freehold land, extending to approximately 205 sq m (2206 sq ft), containing a brick building, previously used by British Telecom, and situated in a rural area directly fronting onto Tamworth Road (A4091) and lying approximately half way between Brick Kiln Lane and Wishaw Lane. The Belfry Hotel is located approximately one and a half miles distance to the south of the site. Part of the site has been surfaced to provide car parking and the building/site may be suitable for a variety of uses, subject to obtaining any necessary planning consent from the local authority. All interested parties are advised to

discuss any proposal for the site with the local authority at North Warwickshire Borough Council, prior to bidding.

Vendors Solicitors:

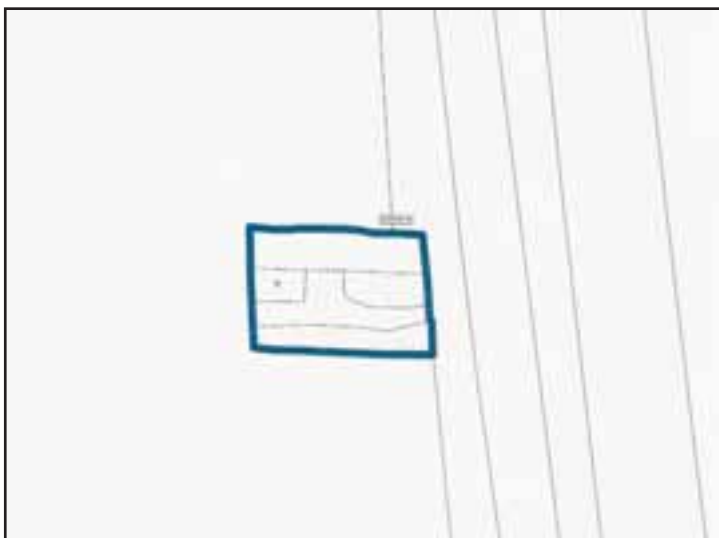
Powell & Co
9-11 Coleshill Street
SuttonColdfield
West Midlands
B72 1SD

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons – 0121 247 2233



**96 Woodland Road, Handsworth,
Birmingham B21 0EP**

Property Description:

A traditional end terraced villa style house of brick construction, surmounted by a pitched tile clad roof and requiring complete modernisation and improvement throughout. The property is set back from the road behind a walled fore-garden and Woodland Road itself leads directly off Holyhead Road (A41). The property is conveniently located within approximately half a mile distance of Soho Road providing a wide range of retail amenities and services.

Accommodation:

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

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

Vendors Solicitors:

Conveyancing UK Ltd
21-25 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No – 0121 355 0330

Ref: Ms R Lees

Viewings:

Via Cottons – 0121 247 2233

**6 Victoria Road,
Handsworth,
Birmingham, B21 0SA**
Property Description:

A traditional three storey mid terraced house of brick construction surmounted by a pitched tile clad roof standing behind a walled foregarden and benefitting from gas fired central heating, mostly UPVC double glazed windows and modern bathroom fitments, however requires some further cosmetic improvement. Victoria Road itself leads directly off Boulton Road (A4040) and the property is conveniently within a quarter of a mile distance from Soho Road (A41) providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Reception Hall with Cellar access, Front Reception Room, Rear Reception Room, Kitchen, Bathroom comprising panel bath, WC and pedestal wash basin.

First Floor
Stairs and Landing, Two Double Bedrooms

Second Floor
Double Attic Bedroom



Outside (front) Walled foregarden
Outside (rear) Small yard and garden with pedestrian access.

Vendors Solicitors

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

Telephone No – 0121 327 3900

Ref: Mrs H Begum

Viewings

Via Cottons – 0121 247 2233





105 Great Bridge Road, Moxley, Bilston, West Midlands WV14 8NG

Property Description:

A semi detached property of brick construction, surmounted by a tile clad roof, set back from the road behind a lawned fore-garden and driveway allowing for off-road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas-fired central heating and is offered for sale in presentable condition. Great Bridge Road (A4098) is off Oxford Street (A41) which in turn provides direct access to Wolverhampton City Centre and is approximately one mile distance of the main shopping area in Bilston providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Porch , Entrance Hallway,
Front Reception Room,
Kitchen/Dining Area, Conservatory,
Utility Room, WC.

First Floor
Stairs and Landing, Three

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

Outside (front) – Lawned fore-garden and driveway.
Outside (rear) – Paved and lawned garden with Garage to the rear, accessed via a service road.

Vendors Solicitors:

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

Telephone No – 0121 553 3211

Ref: Nadeem Yousef

Viewings:

Via Cottons – 0121 247 2233

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

Property Description:

A mid terraced property of brick construction, surmounted by a tile clad roof, set back from the road behind a small walled fore-garden. The property benefits from having well laid out accommodation, majority UPVC double glazed windows and gas-fired central heating. However the property does require some modernisation, improvement and repair. North Street is located off Hall Street (B4171) and is within a quarter of a mile distance from Dudley Town Centre, providing a wide range of shops and amenities.

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

Rental - £480.00 per calendar month (£5,760.00 per annum).

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Cellar, Dining Room, Kitchen.

First Floor

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

Second Floor

Stairs and Landing, Attic Room.

Vendors Solicitors:

Stables & Co
Maybrook House
Queensway
Halsowen
West Midlands
B63 4AH

Telephone No – 0121 550 7661

Ref: Mr P Dodd

Viewings:

Via Cottons – 0121 247 2233



94A Loudon Avenue, Coundon, Coventry, CV6 1JP

Property Description:

An end terraced house of part rendered brick construction, surmounted by a pitched interlocking tile clad roof providing well laid out accommodation and requiring modernisation and improvement throughout. The property is situated in an established residential area and Loudon Avenue itself leads directly off Barker Butts Lane which in turn leads off Moseley Avenue (B4107).

Accommodation:

Ground Floor

Reception Hall with built in cupboard, Through Lounge/Dining Room, Kitchen.

First Floor

Stairs and Landing, Bedroom One (Double), Bedroom Two (Double), Bedroom Three (Large Single), Bathroom with panelled bath, pedestal wash basin & WC.

Outside

Front – Walled foregarden with pedestrian side access to rear.

Rear - Paved patio, predominantly lawned garden and wooden built garage with access onto a rear shared driveway.



Vendors Solicitors

Drew Jones
17 Queens Road
Coventry
CV1 3EG

Telephone No – 02476 555511

Ref - Mr S Reed

Viewings -

Via Cottons - 0121 247 2233

10 Bearwood Road, Smethwick, West Midlands, B66 4HH

Property Description:

A traditional mid terraced villa of brick construction, requiring modernisation and improvement throughout. The property is set back from the road behind a walled foregarden, and is located directly opposite Victoria Park, close to the junction with High Street, Smethwick.

Accommodation:

Ground Floor

Reception Hall, Front Reception Room, Rear Reception Room, Kitchen

First Floor

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

Outside

Front: Foregarden

Rear: Shared pedestrian entry access to a brick paved yard, brick built outbuildings and Garden.



Vendors Solicitors

Mills & Reeve
78-84 Colmore Row
Birmingham
B3 2AB

Tel No: 0121 456 8379

Ref - Ms L Shaw

Viewings -

Via Cottons - 0121 247 2233



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