

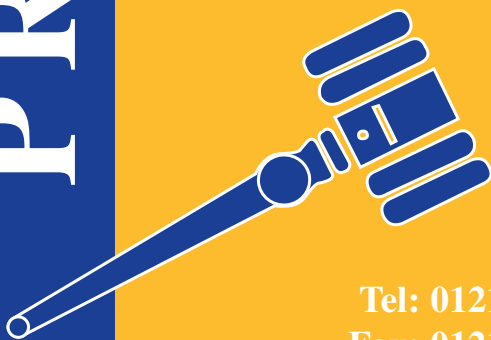
PROPERTY AUCTION

Cottons

Chartered Surveyors

TUESDAY
19TH SEPTEMBER 2006
AT 11.00 AM

ASTON VILLA
FOOTBALL CLUB
VILLA PARK
BIRMINGHAM
B6 6HE



Tel: 0121 247 2233
Fax: 0121 247 1233
E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.
3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.
4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.
5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.
6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary 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 98 LOTS

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

- 49 Freehold Vacant Residential Properties
- 16 Residential Investment Properties
- 2 Leasehold Vacant Residential Properties
- 9 Freehold Vacant Commercial Property
- 1 Leasehold Vacant Commercial Property
- 5 Commercial Investment Properties
- 8 Parcels of Freehold Land
- 3 Freehold Redevelopment Opportunities/ Building Plots
- 1 Freehold Public House/Cafe Premises
- 2 Freehold Commercial Ground Rents
- 2 Freehold Buildings with Vacant Possession

ORDER OF SALE

Lot Property

1.	101 Couchman Road, Alum Rock	Freehold Vacant Possession
2.	56 Perrott St, Winson Green	Freehold Investment
3.	21 Oval Road, Erdington	Freehold Vacant Possession
4.	28 Beatrice Street, Walsall	Freehold Vacant Possession
5.	80 Clarence Road, Erdington	Freehold Vacant Possession
6.	15 Purley Grove, Erdington	Freehold Vacant Possession
7.	151 Reservoir Road, Erdington	Freehold Vacant Possession
8.	104 Medina Road, Tyseley	Freehold Vacant Possession
9.	55 Newells Road, Sheldon	Freehold Vacant Possession
10.	235 Merridale St West, Wolverhampton	Freehold Vacant Possession
11.	17 Acorn Close Cannock	Freehold Vacant Possession
12.	Plot 29 Land off Queslett Road, Great Barr	Freehold Land
13.	Plot 30 Land off Queslett Road, Great Barr	Freehold Land
14.	Plot 107 Little Hay Lane, Shenstone	Freehold Land
15.	82 Gravely Hill, Erdington	Freehold Vacant Possession
16.	112 Broomhill Rd, Erdington	Freehold Investment
17.	35 Herbert St, West Bromwich	Freehold Vacant Possession
18.	291 -295 Corporation St, Birmingham	Leasehold Part Vacant/Investment
19.	40 King Edward Road, Moseley	Freehold Vacant Possession
20.	12 Abbey Rd, Smethwick	Freehold Vacant Possession
21.	301-305 Northfield Road, Harborne	Freehold Investment
22.	31 Market Street, Tamworth	Freehold Investment
23.	165-165A Castle Square, Weoley Castle	Freehold Pt. Investment/ Vacant
24.	74 Tenby Road, Moseley	Freehold Vacant Possession
25.	47 Stonehouse Lane, Quinton	Freehold Vacant Possession
26.	3 Earlswood Drive, Sutton Coldfield	Freehold Vacant Possession
27.	60 Gibbons Road, Sutton Coldfield	Leasehold Vacant Possession
28.	35 Gill Street, Dudley	Freehold Vacant Possession
29.	Park Tavern, 439 Dudley Road, Winson Green	Freehold Vacant Possession
30.	Secret & Marriot Works, Burton-on-Trent	Freehold Development Opportunity
31.	85 Dulwich Rd, Kingstanding	Freehold Vacant Possession
32.	5 Enford Close, Shard End	Freehold Investment
33.	26 Ward End House, Ward End	Leasehold Investment
34.	24 Danesmore House, Yardley	Leasehold Investment
35.	67 Geraldine Road, Yardley	Freehold Vacant Possession
36.	26 Marsh Hill, Erdington	Freehold Vacant Possession
37.	40 Markby Road, Winson Green	Freehold Investment
38.	52 Markby Road, Winson Green	Freehold Investment
39.	36-38 City Road, Edgbaston	Freehold Vacant Possession
40.	282 Galton Rd, Smethwick	Freehold Vacant Possession
41.	113a Middleton Hall Road, Kings Norton	Leasehold Investment
42.	5 The Dell, Middleton Hall Road, Kings Norton	Leasehold Investment



43.	136 Springfield Road, Wolverhampton	Freehold Vacant Possession
44.	Newton House, Gipsy Lane, Willenhall	Freehold Vacant Possession
45.	168 Heather Rd, Small Heath	Freehold Vacant Possession
46.	68 Warwick Road, Olton, Solihull	Freehold Vacant Possession
47.	28 James Rd, Tyseley	Freehold Vacant Possession
48.	217-219 Cherrywood Road, Bordesley Green	Leasehold Vacant Possession
49.	1-3 Harrison Rod, Erdington	Freehold Vacant Possession
50.	282 Slade Road, Erdington	Freehold Vacant Possession
51.	Land at Mill Lane, Wythall	Freehold Land
52.	Paddock 19 Ledbury Road, Nr Tewkesbury	Freehold Land
53.	Paddock 23 Ledbury Road, Nr Tewkesbury	Freehold Land
54.	Paddock 27 Ledbury Road, Nr Tewkesbury	Freehold Land
55.	30a Kingston Road, Bordesley Green	Leasehold Vacant Possession
56.	107 Gilberstone Avenue, South Yardley	Freehold Vacant Possession
57.	Freehold Ground Rent 7 St Marys Way, Tamworth	Freehold Ground Rent
58.	Freehold Ground Rent 23 St Marys Way, Tamworth	Freehold Ground Rent
59.	89-90 Brighton Road, Balsall Heath	Freehold part Vacant/Investment
60.	42 St. Lukes Road, Coventry	Freehold part Vacant/Investment
61.	7 Green Lanes, Bilston	Freehold Vacant Possession
62.	5 Rowley Close, Hednesford	Freehold Investment
63.	Land adj 38 Wilkinson Road, Wednesbury	Freehold Land
64.	65 Carlyle Road, Edgbaston	Freehold Vacant Possession
65.	59 Gillott Road, Edgbaston	Freehold Vacant Possession
66.	155 & 157 Cape Hill, Smethwick	Freehold Vacant/ Redevelopment Opp
67.	Villa Place, 188 Villa Street, Lozells	Freehold Vacant Possession
68.	16 Wattisham Square, Castle Vale	Freehold Vacant Possession
69.	79 Wattville Road, Handsworth	Freehold Investment
70.	57 Talbot Road, Wolverhampton	Freehold Vacant Possession
71.	44 Showell Road, Wolverhampton	Freehold Vacant Possession
72.	21 Holcroft Street, Tipton	Freehold Vacant Possession
73.	29 Gresham Street, Coventry	Freehold Vacant Possession
74.	132 Cooks Lane, Tile Cross	Freehold Vacant Possession
75.	50 Arden Road, Saltley	Freehold Vacant Possession
76.	1 The Lindens, Edgbaston	Leasehold Investment
77.	74 Brownhills Road, Walsall	Freehold Vacant Possession
78.	111 Woodhouse Road, Quinton	Freehold Vacant Possession
79.	301a Long Lane, Halesowen	Leasehold Investment
80.	66 Albert Road, Stechford	Freehold Investment
81.	157 Watling St, Wilnecote	Freehold Vacant Possession
82.	63 Ridgewood Rise, Tamworth	Freehold Vacant Possession
83.	26 Hill Top Avenue, Tamworth	Freehold Investment
84.	3-5 Station Road, Northfield	Freehold Vacant Possession
85.	7 Station Road, Northfield	Freehold Vacant Possession
86.	75 Church Hill, Northfield	Freehold Vacant Possession
87.	12 Crown Court, Wednesbury	Freehold Vacant Possession
88.	69 & 69a Murcroft Road, Stourbridge	Freehold Investment
89.	Repeater Station, Oswestry Fort, Shrops	Freehold Vacant Possession
90.	Building Plot, 103 Coalpool Lane, Walsall	Freehold Building Plot
91.	Coach House, R/o 38 Taylor Road, Kings Heath	Freehold Vacant Possession
92.	52 Orton Road, Leicester	Freehold Vacant Possession
93.	18 The Worthings, Stirchley	Freehold Vacant Possession
94.	2 Haskell Street, Walsall	Freehold Investment
95.	47 Cecil Street, Walsall	Freehold Vacant Possession
96.	63 Cochrane Road, Dudley	Freehold Vacant Possession
97.	70 Wright Street, Small Heath	Freehold Vacant Possession
98.	84 Woodland Road, Northfield	Freehold Vacant Possession

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

Steve Smith B.Sc. Hons

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 Card Payments**

All purchasers are requested to ensure that cleared funds are available on the day of the auction which may entail a transfer of funds to their bank account three days before the auction.

- **Credit Card Payments**
(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.

IMPORTANT TRAFFIC NOTICE

Please be aware that major road works are currently being undertaken, affecting the M6 Motorway, Junction 6 and the slip road leading to the A38 (M) Aston Expressway. Please allow for extra travelling time to arrive at the Auction Venue and also for any properties that you wish to view in the vicinity of this area.



LOT 1**Freehold Vacant Possession****101 Couchman Road,
Alum Rock,
Birmingham, B8 3SR****Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from well laid out accommodation, however does require modernisation and improvement. Couchman Road is located in the popular and established residential area of Alum Rock and can be located in between College Road and Parkfield Road, running adjacent to the Alum Rock Road. Couchman Road itself is within a quarter of a mile distance from the Alum Rock Road which in turn provides a wide range of local shops and amenities, and a further quarter of a mile from Adderley Park Train Station which provides direct access to Birmingham City Centre.

Accommodation:

Ground Floor
Front Reception Room, Cellar, Rear Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash hand basin and low level WC.



First Floor
Stairs and Landing
Two Bedrooms.

Second Floor
Stairs to Bedroom Three

Outside (rear) Yard area to lawned Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 2**Freehold Investment****56 Perrott Street,
Winson Green,
Birmingham, B18 4NB****Property Description:**

A traditional mid terraced property directly fronting the pavement of brick construction surmounted by a tile clad roof benefiting from well laid out accommodation, UPVC double glazed windows and gas fired central heating. Perrott Street leads directly off Foundry Road which in turn leads off Winson Green Road (A4040). The property is currently let to The Property Company from 1st April 2006 for a fixed term of 3 years producing a rental of £425.00 per month (£5100.00 per annum).

Accommodation:

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

First Floor
Stairs and Landing, Bedroom One, Bedroom Two (intercommunicating) and Bedroom Three.
Outside – Yard

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



LOT 3**Freehold Vacant Possession**

**21 Oval Road
Erdington
Birmingham B24 8PN**

Property Description:

A substantial traditional mid terraced house of brick construction surmounted by an interlocking tile clad roof providing extensive and well laid out accommodation benefiting from four bedrooms, off road parking and large rear garden, but requiring complete modernisation and improvement throughout. Oval Road is situated off Wheelwright Road, and is conveniently located within approximately one miles distance from Erdington High Street providing a wide range of retail amenities and services, and within approximately half a miles distance from both Gravelly Hill Railway Station and Spaghetti Junction which gives direct access to the M6 motorway (Junction 6).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Through Lounge/Dining Room (previously two rooms), large Dining Kitchen.



First Floor
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash hand basin, Bidet and WC.

Outside
Front – Fore garden with paved parking space and shared pedestrian access to rear.
Rear – Yard and overgrown garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 4**Freehold Vacant Possession**

**28 Beatrice Street,
Walsall, WS3 2AY**

Property Description:

A semi-detached property of brick construction with rendered frontage set back from the road behind a walled foregarden and driveway. The property benefits from having well laid out accommodation, double glazed windows and gas fired central heating. The property is offered for sale in presentable condition. Beatrice Street is located between Green Lane (A34) and Bloxwich Road (B4210) both of which provide direct access to Walsall town centre. The property itself is approximately one and a half miles distance from Walsall town centre and Manor Hospital.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Kitchen Diner, Cloakroom having low level WC
First Floor
Stairs and Landing, Three bedrooms and Bathroom having panelled bath



with electric shower over, low level WC and pedestal wash hand basin.
Outside
Front - Walled fore garden
Rear - Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





80 Clarence Road Erdington Birmingham B23 6AR

Property Description:

An end terraced property comprising of retail shop and living accommodation. The property is of brick construction surmounted by a tiled clad roof, and needs complete modernization and improvement throughout. The property is located on the corner of Clarence Road where it meets Hunton Hill, and is within a quarter of a mile distance from Gravelley Hill Train Station providing direct access to both Sutton Coldfield and Birmingham City Centre. The property is also within walking distance of Slade Road, which itself provides a mixture of commercial and residential properties, along with Highcroft Hospital.

Accommodation:

Ground Floor
Shop Front measuring approximately 18 square metres (193 square feet)
Inner Hallway having door to side and access to stairwell,
Reception Room 18.42 square metres (198 square feet)
Kitchen area, no fitments, Wash room, no fitments.
First Floor
Bedroom One, Bedroom Two (intercommunicating), Bathroom having low level WC and no further fitments.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

NB – All interested parties viewing this property must do so with utmost caution and at their own risk

15 Purley Grove, Erdington, Birmingham, B23 7TX

Property Description:

An end terraced house of rendered block construction surmounted by a hipped interlocking tile clad roof and requiring complete modernisation and improvement throughout. Purley Grove comprises of a cul-de-sac located off Brookvale Park Road which in turn leads off Brookvale Road (A4040) and the property is located within approximately one and a half miles distance from a wide range of amenities and services located at Erdington High Street.

Accommodation:

Ground Floor
Porch, Entrance Hall, Lounge, Kitchen, Pantry, Bathroom with panelled bath and wash basin, Veranda with outside WC and store.
First Floor
Stairs and Landing, Three Bedrooms, Cloakroom with WC and wash basin.



Outside

Front – Foregarden with pedestrian side access to rear.
Rear – Garden.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

151 Reservoir Road, Erdington, Birmingham, B23 6DN

Property Description:

A traditional semi detached property of brick construction. The property benefits from well laid out accommodation, gas fired central heating, UPVC double glazed windows and off road parking. The property is situated close to the junction with Marsh Hill , which forms part of an established residential area and is located within approximately half a mile distance from both Gravelly Hill Train Station and Erdington High Street providing a wide range of shops and local amenities.

Accommodation:

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

First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising Bath, WC, and wash basin



Outside
(front) Forecourt providing off road parking
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

104 Medina Road, Tyseley, Birmingham, B11 3SB

Property Description:

A traditional mid terraced house of brick construction surmounted by replacement tile clad roof and having undergone various recent improvements which include a new roof covering, gas fired central heating, UPVC double glazed windows and re-wiring. The property is situated in an established area located opposite a modern residential development, and is situated within 100 metres distance from Warwick Road (A41). The property benefits for a rear vehicular access which provides scope from rear off road parking / erection of a garage.

Accommodation:

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



Outside
(front) - Small walled foregarden
(rear) - Yard and garden with dilapidated brick store and potential for rear vehicular access.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**55 Newells Road,
Sheldon,
Birmingham,
B26 2HD**


Property Description:

A mid terraced house of brick construction surmounted by a pitched tile clad roof providing well laid out accommodation benefiting from gas fired central heating, double glazed windows and off road parking but requiring some cosmetic improvement and modernisation. Newells Road itself is situated off Billingsley Road, in an established residential area and conveniently within one mile distance from Yardley shopping centre providing a wide range of local services and amenities.

Accommodation:

Ground floor
UPVC Double Glazed Porch,
Reception Hall, Front Reception

Room, opening to Dining Room, Kitchen with Pantry, Rear Entrance Hall with brick store and WC.

First Floor

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

Outside (front) Lawned foregarden and paved parking space, pedestrian entry access to rear. Outside (rear) Yard and garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**235 Merridale Street
West, Wolverhampton,
West Midlands,
WV3 0RP**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation and gas fired central heating. Merridale Street West is located close to the Wolverhampton Ring Road with Upper Zoar Street and Owen Road running off. The property could provide an ideal letting opportunity as it is one quarter of a mile distance from Wolverhampton City Centre which in turn houses the University of Wolverhampton and offers a wide range of shops and amenities.

Accommodation:

Ground Floor
Front reception room, Rear reception room, Kitchen, Bathroom.


First Floor

Stairs and Landing
Bedroom one, Bedroom two intercommunicating with Bedroom three.

Outside

Rear – Lawned Garden
Front – walled foregarden

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 11

Freehold Vacant Possession

17 Acorn Close, Cannock, Staffordshire, WS11 2WF

Property Description:

A three bedroom mid terraced property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, some UPVC double glazed windows and gas fired central heating and is offered for sale in presentable condition. Acorn Close is located off Heath Way which in turn runs on from Hayes Way which can be found off Eastern Way (A460). The property is situated in an established residential area and is within one and a half miles distance from Cannock town centre and Cannock Chase Hospital.



Outside

Rear – paved patio area leading to garden.

Front – lawned foregarden.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor

Entrance Porch, Entrance Hall,
Reception Room, Kitchen

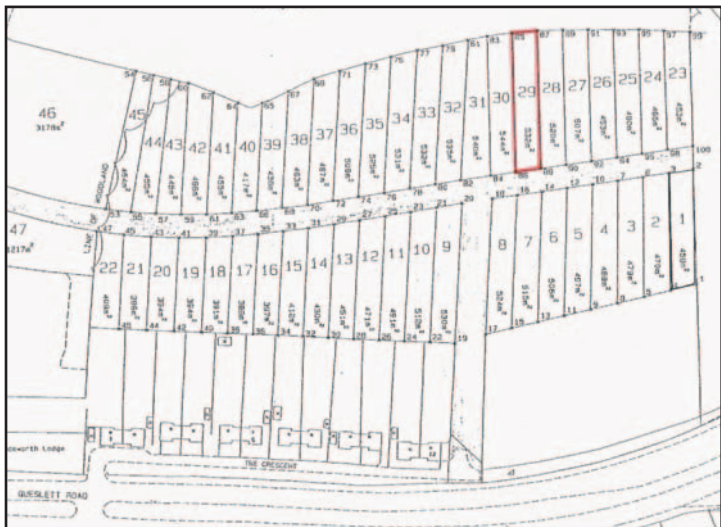
First Floor

Stairs and Landing, Three

Bedrooms and Bathroom having
panelled bath with electric shower
over, pedestal wash basin and low
level WC.

LOT 12

Freehold Land



Plot 29 Land off Queslett Road, Great Barr, Birmingham B43

Land Description:

A parcel of land extending to approximately 532 sq m (0.13 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

Refer to Auctioneers

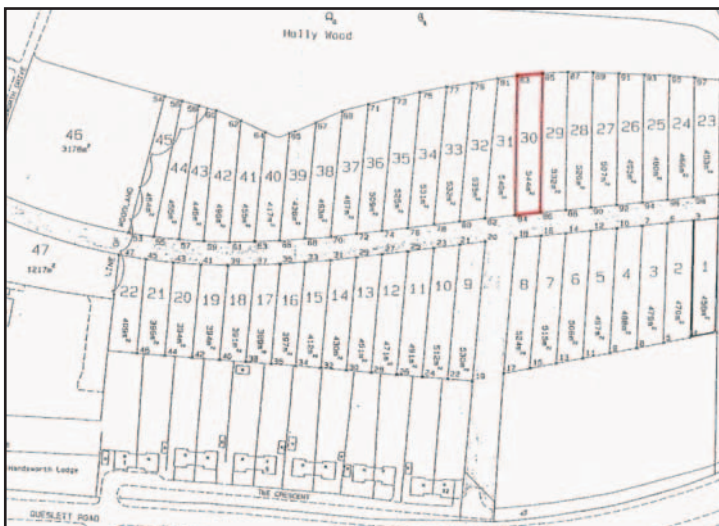
Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





Plot 30 Land off Queslett Road, Great Barr, Birmingham B43

Land Description:

A parcel of land extending to approximately 544 sq m (0.134 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.

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Viewings

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Plot 107, 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

Refer to Auctioneers

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.





82 Gravelly Hill, Erdington, Birmingham, B23 7PF

Property Description:

A substantial three storey traditional semi detached property, set back from Gravelly Hill behind a tarmacadam forecourt and parking area and occupying a large site. The property is offered for sale in a modernised and improved condition offering extensive and well laid out accommodation benefiting from four double bedrooms, off road parking, UPVC double glazing, gas fired central heating, modern fitted kitchen and bathroom fitments. The property is situated on Gravelly Hill (A5127) virtually opposite the junction with Armada Close and is approximately half a mile distance from Gravelly Hill Train Station, Erdington High Street providing a wide range of retail amenities and services and within approximately a third of a mile distance from the M6 Motorway (junction 6).

Accommodation:

Ground Floor
Entrance Hallway with Minton flooring, Front Reception Room, Rear Reception Room, Dining Room, Modern fitted Kitchen

First Floor
Stairs and Landing, Three double Bedrooms, Fully tiled Bathroom comprising Bath, WC, and wash basin

Second Floor
Stairs and Landing to Attic
Bedroom Four

Outside
(front) Tarmacadam forecourt providing off road parking
(rear) Paved patio area and Large Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 16

112 Broomhill Road, Erdington, Birmingham, B23 5AE

Property Description:

A modern end town house of brick construction surmounted by interlocking tile clad roof benefiting from gas fired central heating, double glazed windows and off road parking. Broomhill Road leads directly off Dovedale Road which in turn leads off College Road (A453). The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £450 per calendar month (£5,400 per annum)

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Kitchen with a range of fitted units, built-in oven, hob and cookerhood

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

Freehold Investment



Outside (Front) Tarmacadam Driveway providing off road parking, pedestrian side access to rear
Outside (Rear) Enclosed garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 17

35 Herbert Street, West Bromwich, West Midlands, B70 6HZ

Property Description:

A large end terraced property of brick construction with rendered frontage, surmounted by a tile clad roof set back from the road behind a small foregarden and driveway leading to double gates for secure offroad parking. The property has formally been used as a Doctors Surgery with the benefit of now having approved planning permission for conversion to residential usage. The property benefits from having well laid out accommodation, some double glazing and gas fired central heating. The property could provide ideal investment potential and could be converted to provide separate self contained flats, subject to obtaining planning permission. Herbert Street can be located off Bull Street and the West Bromwich Ringway. The property is within a quarter of a mile distance from West Bromwich Town Centre that in turn provides a wide range of shops and amenities.

Accommodation:

Ground Floor
Surgery entrance, Reception Room and Waiting area, Hallway, WC, Two rooms both being former doctors



surgeries, further WC.

Living Accommodation Entrance Hallway having access to stairs and archway to surgery reception area.

First Floor
Stairs and Landing, Bathroom Kitchen and Reception Room

Second Floor
Stairs to Attic Room

Outside: Front – Walled foregarden and driveway leading to garage allowing for off road parking.
Rear - Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233





291-295 Corporation Street, Birmingham, B4 7DP

Property Description:

A single storey, triangular shaped building, located in a predominantly commercial area on the outskirts of Birmingham City Centre, benefiting from a substantial frontage to Corporation Street.

The building is separated into two units, the first comprises of a block of office accommodation, currently leased out – the original lease has expired and the tenant is now holding over. The original lease commenced 1 April 2005 for a term of 1 year at a rental of £6,000 per annum.

The vacant part of the building is in need of modernisation and improvement and provides scope for re-furbishment.

The property is located on Corporation Street, close to the junction with Moland Street with very easy access to A38(M) and the M6.

Total Rental Income - £6,000 per annum.

Accommodation:

Vacant Unit
Reception Hall
Front Office measuring 40.9sq.m. (439sq.ft.) average
Office measuring 5.2sq.m (56sq.ft.)
Large General Office measuring 32.7sq.m. (351sq.ft.)
Store Room measuring 5.5sq.m. (60sq.ft.)
Store Room 2 (former kitchen)

measuring 16.1sq.m. (173sq.ft.) average
Former Separate W.C.
Toilets
Small Store

Investment Unit
Reception Office, Four General Offices, Three Store Rooms – The floor area of this unit is approximately 105.9sq.m. (1,139sq.ft.)

Total Floor Area – 206.3sq.m. (2,216sq.ft.)

Planning History

An application was approved on appeal for use as a Day Nursery, dated 31 March 1999 (Ref of Original Application - C/02970/98/FUL)

This application has now expired and all interested parties should make their own enquiries of Birmingham City Council

Tenure:

The property is leasehold – Lease commenced 25 March 1924 for a term of 99 years less three days. Ground Rent – £147 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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LOT 19**Freehold Vacant Possession**

**40 King Edward Road, Moseley,
Birmingham B13 8HR**

**Accommodation:**

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

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

Property Description:

A traditional villa style mid terraced house of brick construction surmounted by replacement tile clad roof benefiting from gas fired central heating but requiring modernisation and repair. King Edward Road comprises of a cul-de-sac leading off Alcester Road (A435) and forms part of the popular Moseley Village, enjoying convenient access to a wide range of local shops, amenities, bars and restaurants.

Outside
Front Walled Foregarden, Rear Paved Yard, Brick Stores with WC and garden having rear pedestrian access.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 20**Freehold Vacant Possession**

**12 Abbey Road,
Bearwood,
Smethwick, West
Midlands, B67 5RD**

Property Description:

A retail unit of traditional construction located in a terrace of similar units in a predominantly residential area, just off Bearwood Road (A4030)

The property benefits from a substantial footprint, and comprises the following areas; Ground Floor Retail Unit, One Bedroom First Floor Flat and Rear Workshop/Warehouse with access off a right of way to the rear of the property.

The Retail Unit is in presentable order, whilst the Rear Workshop and First Floor Flat require modernisation. With some alteration work to the access to the flat, the property could be leased out as three separate units. The property is located within very close proximity to Bearwood Shopping Centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Retail Unit measuring 46.9sq.m. (504sq.ft.)



Lobby with Stairs to First Floor, Separate W.C. and door to Workshop/Warehouse measuring 65.9sq.m. (709sq.ft.)

First Floor
Stairs off Lobby on Ground Floor, Kitchen, Living Room, Bedroom, Bathroom

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



**301-305 Northfield Road, Harborne,
Birmingham, B17 0TG**



Property Description:

A most attractive investment property comprising a triple retail unit on the ground floor which forms part of a three storey block currently trading as a Lawnmower Retail and Repair Centre and having been established for in excess of 25 years. On the first and second floors are two four bedroom flats, each with two bathrooms, a one bedroom flat, and two studio flats. The property forms part of a prominent and busy neighbourhood parade situated on the outskirts of Harborne, set back behind a useful forecourt and fronting to a service road running parallel with Northfield Road between the junctions of Weymoor Road and Osmaston Road.

Accommodation:

Ground Floor – Retail Unit

The three retail units are interlinked and on three different floor levels. They have modern shop fronts and electric roller shutter protection. Frontage to Northfield Road 20.1m – 66ft.

Overall Internal Width 19.43m – 63ft. 9ins

Retail Area 214.7sq m - (2,311 sq ft) approx.

To the rear of the shops are the following:-

Store No 1 – 14 sq m -(150 sq ft) approx.

Store No 2 – 8 sq m -(86 sq ft) approx.

Additional Stores and W.C with sink unit and W.C.

Rear Workshops – 74 sq m - (796 sq ft) approx.

At the rear is a partly covered yard and loading area.

The Residential Accommodation comprises:-

Flat Above 301 Northfield Road

A self-contained Flat with access from Northfield Road through a shared private entry with stairs leading to:

First Floor

Reception Hall with built-in understairs cupboard, Shower Room with glazed shower, pedestal hand basin and WC, Lounge, Dining Kitchen with a range of cupboards, Double Bedroom No 1

Second Floor

Landing, Double Bedroom No 2, Double Bedroom No 3, Double Bedroom No 4, Bathroom with panelled bath, pedestal hand basin and low-flush WC.

The flat benefits from gas fired central heating and UPVC double glazing, mains fitted smoke alarm and emergency lighting.

Flat Above 303 Northfield Road

With access from Osmaston Road via the rear yard.

Ground Floor Hall Entrance with stairs leading to:

First Floor

Landing with Hall with built-in under stairs cupboard, Shower Room with glazed shower, pedestal hand basin and low-level WC, Lounge, Kitchen with fitted cupboards, Separate Dining Room, Double Bedroom No 1

Second Floor

Landing Area, Double Bedroom No 2, Double Bedroom No 3, Double Bedroom No 4, Bathroom with panelled bath, pedestal hand basin and low-level WC.

The flat benefits from gas fired central heating and UPVC double

glazing, mains fitted smoke alarm and emergency lighting.

Flats Above 305 Northfield Road

With access from Osmaston Road via the rear yard

Ground Floor

Shared Entrance Hall

First Floor

Landing with access to

Flat No 2 comprising Lounge, Kitchen, Bedroom, Bathroom

Second Floor

Landing with Bathroom – shared by Flats 3 & 4- with panelled bath, pedestal hand basin and w.c.

Flat No 3

Hall, Bed/Sitting Room, Kitchen

Flat No 4

Hall. Bed/Sitting Room. Kitchen

OUTSIDE

To the rear is a small patio area, garden, and rear yard providing off-road parking for the Flats and vehicular access for the benefit of the ground floor retail unit and rear workshops

TENANCY INFORMATION

The ground floor is let on Lease to Adams Lawnmower and Power Tool Centre for a term of 20 years from 23rd March 2001 with five yearly rent reviews and on effectively fully repairing and insuring terms at a rental of £24,000 per annum. The

review due in March 2006 is still to be agreed.

Flat 301 Northfield Road – Currently Vacant (estimated rental value £650 per calendar month £7,800 per annum)

Flat 303 Northfield Road – Currently Vacant (estimated rental value £650 per calendar month £7,800 per annum)

Flat 2 – 305 Northfield Road – Let on an Assured Shorthold Tenancy at a rental of £400 per calendar month £4,800 per annum

Flat 3 – 305 Northfield Road – Let on an Assured Shorthold Tenancy at a rental of £250 per calendar month £3,000 per annum

Flat 4 – 305 Northfield Road – Currently Vacant (estimated rental value £225 per calendar month £2,700 per annum)

Total Current Rental Income

£31,800 per annum

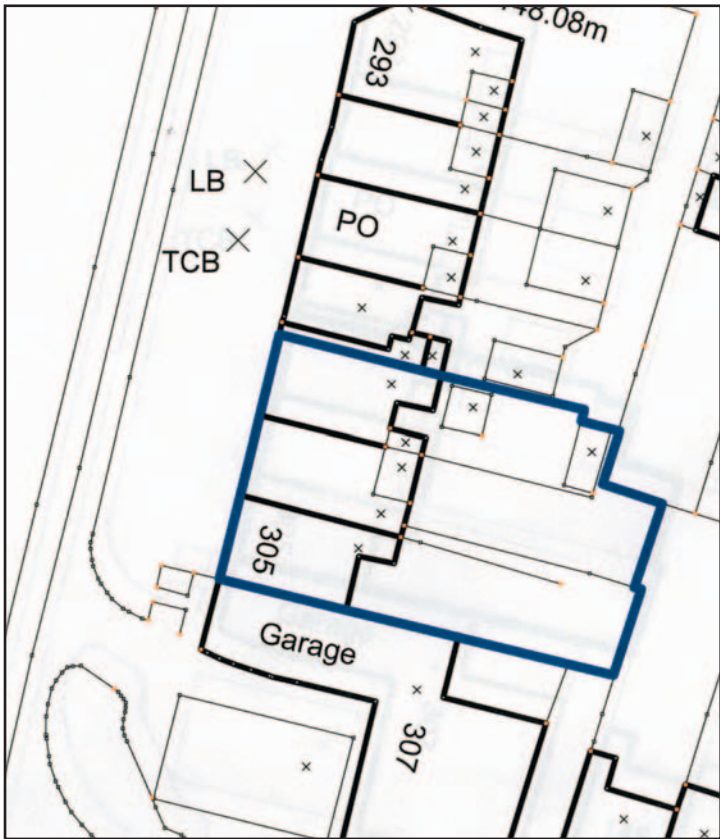
Estimated Rental Income (when fully let) £50,100 per annum (approx)

Vendors Solicitors

Refer to Auctioneers

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31 Market Street, Tamworth, Staffordshire, B79 7LR

Property Description:

An imposing three storey Retail/Office building of traditional brick construction surmounted by a pitched tile clad roof and benefiting from recent refurbishment works which include replacement shop fronts. The property occupies a prominent position in Tamworth Town Centre and is located in a Conservation Area. Market Street is well represented with both multiple and local retailers and other commercial users and the entrance to the Ankerside Shopping Centre is within 100 metres. Market Street is pedestrianised and an on-street market takes places on certain days of the week. There is therefore a significant level of passing pedestrian trade which is helped by the fact that there are two branches of major High Street banks diagonally opposite as is a branch of Wilkinson's Hardware Stores at the western end of Market Street.

The property is fully let and presently produces a total rental income of £39,600.00 per annum.

Accommodation:

Left-Hand Shop
Ground Floor Salon 36.23sq m (390sq ft) approx
Small Rear Office 4.18sq m (45sq ft) approx
First Floor Salon 46.5sq m (500sq ft) approx
This unit is occupied as a Nail Salon and Hairdressing Salon on a Lease for 6 years from 7.01.2004 on fully repairing and insuring terms at £14,000.00.per annum.

Right-Hand Retail Unit
Incorporating Upper and Lower Sales Floor Areas to the rear.
Main Retail Area 19.51sq m (210sq ft) approx.
Upper Rear Sales Floor 18.58sq m (200sq ft) approx.

Lower Rear Sales Floor 21.27sq m (229sq ft) approx.

This unit is occupied by Mainline Digital Communications Limited on a Lease for 6 years from 24.08.2001 on fully repairing and insuring terms at £16,000.00 per annum.

Second Floor Offices

These are approached via a private side right-of-way and rear staircase leading to:-

Second Floor Office Suite 61.9sq m (667sq ft) approx.

Toilet Accommodation comprising:- Single Compartment W.C with pedestal wash basin.

The office suite is occupied by Planet Marketing Ltd on a Lease for 3 years from 6.09.2004 on fully repairing and insuring terms at £9,600.00. per annum

OUTSIDE

To the rear of the property is a landscaped patio with direct access from Market Street

Income Summary –

Salon - £14,000.00. per annum.

Phone Shop - £16,000.00. per annum.

Office S/F - £9,600.00. per annum.

Total Income £39,600.00. per annum.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233





165 & 165A Castle Square, Weoley Castle, Birmingham B29 5HQ

Property Description:

An attractive investment opportunity comprising of a mid terraced Retail premises with hairdressing salon over. The property is of brick construction, surmounted by a pitched tile clad roof and having a substantial single storey storage area/warehouse to the rear. The property occupies a prominent trading position, situated in a parade of various retail units and forms part of the busy Castle Square Shopping Centre, housing a wide range of multiple and secondary retail units. Castle Square itself is located central to Weoley Castle which comprises predominantly of a residential area. The property is currently let as follows:

Ground Floor

Let to National Deaf, Blind and Rubella Association (trading as Sense) on a full repairing and insuring lease, for a term of 25 years from 29 September 1989 Current Rental - £13,250 per annum (subject to 5 yearly reviews).

First Floor

Hairdressing Salon – Currently Vacant - Potential Rental Income - £5,000 per annum

Potential Total Rental Income -

£18,250 per annum (when fully let),

Note: First floor area would readily convert into self-contained flat accommodation (subject to planning approval from the local authority).

Accommodation:

Ground Floor
Retail Shop
49.46 sq m (532 sq ft)
Store Room
20.75 sq m (223 sq ft) with Kitchen and Staff Toilets.
Rear Store/Warehouse
62.7 sq m (675 sq ft) with Attic storage space and double door access to rear vehicular driveway.
165a Castle Square
Ground Floor
Reception Hall, Stairs and Landing, Hairdressing Salon – 47.9 sq m (623 sq ft) including Reception Area, Wash Room, Two Salons, Kitchen, Staff Toilets.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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LOT 24**Freehold Vacant Possession**

**74 Tenby Road,
Moseley, Birmingham
B13 9LX**

Property Description:

A traditional mid terraced house of brick construction surmounted by replacement tile clad roof benefiting from gas fired central heating and potential rear access off Bankside which provides scope for rear vehicular parking. The property requires modernisation and improvement throughout and forms part of an established residential area located off College Road (B4217) and conveniently within approximately one quarter of a mile distance from a wide range of local services and amenities situated on Stratford Road (A34).

Accommodation:

Ground Floor

Porch, Front Reception Room, Rear Reception Room, Kitchen, Utility Room

First Floor

Stairs and Landing, Two Double Bedrooms (Bedroom Two intercommunicating) Bathroom with panelled bath, pedestal wash basin and WC



Outside (front) Small foregarden

Outside (rear) Yard and long garden with gated vehicular access providing scope for off road parking/erection of a garage

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 25**Freehold Vacant Possession**

**47 Stonehouse Lane,
Quinton, Birmingham,
B32 3DU**

Property Description:

A modern end town house of cavity brick construction surmounted by a pitched interlocking tile clad roof and offered for sale in a presentable and much improved condition benefiting from UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings, two bedrooms and detached garage. Stonehouse Lane itself leads off California Way and the property is conveniently within approximately one miles distance from Harborne High Street providing a wide range of amenities.

Accommodation:

Ground Floor

Reception Hall, Kitchen with range of modern fitted units, Lounge/Dining Room.

First Floor

Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising panelled bath with electric shower over, pedestal wash basin and WC.



Outside (front) – lawned foregarden and tarmacadam side driveway leading to a brick built detached garage.

Outside (rear) - patio area and garden.

Vendors Solicitors

Refer to Auctioneers

Viewings -

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3 Earlswood Drive, Sutton Coldfield, West Midlands, B74 2NG

Property Description:

A three bedroom detached property of brick construction surmounted by a interlocking tile clad roof set back from the road behind a driveway allowing access to garage and lawned garden. The property benefits from well laid out accommodation UPVC double glazed windows, gas fired central heating, modern kitchen units, modern bathroom and is offered for sale in presentable condition. Earlswood Drive can be located off Allesley Road which in turn runs off Boswell Road. The property is within walking distance to the Lichfield Road (A5127) and within a quarter of a mile distance from Sutton Coldfield Town Centre providing a wide range of shops and amenities. The property is also within a mile distance of Good Hope Hospital.

Accommodation:

Ground Floor
Entrance Hallway, Large Reception Room, Dining Room, Kitchen, Under Stairs Storage/Pantry cupboard providing access to garage, Separate WC having low level WC and pedestal wash hand basin.

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

Outside: Front - Lawned garden and driveway leading garage with up and over door.

Rear - Patio and lawned garden

Vendors Solicitors

Refer to Auctioneers

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IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Thursday 26th October 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.



LOT 27**Leasehold Vacant Possession**

**60 Gibbons Road,
Sutton Coldfield, West
Midlands, B75 5HB**

Property Description:

A first floor two bedroom maisonette offered for sale in extremely presentable condition benefiting from modern kitchen and bathroom fittings, UPVC double glazed windows and gas fired central heating. Gibbons Road itself is set in an established residential area and can be located off Sherifoot Lane and Grange Lane and is approximately one quarter of a mile distance from the main shopping area in the popular suburb of Mere Green providing a range of shops and bars. The property is also within one quarter of mile distance from the Lichfield Road (A5127) providing direct access to Sutton Coldfield town centre.

Accommodation:

Ground Floor
Front Entrance and Stairs.
First Floor
Landing, Kitchen, Reception Room,
Two Bedrooms and Bathroom
having panelled bath with electric
shower over, low level WC and
pedestal wash hand basin.



Outside – Lawned Garden

Lease Details

Term:- 125 years from 29 November 1982

Ground Rent:- £10 per annum

Service Charge:- Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 28**Freehold Vacant Possession**

**35 Gill Street, Dudley,
West Midlands DY2 9LQ**

Property Description:

A traditional mid terraced house of brick construction, surmounted by a pitched tile clad roof, constructed in 1890 and benefiting from part UPVC double glazed windows. Gill Street itself forms part of an established residential area known as Darby End and is situated off Withymoor Road and conveniently within approximately half a mile distance from local shops and amenities, situated at both Netherton and Old Hill, being within approximately half a mile distance.

Accommodation:

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



Outside (rear) – Paved yard with
pedestrian access to rear driveway
and Garage.

Vendors Solicitors

Refer to Auctioneers

Viewings -

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The Park Tavern, 439 Dudley Road, Winson Green, Birmingham B18 4HE

Property Description:

A prominent traditional built property of brick construction surmounted by a pitched replacement tile clad roof occupying a corner position at the junction with Dugdale Street and comprising of a freehold public house, restaurant/café along with a substantial self contained flat over. The property provides an ideal investment opportunity and is capable of being subdivided into three separate units subject to splitting the mains services and heating. The property benefits from gas fired central heating, UPVC double glazed windows and has been much improved by the current owner.

Planning

Architects acting for the vendor have recently been in communication with Sandwell MBC Planning Department regarding the conversion of the property into Hot Food Takeaway (A5 use) along with 5 self contained flats and have now received an informal written response that there would be no objection in principle to this scheme. All parties should note that this informal opinion is subject to change at any time and any change of use is totally dependant on the submission of a detailed planning application. A copy of the proposed plan and correspondence is available for inspection at the auctioneer's offices.

Accommodation:

Ground Floor

Public Bar: 75sq m (807 sq ft) with Glazed Entrance

Hallway/Lobby Area: 31.1sq m (334 sq ft) with Ladies and Gents Toilets and Cellar access

Cellar: Three Separate Rooms totalling 48.17sq m (518 sq ft)

Restaurant/Café: 74.78sq m (804 sq

ft) with separate access off Dugdale Street and comprising of two separate Dining Rooms, Toilets and Bar, Kitchen 25 sq m (269 sq ft) with range of Stainless Steel Fittings including Extraction hood, Oven, Barbeque, Clay Oven, Deep Fat Fryer, Dishwasher and Double Sink.

Outside

Enclosed Rear Yard: 25.79 sq m (277 sq ft) with vehicular gated access providing loading and off road parking facility.

Flat Accommodation

Separate Ground Floor Entrance

First Floor

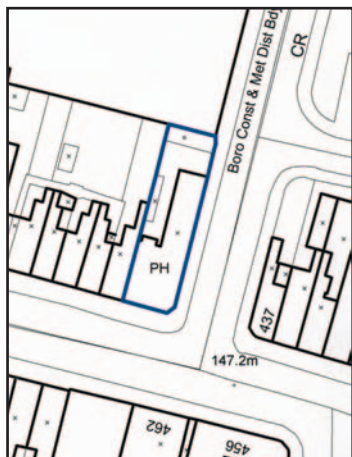
Stairs and Landing, Lounge, Three Double Bedrooms, Cloakroom with WC and Wash Basin, Bathroom with Panelled Bath having Shower over, Vanity Wash Basin and WC, Storeroom and Dining kitchen

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Secret and Marriott Works, Princess Street, Burton Upon Trent, Staffs, DE14 2NR

Property Description:

A residential development site comprising of a former brick built industrial building and yard extending to an area of 0.07 hectares (0.16 acres) and occupying a prominent corner position at the junction of Princess Street and Edward Street. The property is situated in a predominantly residential area and Princess Street is located off Derby Street (A5121) and the site is conveniently situated within half a mile distance from Burton Upon Trent Railway Station and three quarters of a mile distance from the town centre providing a wide range of retail amenities and services. Burton Upon Trent itself comprises of an established town, famous for its brewing industries and is situated off the A38 approximately twenty miles to the North East of Birmingham and ten miles to the South of Derby.

March 2005 for the erection of a residential development containing fifteen flats comprising of six one bedroom units and nine two bedroom units along with associated parking and means of access. The planning consent is subject to a Section 106 Agreement whereby the developer will be responsible for the creation of a Management Company and for a financial contribution towards a local transport management study and a traffic regulation order. A copy of the planning consent, Architects drawings and Section 106 Agreement is available for inspection at the Auctioneer's offices.

A site investigation report has been undertaken on behalf of the Vendors by Ground Risk Management Limited and a copy is available for inspection at the Auctioneer's offices.

Planning:

The site benefits from planning consent granted by East Staffordshire Borough Council (Reference PA/27350/001) dated 8

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 31**Freehold Vacant Possession**

**85 Dulwich Road, Kingstanding,
Birmingham B44 0EP**

**Property Description:**

An end terraced house of rendered brick surmounted by a hipped replacement tile clad roof providing well laid out accommodation benefiting from three bedrooms, UPVC double glazed windows and large rear garden. The property requires some modernisation and improvement and Dulwich Road is situated off Warren Farm Road which in turn leads off Kingstanding Road (B4138) and local services are conveniently located within approximately one mile distance at Kingstanding Shopping Centre.

Accommodation:

Ground Floor

Entrance Hall, Lounge, Built-in Store Cupboard, Kitchen, Lobby, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.

First Floor

Stairs and Landing, Three Bedrooms

Outside (front) Lawned foregarden and pedestrian side access to rear Outside (rear) Patio and a large lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 32**Freehold Investment**

**5 Enford Close, Shard End,
Birmingham, B34 7HL**

**Property Description:**

A Mid Terraced House of non traditional construction surmounted by a pitched roof and benefiting from gas fired central heating and UPVC double glazed windows. The property is situated overlooking public grassed area and Enford Close is situated off Rushwick Croft which in turn leads off Alderpits Road. The property is currently let on an Assured Shorthold Tenancy at a rental of £110 per week (£5,720 per annum)

Accommodation:

Ground Floor

Reception, Hall, Lounge/Dining Room, Kitchen.

First Floor

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

Outside (front) – Lawned foregarden.

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

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



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26 Ward End House, 496 Washwood Heath Road, Ward End, Birmingham, B8 2HE

Property Description:

A well laid out two bedroom sixth floor flat forming part of a well maintained nine storey purpose built block situated opposite Ward End Park. The property benefits from UPVC double glazed windows, part electric storage heating and is currently let on an Assured Shorthold Tenancy Agreement at a rental of £400 per calendar month (£4,800 per annum).

Accommodation:

Ground Floor

Communal Entrance Hall with security door entry system, Stairs and Lift access to

Sixth Floor

Reception Hall with two built in store cupboards, Bathroom with panelled bath, pedestal wash basin,

Separate WC and wash basin, Lounge with balcony, Kitchen, Two Double Bedrooms.

Outside

Communal gardens and parking area.

Lease Details

Term – 125 Years from 9 February 1981

Ground Rent – £10.00 per annum

Service Charge – Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings -

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0121 247-2233



24 Danesmoor House, 569 Hob Moor Road, Yardley, Birmingham, B25 8XB

Property Description:

A purpose built and well laid out flat situated on the top floor of a six storey block, and conveniently situated in the centre of Yardley which houses a wide range of local retail amenities and services. The property is currently let on an Assured Shorthold Tenancy at a rental of £100 per week (£5,200 per annum).

Important Note: As can be seen from the main photograph the block is currently undergoing a range of repair and refurbishment works. All interested parties should be aware that the freeholder (Birmingham City Council) have planned essential maintenance and repairs for the block, which will include some minimal repairs to the concrete and brickwork structure, wall ties, balconies and roof, rewiring the communal areas and flats (where necessary), and repairs to the lift installation. We understand that there will be a cost to each lessee in the region of £15,500, and the freeholder has proposed that the cost of works should be spread over a three to four year period.

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs and

lift access with security door entrance system.

Basement

Storeroom and Store Cupboard

Sixth Floor

Reception Hall, two double Bedrooms, Lounge with door with balcony, Kitchen and Bathroom with bath, wash basin and WC.

Outside

Communal gardens.

Tenure: Leasehold

Term: 125 years from 27th February 1989

Ground Rent: £10 per annum

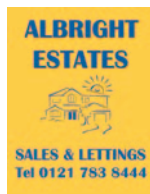
Service Charge: Refer to legal pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





67 Geraldine Road, Birmingham, B25 8BE

Property Description:

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

Accommodation:

Ground Floor

Flat 1

Entrance Hallway, WC, Bedroom, Reception Room, Kitchen housing shower cubicle, outside yard to further garage/ workshop providing sink unit, WC and shower, and further storage area.

First Floor

Flat 2

Stairs and Landing, Kitchen, Lounge, Bedroom, Bathroom comprising panelled bath, high level WC, pedestal wash hand basin. Outside - front – elevated garden with pathway leading to front door.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

26 Marsh Hill, Erdington, Birmingham, B23 7EP

Property Description:

A mid terraced house of brick construction surmounted by a tile clad roof benefiting from gas fired central heating, part UPVC double glazing and in need of some modernisation. The property is situated close to the junction of Hockley Road. Marsh Hill itself is in an established popular residential area running directly between Reservoir Road and Brookvale Road A4040 and is located within less than one mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre.

Accommodation:

Ground Floor

Reception Room, Kitchen, WC

First Floor

Stairs and Landing, Two double Bedrooms, Bathroom comprising



Bath and wash basin and WC.

Outside (rear) Garden and pedestrian access

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 37

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

Property Description:

A traditional end terraced house of brick construction surmounted by a replacement tile clad roof and benefiting from UPVC double glazed windows, gas fired central heating, mains fitted smoke alarms, emergency lighting and fire doors. Markby Road itself leads directly off Handsworth New Road, (A4040). The property is currently let to Heartland Homes (under the Supporting People Scheme) until 31 March 2008 at a rental of £ 520.00 per calendar month (£6240.00) per annum.

Accommodation:

Ground Floor

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

First Floor

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



Outside

(Front) Small walled foregarden.

(Rear) Paved yard and small garden and shared pedestrian entry access

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 38

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

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, and benefiting from UPVC double glazed windows and gas fired central heating. Markby Road itself leads directly off Handsworth New Road, (A4040). The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £450.00 per calendar month (£5400.00 per annum).

Accommodation:

Ground Floor

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

First Floor

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



Outside

(Front) Small walled foregarden.

(Rear) Paved yard and small garden and shared pedestrian entry access

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



COTTONS
THE AUCTIONEERS





36 – 38 City Road, Edgbaston, Birmingham, B16 0HG

Property Description:

Two three storey mid terraced properties of brick construction with rendered frontage surmounted by a tile clad roof and set back from the road behind a walled foregarden. The property has been converted to provide one house currently having eleven bedrooms, however could easily be converted back into two separate dwellings. The property benefits from having well laid out accommodation, some UPVC double glazed windows and gas fired central heating, and is offered for sale in generally a presentable condition. The property provides an ideal investment opportunity due to its size or possible conversion into flats, subject to planning or two separate houses. 36 and 38 City Road can be found close to the junction with Dudley Road (A457) which itself provides direct access to Birmingham City Centre, providing a wide range of local shops and amenities. The property is also approximately within half a mile of City Hospital.

Accommodation:

36 City Road
Ground Floor
Entrance Hallway, Through Lounge, Kitchen, WC having low level WC, Cellar, Dining Room

First Floor
Stairs and Landing, Three Bedrooms, Shower Room having shower cubicle, two pedestal wash hand basins and two low level WC's. Bathroom having panelled bath.

Second Floor
Stairs and landing, Two further Bedrooms and Shower room having shower cubicle, low level WC and pedestal wash hand basin.

38 City Road
Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Cellar, WC having low level WC, Dining Room, Kitchen (at present being used as a laundry room)

First Floor
Four Bedrooms, Shower Room, having shower cubicle, low level WC and pedestal wash basin

Second Floor
Two further Bedrooms, Shower Room having shower cubicle, low level WC and pedestal wash basin

Outside:
Front – Walled foregarden
Rear – Lawned gardens

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



Magna Carta
Property Management

LETTING - BUY TO LET - MORTGAGE ADVICE





282 Galton Road, Smethwick, West Midlands, B67 5JL

Property Description:

An extended and spacious end terraced property of brick construction surmounted by a tiled clad roof. The property benefits from a substantial extension to the rear, off road parking, UPVC double glazed windows, gas fired central heating and is offered for sale in more than presentable condition. 282 Galton Road is located on the corner of Galton Road and Abbey Road, and is approximately within a quarter of a mile distance from both Warley Woods and Bearwood High Street providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Porch, Front Reception Room, Rear Reception Room, Kitchen, Bathroom having double Jacuzzi bath, pedestal wash hand basin and low level WC
First Floor
Stairs and Landing, Three bedrooms and a Shower Room having shower cubicle low level WC and pedestal wash hand basin
Outside
Rear - having partly covered yard and loading area.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





113A Middleton Hall Road, Kings Norton, Birmingham, B30 1AN

Property Description:

A purpose built first floor maisonette situated in a block containing three other units and forming part of a development situated on the corner of Middleton Hall Road and Longfellow Road. The property is of brick outer wall construction surmounted by a pitched tile clad roof and benefits from recent redecoration, electric storage heating and modern kitchen units. The property is currently let on a Assured Shorthold Tenancy Agreement at a rental of £425 per calendar month (£5,100 per annum).

Accommodation:

Ground Floor
Entrance Hall, First Floor Stairs and Landing, Lounge, Two Bedrooms, Kitchen with a range of modern fitments, Bathroom with panelled bath having electric shower over, wash basin and WC.

Outside

Communal gardens to front and rear.

Tenure: Leasehold

Term: 165 Years from 25 March 1982

Ground Rent: £75.00 per annum, increasing to £150.00 per annum on 25 March 2027, and then doubling every 30 years thereafter.

Service Charge: Currently £250.00 per annum to cover maintenance of communal areas (not flats)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

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FOR OUR NEXT SALE**

Thursday 26th October 2006

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0121 247-2233



5 The Dell, 127 Middleton Hall Road, Kings Norton, Birmingham, B30 1AP

Property Description:

A much improved and well laid out first floor flat forming part of a three storey purpose built development set well back from Middleton Hall Road behind a tarmacadamed car parking area and lawned fore garden. The property has been completely modernised throughout to a good quality and contemporary standard, and benefits from electric storage heaters, attractive range of modern fitted kitchen units, modern bathroom suite, UPVC double glazed windows, redecoration and new carpets. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £525 per calendar month (£6,300 per annum).

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs and Landing.

First Floor

Reception Hall, Large Lounge with open plan Kitchen, having a range of modern fitted units and incorporating a built in oven, hob and cooker hood. Inner Hall, Two Double Bedrooms, Bathroom with panelled bath, having shower over, pedestal wash basin and WC.

Outside

Tarmacadamed car parking area and surrounding communal lawned gardens.

Tenure: Leasehold

Term: 99 Years from 25 March 1975.

Ground Rent: £25.00 per annum rising to £100.00 per annum

Service Charge: Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

'The Willows' 136 Springfield Road, Springfield, Wolverhampton, WV10 0LG

Property Description:

A modern end town house of cavity brick construction surmounted by a pitched interlocking tile clad roof providing well laid out accommodation and benefiting from double glazed windows and electric heating. The property itself forms part of a modern estate constructed in the early 1990's and is set well back from Springfield Road and accessed by way of a private shared driveway. The property is conveniently located within approximately three quarters of a mile distance from both Wolverhampton City Centre and the New Cross Hospital and is ideally suited to a Buy to Let investor or first time buyer.

Accommodation:

Ground Floor
Lounge, Full Width Dining Kitchen.



First Floor

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

Outside

Front – Walled Tarmacadam forecourt providing ample off road parking, pedestrian side access to rear

Rear - Garden

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233





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 small lawned fore-garden. 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 City Centre.

Accommodation:

Ground Floor
Entrance Porch to Hallway, Storage 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, rear lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

168 Heather Road, Small Heath, Birmingham B10 9TD

Property Description:

A traditional bay fronted mid terraced house of brick construction surmounted by a replacement tile clad roof and requiring complete modernisation and improvement throughout. Heather Road forms part of a traditional and established residential area located between the junctions of Coventry Road and Somerville Road and the property is conveniently within approximately half a mile distance from a wide range of local amenities situated at Coventry Road, Small Heath.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with pantry

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



Outside (front) Walled foregarden, pedestrian entry access to rear
Outside (rear) Brick paved yard, brick stores and garden.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



**68 Warwick Road,
Solihull,
West Midlands,
B92 7JJ**

Property Description:

A traditional three storey semi detached house of brick construction surmounted by a replacement tile clad roof set back from Warwick Road (A41) behind a tarmacadam forecourt and requiring complete modernisation and improvement throughout. The property has excellent investment potential being currently arranged as five self contained flats and we understand from the Vendor that these were in existence prior to his purchase in the 1960s. Each flat benefits from separate electricity meters and the property is heated by way of two shared gas fired central heating systems. The property itself is conveniently located within approximately three quarters of a mile distance from local services at Acocks Green and two and a half miles distance from Solihull town centre and a quarter of a miles distance from Olton Railway Station.

Accommodation:

Ground floor

Communal Entrance Hall, Cellar access providing three separate rooms.

Flat 1 – Reception Hall, Two Double Bedrooms, Bathroom with panelled bath, wash basin and WC, Living Room, Dining Area and Kitchen.

First Floor

Stairs and Landing

Flat 2 - Kitchen, Bed/Living Room, Shower Room with shower, wash basin and WC.

Flat 3 - Bed/Living Room with Kitchenette, Shower Room with shower, wash basin and WC.

Flat 4 – Bed/Living Room with

Kitchenette, Separate Shower Room (accessed off landing) with shower, wash basin and WC.

Second Floor

Stairs to

Flat 5 – Entrance Hall, Large Lounge, Kitchen, Double Bedroom, Shower Room with shower, wash basin and WC.

Outside (front – Tarmacadam forecourt offering off road parking, gated pedestrian access to rear.

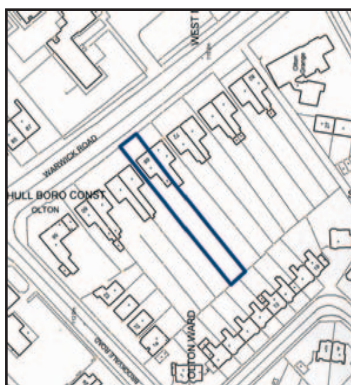
Outside (rear) – Paved yard and patio are and large lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





28 James Road, Tyseley, Birmingham, B11 2BA

Property Description:

A substantial three storey commercial premises comprising of a range of warehousing/storage and office accommodation. The building benefits from a Large Loading Bay protected by a Roller Shutter, Florescent Strip Lighting, goods lift and has concrete floors throughout. James Road itself is located just off Kings Road, which in turn leads directly onto Coventry Road (A45) providing easy access to Birmingham City Centre, Birmingham International Airport and Coventry City Centre.

Male W.C's

First Floor

Workshop measuring 288sq.m. (2,460sq.ft.)

Office 1 measuring 27.5sq.m. (295sq.ft.)

Office 2 measuring 28sq.m. (301sq.ft.)

Office 3 measuring 36.3sq.m. (390sq.ft.)

Female W.C's

Second Floor

Workshop measuring 312sq.m. (3,358sq.ft.)

Total Floor Area – 1,025sq.m. (11,020sq.ft.)

Accommodation:

Ground Floor

Workshop measuring 273.8sq.m.

(2,940sq.ft.), this area being inclusive of One General Office, and Stairwell

Vendors Solicitors:

Refer to Auctioneers

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 Thursday 26th October 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.



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.)

Tenure: Leasehold
Term: 99 years from 24 June 1950
Ground Rent: £45.00 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





1/3 Harrison Road, Erdington, Birmingham, B24 9AB

Property Description:

A substantial double fronted traditional built property of brick construction surmounted by a pitched roof and currently providing office accommodation, having been used by a local firm of solicitors, but originally comprising of a pair of semi detached houses. . The property boasts a large amount of accommodation and may suit a change of use, subject to obtaining all appropriate Planning Consents. The property is offered For Sale in presentable condition and currently comprises 12 Offices with associated facilities. The building is fully alarmed, is equipped with a Fire Escape and benefits from a Car Park to the rear for approximately six cars. The property also benefits from Gas Fired Central Heating. Harrison Road, leads directly onto Erdington High Street. There is easy access to Sutton New Road (A5127) and the Outer Ring Road (A4040).

Accommodation:

Ground Floor
 Front Office measuring 14.8sq.m. (159sq.ft.)
 Middle Office measuring 16.8sq.m. (181sq.ft.)
 Rear Office measuring 16.4sq.m. (176sq.ft.)
 Staff Room measuring 9.1sq.m. (98sq.ft.)
 Two Store Cupboards
 Front Office 2 measuring 15.1sq.m. (162sq.ft.)
 Rear Office 2 measuring 14.6sq.m. (156sq.ft.)
 And Separate W.C.

First Floor
 Front Office measuring 19.0sq.m.

(204sq.ft.)
 Middle Office measuring 13.4sq.m. (144sq.ft.)
 Rear Office measuring 6.9sq.m. (75sq.ft.)
 Front Office 2 measuring 19.0sq.m. (204sq.ft.)
 Middle Office 2 measuring 13.0sq.m. (140sq.ft.)
 Rear Office 2 measuring 6.9sq.m. (75sq.ft.)
 And Separate W.C.

Total Floor Area – 165sq.m. (1,773sq.ft.)

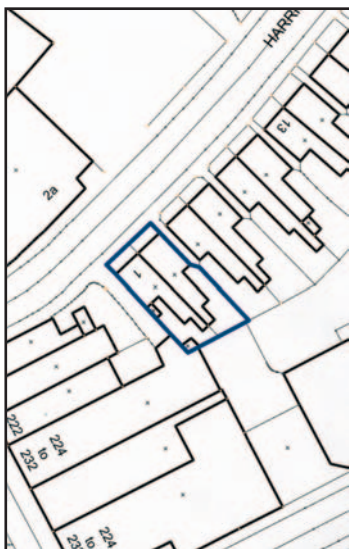
Outside (rear) – Car Park with access off Harrison Road for approximately six cars

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233





**282 Slade Road,
Erdington,
Birmingham, B23 7LX**

Property Description:

A retail unit of traditional construction located in a terrace of similar units in a mixed residential and commercial area, the property being located close to the junction with Rosary Road.

The property comprises of a Ground Floor Retail Unit with Accommodation above. Whilst the Retail Area itself is offered For Sale in good internal order, the remaining areas of the property are in need of complete modernisation and improvement.

Slade Road itself is a busy road, linking Marsh Hill (A4040 – Outer Ring Road) with the roundabout located at the Western end of Tyburn Road, providing access to the M6, A38(M) and A 5127.

Accommodation:

Ground Floor
Retail Unit measuring 33.8sq.m. (363sq.ft.), Lobby with stairs to First Floor, Rear Store Room measuring 14.8sq.m. (159sq.ft.)

First Floor
Four Rooms

Second Floor
Attic Room

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

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Thursday 26th October 2006

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Description:

A parcel of freehold land extending to approximately 1.158 Hectares (2.86 acres) fronting Mill Lane and screened from the road behind a mature hedgerow. The land is situated in a rural area forming part of the green belt and located approximately a quarter of a mile from the Hamlet of Tanners Green and running adjacent to the River Cole. The Paddock has been well maintained and has a public right of way through. The land is quarter of a mile from The Junction where Mill lane meets Forshaw Heath Road and within a quarter of a mile from Fulford Heath Golf Course.

Directional Note

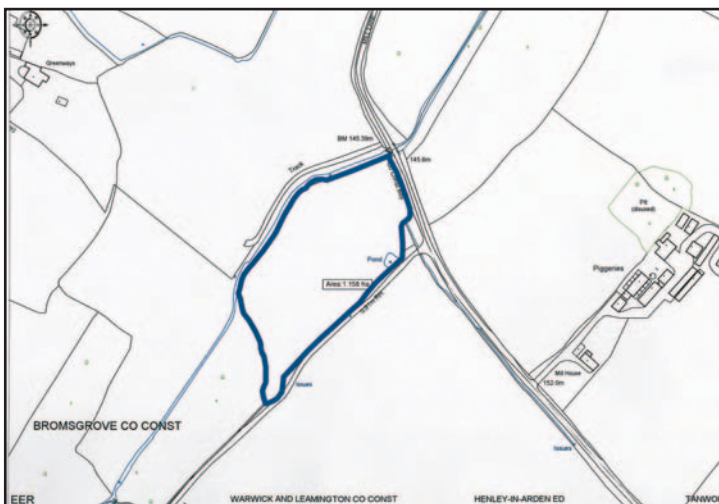
Directional Note
From Birmingham follow the A435 heading south onto the Hollywood Bypass (A435), continue over Becketts Farm Island then turn left into Tanhouse Green Lane, which then continues into Mill Lane. Continue down Mill Lane until you reach the River Cole. The paddock is then accessed from a gated entrance.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



E-mail: auctions@cottons.co.uk

LOT 52



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".

Freehold Land

Paddock 19, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description:

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

Local Authority - Malvern District Council.

Vendors Solicitors

Refer to Auctioneers

Viewings -

External Viewings

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

LOT 53



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".

Freehold Land

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

Property 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

Local Authority - Malvern District Council.

Vendors Solicitors

Refer to Auctioneers

Viewings

External Viewings

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



LOT 54

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

Property 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

Viewings

External Viewings

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

LOT 55

Leasehold Vacant Possession

30a Kingston Road, Bordesley Green, Birmingham, B9 4JB

Property Description:

A three bedroom ground floor maisonette of brick construction surmounted by an interlocking hipped tile clad roof, set back from the road behind a walled foregarden. The property provides well laid out accommodation UPVC glazing and gas fired central heating. Kingston Road is located off Watery Lane Middleway and the property is approximately within half a miles distance from Birmingham City Centre and within a quarter of a mile distance from Bordesley Train Station, which again provides direct access to the City Centre.

Accommodation:

Ground Floor
Entrance Hallway, Bathroom
panelled bath, low level WC and wash basin. Bedroom One, Bedroom Two, Reception Room, Kitchen, Bedroom Three



Term : 125 Years From 12 February 1996

Ground Rent : £10 per annum

Service Charge : Refer To Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 56**Freehold Vacant Possession**

**107 Gilbertstone Avenue, South Yardley
Birmingham B26 1HY**

Property Description:

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof benefiting from gas fired central heating and requiring complete modernisation and improvement throughout. Gilbertstone Avenue is located between Coventry Road (A45) and Clay Lane and forms part of an established residential area which is conveniently located for access to a wide range of local retail amenities situated on Coventry Road (A45) and is furthermore within approximately four miles distance from both Birmingham International Airport and the NEC and approximately five miles distance from both the M42 motorway (Junction 6) and Birmingham City Centre.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with pantry cupboard, Covered side passageway.

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



bath with electric shower over, pedestal wash basin and WC.

Outside

Front – lawned foregarden
Rear – paved patio, lawned garden and dilapidated garage accessed by way of a shared rear vehicular driveway.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 57**Freehold Ground Rent Investment**

**7 St. Mary's Way, Tamworth,
Staffordshire, B77 3EY**

Property Description:

A freehold ground rent investment secured against a modern mid terraced retail shop with flat/living accommodation over and situated in a parade of similar units which form part of a small shopping centre located off St. George's Way which in turn leads off Sheepcote Lane. The property is subject to a lease for a term of 99 years which commenced on 25 March 1963 and the freeholder is entitled to receive

a ground rent from the lessee of £100 per annum.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Not Applicable

N.B. The purchaser will be required to pay the sum of £250 plus VAT as a contribution towards the freeholder's legal costs





**23 St. Mary's Way, Tamworth,
Staffordshire, B77 3EY**

Property Description:

A freehold ground rent investment secured against a modern end terraced retail shop with flat/living accommodation over and situated in a parade of similar units which form part of a small shopping centre located off St. George's Way which in turn leads off Sheepcote Lane. The property is subject to a lease for a term of 99 years which commenced on 25 March 1963 and the freeholder is entitled to receive a ground rent from the lessee of £100 per annum.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Not Applicable

N.B. The purchaser will be required to pay the sum of £250 plus VAT as a contribution towards the freeholder's legal costs



**89/90 Brighton Road, Balsall, Heath
Birmingham, West Midlands, B12 8QJ**

Property Description:

A substantial investment opportunity situated adjacent to the Brighton Public House and the junction with Ladypool Road, constructed of rendered brick and surmounted by a pitched

replacement tile clad roof. The property offers extensive three storey accommodation being originally built as four separate dwelling houses but was converted many years ago into nine separate self contained units comprising of

eight residential flats and one commercial unit/former betting shop. All units are separately metered and each flat benefits from a separate gas fired central heating system and security door entry systems. The property is conveniently located for a wide range of local services and amenities situated on Ladypool Road and is currently partially let on Assured Shorthold Tenancies as follows:-

Flat 1 – Vacant.
Flat 2 – Let – Rental £350 per calendar month.
Flat 3 – Vacant.
Flat 4 – Let – Rental £350 per calendar month.
Flat 5 – Let – Rental £400 per calendar month.
Flat 6 – Let – Rental £350 per calendar month.
Flat 7 – Vacant.
Flat 8 – Vacant.
Commercial Unit – Vacant.

Total current rental income - £1,450 per calendar month (£17,400 per annum).
Potential rental income (when fully let) – in excess of £40,000 per annum.

Accommodation:

Flat 1 – Ground Floor
Entrance Hall, Kitchen, Dining Area, Lobby, Bathroom with panelled bath, pedestal wash basin and WC, Lounge and Double Bedroom.
Flat 2 – Ground Floor
Entrance Hall
First Floor
Stairs and Landing, Lounge, Bathroom with panelled bath, pedestal wash basin and WC, Kitchen, Double Bedroom.
Flat 3 – Ground Floor
Entrance Hall, Lounge with Store Cupboard, Kitchen, Bathroom with panelled bath, pedestal wash basin, Separate WC, Double Bedroom.

Flat 4 – Ground Floor
Shared Entrance Hall
First Floor
Reception Hall, Lounge, Bathroom with panelled bath, pedestal wash basin and WC, Breakfast Kitchen, Double Bedroom.
Flat 5 – Ground Floor
Shared Entrance Hall
First Floor
Reception Hall and Stairs to Second Floor
Landing Room, Large Double Bedroom, Large Bathroom with panelled bath, pedestal wash basin and WC, Lounge, Large Dining Kitchen.
Flat 6 – Ground Floor
Shared Entrance Hall and Stairs to First Floor
Reception Hall, Lounge, Bedroom, Bathroom with panelled bath, wash basin and WC, Kitchen.
Flat 7 – Ground Floor
Private Entrance off Brighton Road
First Floor
Lounge, Double Bedroom, Kitchen, Bathroom with panelled bath, pedestal wash basin, Separate WC.
Flat 8 – Entrance Hall, Bed/Living Room with built in store cupboard, Breakfast Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
Commercial Unit/Formers Betting Shop – 53 sq m (570 sq ft) with rear entrance, Public cloakroom, WC and wash basin and Staff cloakroom with WC and wash basin.

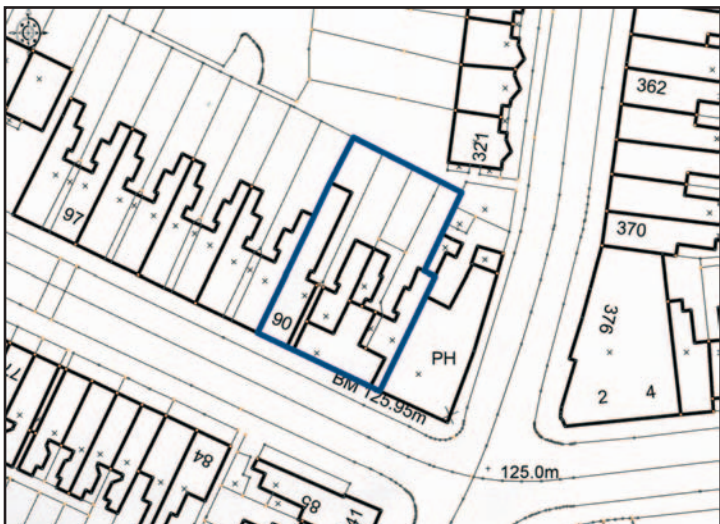
Outside (rear) – large full width concrete and paved yard/drying area.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





42 St Lukes Road, Holbrooks, Coventry, CV2 4JB

Property Description:

A mixed investment opportunity comprising of an 'L' shaped single storey brick built commercial premises set within a useful tarmacadamed yard area, along with an end terraced house which has been converted into two separate self-contained flats. The commercial premises has most recently been used as a gymnasium and health club, and currently has D2 planning consent, and prior to that was used for offices and a builders yard. The property provides flexible accommodation that would suit a variety of uses, and benefits from UPVC double glazed windows and doors with security bars, gas fired central heating and air conditioning to part. The residential property is of brick construction surmounted by a pitched replacement tile clad roof, and both flats benefit from UPVC double glazed windows, gas fired central heating and modern kitchen and shower room fitments. The properties occupy a total site area of 634.94 sq mtrs (0.15 acres), and the site may be suitable for residential redevelopment, however all interested parties should contact the Planning Department at Coventry City Council prior to bidding in order to satisfy themselves as to the viability of any proposed scheme. The commercial property is currently vacant, and both flats are currently let on Assured Shorthold Tenancies each at a rental income of £300 per calendar month (£3,600 per annum).

Accommodation:

Commercial Premises
Ground Floor
Entrance, Reception Area, Hallway, Ladies and Gents Toilets, Four Treatment Rooms/ Offices, Storeroom, former Sauna Room with showers, Kitchen, Ladies and Gents Changing Room with Shower, Three Fitness Rooms.
Gross Internal Area - 291.94 sq mtrs (3,142 sq ft).

House
Ground Floor
Flat B
Ground Floor
Entrance Hall, Lounge, Inner Hall, Double Bedroom, Kitchen, Shower Room with WC and wash basin.

Flat C
Ground Floor
Side Entrance Hall
First Floor
Stairs and Landing, Kitchen, Shower Room, Lounge, Double Bedroom.

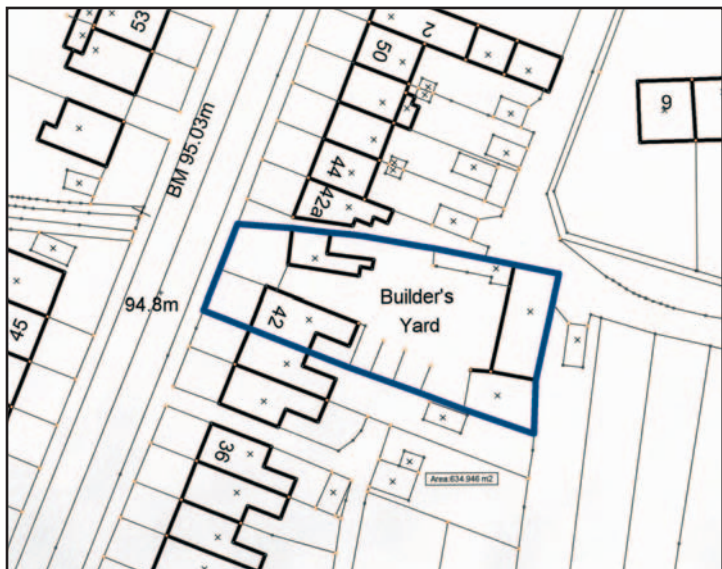
Outside
Tarmacadamed forecourt with secure gated driveway to tarmacadamed yard and parking area.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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LOT 61**Freehold Vacant Possession**

**7 Green Lanes,
Bilston,
West Midlands,
WV14 6BU**

Property Description:

A two bedroom semi detached bungalow set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating however does require some modernisation and improvement. Green Lanes is set in an established residential area and can be located off Wellington Road (A41) which in turn provides direct access to both Wolverhampton City Centre and Bilston town centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Two Bedrooms, Bathroom having panelled bath, pedestal wash basin and low level WC, Reception Room, Dining Room and Kitchen.

Outside

Rear – paved yard with storage shed.
Front – walled foregarden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 62**Freehold Investment**

**5 Rowley Close,
Hednesford, Cannock,
Staffordshire,
WS12 4ES**

Property Description:

A semi-detached property of Cornish style non-traditional concrete construction, having a tile clad first floor elevation and roof, providing well laid out accommodation benefiting from part UPVC double glazed windows, modern kitchen fitments and off road parking. Rowley Close comprises of a cul-de-sac which leads off Bradbury Lane, and the property is located approximately three miles to the north of Cannock town centre providing a wide range of retail amenities and services. The property is currently let on an Assured Shorthold Tenancy at a current rental of £395 per calendar month (£4,740 per annum).

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Kitchen and Utility Room.
First Floor
Stairs and Landing, three Bedrooms, Bathroom with bath, wash basin and WC.
Outside
Concrete forecourt providing off road parking with pedestrian side access to rear garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Land Adjacent to 38 Wilkinson Road, Wednesbury, West Midlands, WS10 8SJ

Description:

A parcel of freehold land extending to approximately 140 square metres (1,506 square feet) and prominently situated at the junction with Watson Road in an established and predominantly residential area. Wilkinson Road leads directly off High Street (A41) which provides direct access to Wolverhampton City Centre being within approximately three and a half miles distance. The parcel of land which is roughly rectangular in shape may be suitable for residential use (subject to obtaining planning consent) and all interested

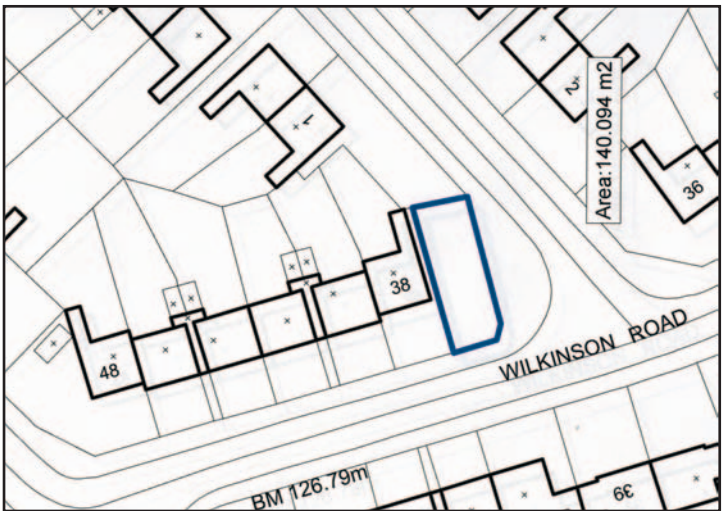
parties are advised to contact the local Planning Department at Walsall Metropolitan Borough Council prior to bidding to discuss any proposals which they may have in relation to the site.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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65 Carlyle Road, Edgbaston, Birmingham, B16 9BH

Property Description:

A traditional three storey five bedroom terraced house of brick construction with a slate clad roof, benefiting from well laid out accommodation and gas fired central heating and UPVC double glazing. Carlyle Road itself runs directly between Waterworks Road and Stirling Road and is located a short distance off Hagley Road which provides direct access to Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Porch, Hallway with access to cellar and laundry cupboard, Front Reception Room, Rear Reception Room, Dining Room, Kitchen

First Floor

Stairs and Landing, Three Bedrooms, Shower Room incorporating shower cubicle, wash basin and WC. Further Shower Room incorporating shower cubicle, wash basin and WC.

Second Floor

Stairs and Landing
Bedroom Four
Bedroom Five

Outside (front) Walled Foregarden (rear) Garden, Brick built store and WC, side pedestrian entry access

Vendors Solicitors

Refer to Auctioneers

Viewings

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59 Gillott Road, Edgbaston, Birmingham

Property Description:

A substantial three storey traditional semi-detached house of brick construction surmounted by a replacement tile clad roof, and situated to the lower part of Gillott Road virtually opposite the junction with Summerfield Crescent. The property is ideally suited for investment purposes having undergone internal modification to provide flexible and well laid out accommodation comprising of nine bedrooms, three shower rooms, two kitchens and one kitchenette. We understand from the Vendor that the property has previously been let to nine individual tenants and benefits from mains fitted smoke alarms, emergency lighting, fire doors and mostly UPVC double glazed windows.

Accommodation:

Ground Floor

Reception Hall with Utility Room leading off and Cellar access, Lounge, Kitchen, Shower Room with WC, Two Bedrooms.

First Floor

Stairs and Landing with Store Cupboard, Kitchen, Shower Room with WC and Four Bedrooms.

Second Floor

Stairs and Landing with Kitchenette, Shower Room and Three Bedrooms.

Outside

Front: Walled foregarden, pedestrian side access to rear.
Rear: Yard and garden

Vendors Solicitors

Refer to Auctioneers

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155 & 157 Cape Hill, Smethwick, West Midlands B66 4SH

Property Description:

A pair of three storey traditionally built terraced houses of brick construction surmounted by replacement tile clad roofs and benefiting from gas fired central heating, UPVC double glazed windows, mains fitted emergency lighting, smoke alarms and off road forecourt parking. Both properties have previously been let as House's in Multiple Occupation and provide well laid out and substantial accommodation, each benefiting from five bedrooms. The properties themselves are situated opposite the former Cape Hill Brewery site which is currently undergoing significant residential redevelopment and will assist in transforming the immediate surrounding area. Cape Hill (A4092) lies approximately two and a half miles distance to the west of Birmingham City Centre, and local services are available within approximately one quarter of a miles distance at Cape Hill Shopping Centre.

Planning:

The properties benefit from Planning Consent (reference DC/03/41890 and dated 13th April 2004) granted by Sandwell Metropolitan Borough Council for internal alterations to the existing houses and rear extensions to convert into nine separate apartments/flats. The plans submitted with the application detail nine separate self-contained units each having a Living Room and Kitchen, Bedroom and Bathroom. A copy of the Planning Consent application and plans is available for inspection at the Auctioneers offices.

Existing Accommodation

155 Cape Hill
Ground Floor
Reception Hall with Cellar access,

Front Reception Room, Rear Reception Room, Kitchen, Bathroom.

First Floor

Stairs and Landing, Four Bedrooms, Cloakroom with WC.

Second Floor

Stairs to Attic Bedroom number Five

Outside

Tarmacadamed forecourt with shared pedestrian access to rear garden

157 Cape Hill

Ground Floor

Reception Hall with Cellar access and Cloakroom with WC, Front Reception Room, Rear Reception Room, Kitchen, Bathroom.

First Floor

Stairs and Landing, Four Bedrooms, Cloakroom with WC.

Second Floor

Stairs to Attic Bedroom number Five.

Outside

Tarmacadamed forecourt with shared pedestrian access to rear garden

Vendors Solicitors

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Villa Place, 188 Villa Street, Lozells, Birmingham, B19 1QA

Property Description:

A period built grade two listed detached cottage of part rendered brick construction surmounted by a pitched slate clad roof providing presentable and well laid out accommodation which benefits from three reception rooms, four bedrooms, two bath/shower rooms, gas fired central heating and modern kitchen and shower room fittings. The property is situated in the upper section of Villa Street which leads off Willis Street and is set back behind a long lawned foregarden which contains a range of established trees and enjoys a pleasant outlook with views over adjacent park land as shown in photo below. The property further benefits from a separate brick built garage block which fronts directly onto Villa Street and may be suitable for other uses subject to obtaining planning consent from the local Planning Authority.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room One, Front Reception Room Two, Dining Room, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC, Kitchen with range of modern wooden fronted units.

First Floor
Stairs and Landing, Bedroom One (Double), Bedroom Two (Double), Bedroom Three (Double), Bedroom Four (Single), Shower Room with glazed shower, pedestal wash basin and WC.

Outside
Rear – paved yard with walled boundary and brick built store.
Front – long lawned foregarden

with tarmacadam forecourt providing off road parking and a separate brick built double garage.

Vendors Solicitors

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Viewings

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16 Wattisham Square, off Filton Croft, Castle Vale, Birmingham B35 6JL

Property Description:

A modern mid-town house providing well-laid out accommodation and benefitting from central heating and part-double glazed windows. The property is situated to the northern part of Castle Vale, and access to the A38 Kingsbury Road is approximately a quarter of a mile distant.

Accommodation:

Ground Floor
Enclosed Porch, Lounge,
Dining/Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with bath
having shower over, wash basin and
WC.
Outside – Lawned fore-garden.
Rear – Paved garden with rear
access.

Vendors Solicitors

Refer to Auctioneers

Viewings -

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CITY ESTATES
(Midlands) Limited

79 Wattville Road, Handsworth, Birmingham, B21 0DL

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in a presentable condition. Wattville Road is located in an established residential area off Holyhead Road (A41) which in turn runs into the Soho Road providing a wide range of local shops and amenities. The property is currently let to Aston Brook Housing Association until 25 June 2011 at a current rental of £450.00 per calendar month (£5400.00 per annum).

Accommodation:

Ground Floor
Reception Room One and
Reception Room Two separated by
archway, Kitchen

First Floor
Stairs and Landing, Two Bedrooms,
Bathroom having panelled bath,
pedestal wash hand and low level
WC.



Outside

Front: Walled foregarden

Rear: Lawned garden

Vendors Solicitors

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Viewings

Via Cottons – 0121 247 2233



LOT 70**Freehold Vacant Possession**

**57 Talbot Road, Blakenhall,
Wolverhampton, WV2 3EW**

Property Description:

A four bedroom detached property of brick construction surmounted by a tile clad roof, set back slightly from the pavement. 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. Talbot Road is located off Shaw Road and Wanderers Avenue, which runs from Dudley Road (A459) providing direct access into Wolverhampton City Centre. The property is approximately within half a mile distance of Wolverhampton City Centre and therefore with four bedrooms could provide an ideal investment opportunity.

Accommodation:

Ground Floor

Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, inner lobby and bathroom having panelled bath, pedestal wash hand basin and low level WC.

First Floor

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



Second Floor

Stairs leading to Loft Room /Bedroom four

Outside: Rear - Yard

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 71**Freehold Vacant Possession**

**44 Showell Road,
Wolverhampton, West
Midlands, WV10 9LT**

Property Description:

An end terraced property of brick construction set back from the road behind a small walled foregarden and requiring complete repair and modernisation throughout. Showell Road leads off Bushbury Lane which in turn leads off Stafford Road (A449) and the property is one and a half miles distance from Wolverhampton City Centre which in turn houses the University of Wolverhampton and offers a wide range of shops and amenities.

Whilst the property has not been inspected by the Auctioneers we understand that it benefits from the following accommodation:

Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen.

First Floor

Stairs and Landing
Bedroom One, Bedroom Two,
Bathroom



Outside

Front and Rear Gardens

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

NB – All interested parties viewing this property must do so with utmost caution and at their own risk



COTTONS
THE AUCTIONEERS



21 Holcroft Street, Tipton, West Midlands, DY4 7SW

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, occupying a slightly elevated position and benefiting from UPVC double glazed windows and gas fired central heating. Holcroft Street is situated off Tivdale Street which in turn runs between Dudley Port (A461) and Tivdale Road (A4033). The property is conveniently located within one miles distance from Dudley town centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor

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

First Floor

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

Outside

Rear – yard and garden.



Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

29 Gresham Street, Coventry, CV2 4EU

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof offered for sale in a dated but presentable condition and requiring some modernisation and cosmetic improvement. The property is set back from the road behind a walled foregarden and is situated in an established residential area leading off Kingsway which in turn runs between Walsgrave Road (A4600) and Binley Road (A428). The property is conveniently within less than a quarter of one miles distance from a wide range of local services situated on Walsgrave Road and is approximately one miles distance to the East of Coventry City Centre.

Accommodation:

Ground floor

Front Reception Room, Rear Reception Room, Kitchen, Lobby, Bathroom with panelled bath, wash basin and WC.

First Floor

Stairs and Landing, Two Double Bedrooms.



Outside (front) – walled and paved foregarden.

Outside (rear) – paved yard and garden with shared pedestrian gated access.

Vendors Solicitors

Refer to Auctioneers

Viewings

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132 Cooks Lane Tile Cross Birmingham B37 6NP

Property Description:

A traditional semi-detached house of brick construction surmounted by a hipped tile clad roof benefiting from UPVC doubled glazed windows, side garage and generous gardens but requiring modernisation and improvement throughout. The property is situated on the outskirts of Birmingham in a predominantly residential area and is situated within approximately two miles distance from the local town of Coleshill, and approximately six miles to the east of Birmingham City Centre. The property also provides convenient access to both the M42 and M6 motorways, both being within approximately three miles distance.

Accommodation:

Ground Floor
Porch, Reception Hall, Front Reception Room with archway to Rear Reception Room, Veranda, Kitchen, Utility Room with Store.

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

Outside
Front – Lawned fore garden with concrete driveway providing off road parking and leading to a side garage.
Rear – Very long lawned garden with small patio and workshop.

Vendors Solicitors

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50 Arden Road, Saltley, Birmingham, B8 1DZ

Property Description:

A detached two storey former church hall predominantly of rendered brick construction surmounted by an interlocking tile clad roof. In recent years the property has been used as a commercial building and is situated in a mixed use area containing a variety of traditional residential properties, modern commercial buildings and is situated adjacent to a school. Arden Road itself is situated off Bordesley Green Road (B4145) and leads into Landor Street which in turn provides a link with the outer ring road (Lawley Middleway A4540). The property may be suitable for a variety of uses and all interested parties must make their own enquiries with Birmingham City Council Planning Department as to the suitability for their intended use.

Accommodation:

Ground Floor – 171 sq m (1,845 sq ft) with a range of rooms/workshops and benefiting from roller shutter vehicular door access providing garaging/loading facilities.

First Floor – 164 sq m (1,765 sq ft) having pitched ceilings and comprising of a range of rooms/workshops.

Outside

Front – paved forecourt.

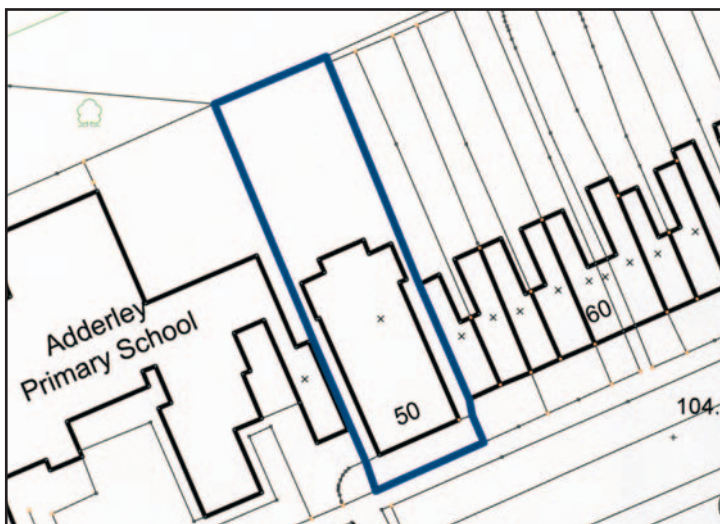
Rear – pedestrian access to both sides leading to enclosed rear garden.

Vendors Solicitors

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1 The Lindens, 7 Rotton Park Road, Edgbaston, Birmingham, B16 9JH

Property Description:

A ground floor studio apartment forming part of The Lindens which comprises of a modern purpose built development, occupying a prominent corner position at the junction with Rotton Park Road and York Road. The property is set within established and well maintained communal gardens and benefits from an allocated car parking space. The property is ideally suited to a buy to let investor and is currently let on an Assured Shorthold Tenancy Agreement at a rental of £425 per calendar month (£5,100 per annum).

Established communal gardens with allocated car parking space.

Leasehold Information

Term – 99 years from 25 March 1984

Ground Rent - £40 rising to £160 during the term

Service Charge – Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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Accommodation:

Ground Floor

Communal Entrance with security door entry system, Bed/Living Room with fitted laminate furniture incorporating a double bed and electric storage heater, Kitchen, Wash Room with vanity wash basin, Bathroom with panelled bath with electric shower over and WC. Outside

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74 Brownhills Road, Walsall, WS8 7BS

Property Description:

A mid terraced property of non traditional construction surmounted by an interlocking tile clad roof set back from the road behind a paved foregarden allowing for 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 a presentable condition. Brownhills Road can be located off the Lichfield Road (A461) and the property is close to the junction with Coppice Road. The property is set in an established residential area and is within a mile and a half from the main shopping area in Brownhills.

Accommodation:

Ground Floor
Entrance porch, entrance hallway, Reception Room, Kitchen/Dining Room



First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath, pedestal wash basin. Separate WC, having low level WC.

Outside
Front - paved foregarden
Rear – Lawned garden with patio area

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

111 Woodhouse Road, Quinton, Birmingham, B32 2DJ

Property Description:

An end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a lawned and paved foregarden. The property benefits from having well laid out accommodation and UPVC double glazed windows and is offered for sale in generally presentable condition however does require some modernisation and repair. Woodhouse Road can be located off West Boulevard (B4121). The property is within approximately half a mile of the junction where Wolverhampton Road (A4123) meets Hagley Road (A456) providing direct access to both Wolverhampton and Birmingham City Centre. The property is also within one and a half miles distance from Harborne High Street providing a wide range of local shops, amenities and bars.

Accommodation:

Ground Floor
Reception Room, Kitchen, Bathroom having panelled bath and pedestal wash hand basin, Separate WC having low level WC.



First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – Lawned foregarden and driveway.
Outside (rear) – Lawned garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



301A Long Lane, Halesowen, West Midlands, B62 9LB

Property Description:

A two bedroom flat situated above two retail units directly fronting the pavement and surmounted by a tile clad roof. The property benefits from having well laid out accommodation, UPVC double glazed windows, electric storage heating and modern kitchen units, and is offered for sale in presentable condition. The flat is situated on Long Lane (A4034) opposite the junction where Nimmings Road meets. The property is approximately within a quarter of a mile from the main shopping area in Blackheath and also within a quarter of a mile from Rowley Regis Train Station. The property is currently let on an Assured Shorthold Tenancy Agreement producing a total rental of £425.00 per calendar month (£5,100 per annum)

Accommodation:

Ground Floor
Small Entrance Hall with Staircase leading to
First Floor
Hallway, Reception Room, Kitchen and Two Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and low level WC.

Term:

99 years from 29 March 1990
Ground Rent: £50 per annum

Vendors Solicitors

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LOT 80

Freehold Investment

**66 Albert Road,
Stechford,
Birmingham, B33 9BD**

Property Description:

A traditional end terraced property of rendered brick construction surmounted by a replacement tile clad roof benefiting UPVC double glazed windows and requiring some modernisation and improvement. The property is situated towards the upper section of Albert Road which leads off Station Road (A4040) and is conveniently within less than one quarter of a mile distance from Stechford Railway Station. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of six months from 17 August 2006 at a rental of £450 per calendar month (£5,400 per annum). Note: The tenant has paid all rental due in full for the term and the balance will be transferred to the purchaser upon completion.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall,
Through Lounge/Dining Room,
Kitchen,



First Floor
Stairs and Landing, Two Double Bedrooms and Bathroom having panelled bath with shower over, WC and pedestal wash hand basin.
Outside
Front – small walled foregarden
Rear – paved yard, brick stores and garden with side pedestrian access.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 81

Freehold Vacant Possession

**157 Watling Street,
Wilnecote, Tamworth,
B77 5BB**

Property Description:

A traditional two storey mid terraced house of brick construction surmounted by a pitched tile clad roof and requiring complete modernisation and improvement throughout. The property occupies an elevated position set back from the road behind a walled foregarden and is situated close to the junction with Hockley Road and conveniently within approximately three miles distance from both Tamworth town centre providing a wide range of retail amenities and services and the M42 Motorway (Junction 10).

Accommodation:

Ground Floor
Lounge, Kitchen, Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.
Outside
Front – walled foregarden
Rear – yard and overgrown garden with shared pedestrian access



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**63 Ridgewood Drive,
Amington, Tamworth,
B77 3AQ**

Property Description:

A modern semi detached property of brick construction surmounted by a pitched interlocking tile clad roof offered for sale in presentable condition and benefiting from modern fitted kitchen units, three bedrooms, integral garage, off road parking, gas fired central heating and double glazed windows. Ridgewood Rise comprises of a cul de sac which leads off Woodhouse Lane and which in turn leads off Tamworth Road providing access to Tamworth town centre lying approximately two and a half miles distant to the South West.

Accommodation:

Ground Floor
Entrance Porch, Reception Hall, Lounge/Dining Room, Kitchen with range of modern fitted units incorporating a built in oven, gas hob and cooker hood.

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

Outside
Front – lawned foregarden, paved driveway and integral garage
Rear – long lawned garden

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26 Hill Top Avenue, Gillway, Tamworth, Staffordshire, B79 8QA

Property Description:

A semi detached house of brick construction surmounted by a hipped interlocking tile clad roof and offered for sale in a modernised and presentable condition benefiting from mostly UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and off road parking. Hilltop Avenue forms part of an established residential area and is located off Wigginton Road conveniently within one miles distance from Tamworth town centre. The property is currently let on an Assured Periodic Tenancy at a rental of £575 per calendar month (£6,900 per annum).

Accommodation:

Ground Floor
Entrance Hall, Bathroom with modern suite comprising corner bath having electric shower over, wash basin & WC, Dining Kitchen with range of modern wooden effect units, stainless steel built in oven, gas hob and cooker hood, Utility Room, Lounge.
First Floor
Stairs & Landing, Cloakroom with WC, Three Bedrooms.
Outside
Front – lawned foregarden with concrete driveway providing off road parking, side yard with pedestrian access to rear.
Rear – large paved patio and lawned garden

Vendors Solicitors:

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3-5 Station Road, Northfield, Birmingham, B31 3TG

Property Description

A substantial traditional built property comprising of two retail units, located in a mixed use area virtually opposite Northfield Railway Station. There is a vehicular access directly between the two units, offering access to the rear yard. The building is offered For Sale in need of complete modernisation and improvement.

Station Road itself leads onto Quarry Lane, which in turn runs directly on Bristol Road South (A38) providing access to both the M5 (Junction 4) and M6 via the A38(M).

Accommodation:

3 Station Road
Ground Floor
Retail Area measuring 30.8sq.m. (330sq.ft.), Lobby and Kitchen measuring 6.1sq.m. (66sq.ft.)
Lean-To Storage measuring 26.5sq.m. (284sq.ft.)
First Floor
Room 1 measuring 19.9sq.m. (214sq.ft.)
Room 2 measuring 12.8sq.m. (137sq.ft.)
Room 3 measuring 6.4sq.m. (69sq.ft.)
Room 4 measuring 9.1sq.m. (98sq.ft.)

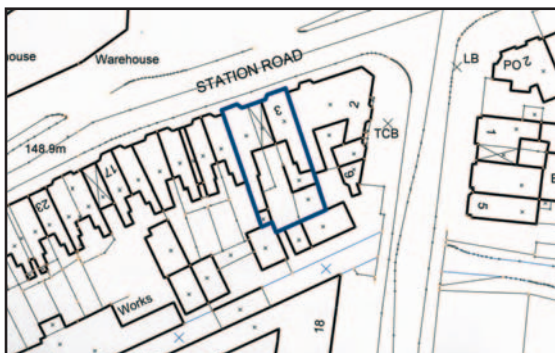
5 Station Road
Ground Floor
Retail Area measuring 19.7sq.m. (212sq.ft.)
Rear Room measuring 12.9sq.m. (139sq.ft.)
Rear Store measuring 6.6sq.m. (71sq.ft.)
First Floor
Room 1 measuring 19.7sq.m. (212sq.ft.)
Room 2 measuring 8.2sq.m. (88sq.ft.)
Room 3 measuring 7.8sq.m. (84sq.ft.)
Room 4 measuring 9.3sq.m. (100sq.ft.)
Outside (rear) – Vehicular access between the units, leading to Rear Yard (part paved, part unsurfaced) with Covered Storage Area measuring 25.5sq.m. (275sq.ft.). To the rear of each there is a brick built W.C. and Store

Vendors Solicitors:

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7 Station Road, Northfield, Birmingham, B31 3TG

Property Description:

A single retail unit, located in a mixed use area virtually opposite Northfield Railway Station. The building is offered For Sale in need of modernisation and improvement. Station Road itself leads onto Quarry Lane, which in turn runs directly on to Bristol Road South (A38) providing access to both the M5 (Junction 4) and M6 via the A38(M).

Accommodation:

Ground Floor
Retail Area measuring 31.4sq.m. (338sq.ft.), and Kitchen measuring 4.5sq.m. (49sq.ft.)
First Floor
Room 1 measuring 12.0sq.m. (129sq.ft.)
Room 2 measuring 6.9sq.m. (74sq.ft.) max
Room 3 measuring 4.5sq.m. (48sq.ft.)
Outside (rear) – Separate W.C. and Store Room in brick built rear wing

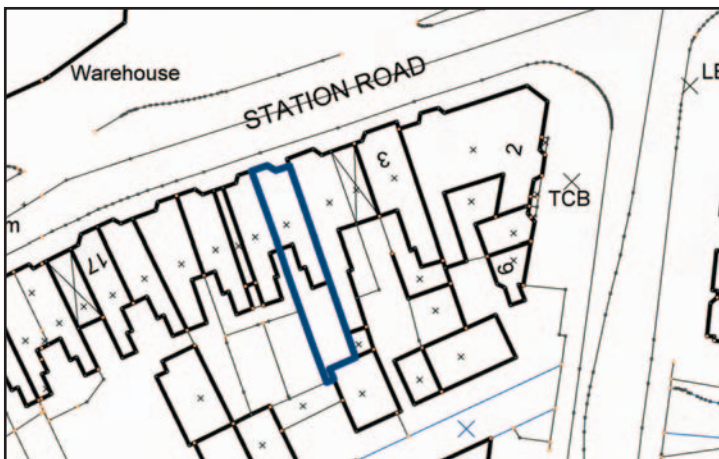


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LOT 86**Freehold Vacant Possession**

**75 Church Hill,
Northfield,
Birmingham, West
Midlands, B31 3UB**

Property Description:

A retail unit of traditional construction located in a terrace of similar units in a mixed use area, just off Bunbury Road (B4121).

The property is a three storey building in need of modernisation and improvement, but benefits from well laid out accommodation, modern aluminium shop front and electric roller shutter.

The property could suit a variety of both residential and commercial uses, subject to obtaining all appropriate Planning Consents. There are good transport links to the Northfield shopping district via bus, and good access to the City Centre via both bus and train, with Northfield Train Station being located less than 200 yards distant.

Accommodation:

Ground Floor

Front Retail Area measuring 15.9sq.m. (171sq.ft.)

Rear Retail Area measuring 13.2sq.m. (142sq.ft.)

Rear Stock Room (Former Kitchen)



First Floor

Two Rooms

Second Floor

Room with Shower Cubicle

Outside (rear) – Pedestrian access to rear by passage leading off Church Hill. Small garden with separate W.C.

Vendors Solicitors

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Viewings

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**LOT 87****Freehold Vacant Possession**

**12 Crown Court,
Wednesbury, West
Midlands, WS10 8YD**

Property Description:

A modern semi detached property of cavity brick construction surmounted by a pitched tile clad roof situated in a cul-de-sac leading off Princess Way and forming part of a modern development which is located off Midland Road (A462) and conveniently within half a miles distance from Darlaston Town Centre providing a range of amenities and one miles distance from the M6 Motorway (Junction 10). Wolverhampton City Centre lies approximately three and a half miles distance to the West. The property benefits from electric storage heating and off road parking and is ideally suited for a buy to let investor or first time buyer.

Accommodation:

Ground Floor

Entrance Hall, Lounge, Dining Kitchen.



First Floor

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

Outside

Front – foregarden with off road parking space, pedestrian side access to rear

Rear – patio and garden

Vendors Solicitors

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Viewings -

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69 & 69a Murcroft Road Wollescote Stourbridge West Midlands DY9 9HT

Property Description:

A semi-detached property of brick construction surmounted by hipped tile clad roof, and comprising of two well laid out self contained flats, benefiting from UPVC double glazed windows, off road parking, and the ground floor flat further benefits from gas fired central heating. Murcroft Road itself is situated off Dobbins Oak Road which in turn leads off Pedmore Lane, and is within approximately two miles distance from Stourbridge town centre. Both flats are currently let on Assured Shorthold Tenancy Agreements at the following rentals:

Flat 69: £85.00 per week
(£4,420.00 per annum)

Flat 69a: £80.00 per week
(£4,160.00 per annum)

Total Rental Income: £165.00 per week (£8,580.00 per annum)

Accommodation:

Ground Floor

Lounge with walk in cupboard, Two Bedrooms, Bathroom with panelled bath, pedestal wash hand basin, WC, and Kitchen.

First Floor

Entrance Hall, Stairs and Landing, Lounge, Two Bedrooms, Bathroom with panelled bath, pedestal wash hand basin, WC and Kitchen.

Note: Flat 69a not inspected and details provided by vendor.

Outside

Front - Concrete forecourt and side driveway providing off road parking. Rear – Garage, concrete patio/yard area, garden and two brick stores.

Vendors Solicitors:

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Oswestry Fort Repeater Station, Gobowen Road, Oswestry, Shropshire

Property Description:

A former British Telecom Repeater Station comprising of a single storey brick built detached building surmounted by a pitched tile clad roof set within a small compound set back from the road behind a tarmacadam forecourt. The property is situated on Gobowen Road (B5069) approximately two miles North of the historic town of Oswestry and is best accessed off the A5 trunk road.

Gross internal area of the building is 9.9 sq m (106 sq ft).

Site Area

The compound is approximately 8.8 m x 6.4 m (29 ft x 21 ft).

Vendors Solicitors

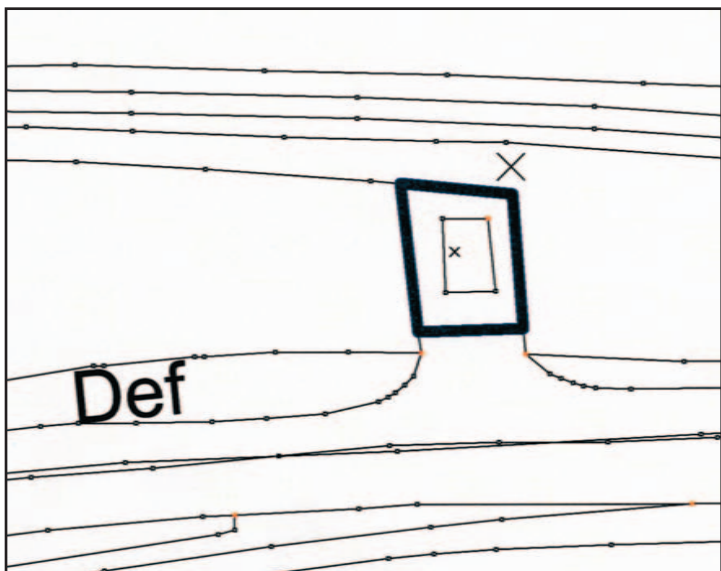
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Accommodation:

Gross external area of the building is 13.91 sq m (149 sq ft).





Building Plot, 103 Coalpool Lane, Walsall, WS3 1QN

Description:

A parcel of freehold building land rectangular in shape and extending to approximately 259 sq m (2,787 sq ft). The plot previously contained a semi detached dwelling house which has been demolished and now benefits from planning consent for the erection of a four bedroom detached dwelling. The plot forms part of a predominantly residential area and is situated approximately one miles distance to the North of Walsall town centre.

consent is available for inspection at the Auctioneers offices and all interested parties are advised to make their own enquiries of the local planning authority at Dudley Metropolitan Borough Council.

Site frontage – 7.3 m (24 ft)

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Planning:

The plot benefits from planning consent granted by Walsall Metropolitan Borough Council (Reference 05/1104/FL/E6 and dated 20 July 2005) for the erection of one four bedroom detached dwelling. A copy of the planning





Coach House Rear Of 38 Taylor Road, Kings Heath, Birmingham, B13 0PG

Property Description:

A two storey brick built coach house situated to the rear of Number 38 Taylor Road and accessed by way of a gated shared driveway which leads off Taylor Road between Numbers 24 and 22. The property may be suitable for a variety of uses and all interested parties are strongly advised to both inspect the property and to discuss any proposals which they may have with the local planning department at Birmingham City Council.

Accommodation:

Ground Floor – 24.7 sq m (265 sq ft) with double gated vehicular access.
First Floor – 24.7 m (265 sq ft) (Not Inspected).
Outside - Enclosed garden/yard area

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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52 Orton Road, Leicester, LE4 2AS

Property Description:

A traditional detached house of brick construction surmounted by a hipped tile clad roof and requiring complete modernisation and refurbishment throughout. The property benefits from a two storey side extension and furthermore has more recently undergone a single storey rear extension and we understand that this recent work does not have planning consent or building regulation approval. All interested parties are therefore strongly advised to discuss this matter with the local planning department at Leicester City Council so that they are fully aware prior to bidding as to the obligations that will be placed upon them in order to rectify this matter. Orton Road itself comprises of a cul de sac which leads off Abbey Lane (A6), providing direct access to Leicester City Centre which lies approximately one and a half miles distant to the South.

Accommodation:

Ground Floor
Open Plan Reception Area and Front Reception Room, Extended Rear Reception Room, Dining Kitchen.
First Floor
Stairs and Landing, Four Bedrooms (Three Doubles & One Single), Bathroom with panelled bath and Separate WC.
Outside
Front – Securely gated and fenced forecourt providing off road car parking, integral garage and gated side access to rear.
Rear – Paved yard area and garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Not Applicable

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eg. passport or driving licence)*

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





**18 The Worthings, Stirchley,
Birmingham, B30 3AE**

Property Description:

A semi detached property of brick construction with rendered frontage surmounted by a tile clad roof set back from the road behind a driveway allowing for off road parking. The property benefits from having well laid out accommodation, four bedrooms, some UPVC double glazed windows however does require modernisation and improvement. The Worthings is located off Fordhouse Lane (A040) and is approximately within half a mile of the main shopping area in Cotteridge on the Pershore Road (A441).

Accommodation:

Ground Floor
Entrance Porch, Entrance Hall, Reception Room, Kitchen, Inner Lobby, Shower Room having newly fitted shower cubicle, low level WC and pedestal wash hand basin.
First Floor
Stairs and Landing, Four Bedrooms and Bathroom having panelled bath, low level WC and pedestal wash hand basin.
Outside
Rear - Lawned Garden
Front - Driveway

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2 Haskell Street, Walsall WS1 3LH

Property Description:

A traditional end terraced property of brick construction surmounted by slate clad roof situated on the corner of Haskell Street and Grange Street which in turn leads off West Bromwich Road. The property has been used for commercial purposes for many years and the accommodation is currently arranged to provide a ground floor retail shop and storage, along with first floor offices over. We understand that the property is currently let to Birmingham Burner (Walsall) Limited at a rental of £2,100.00 per annum. We further understand that the tenant has been in occupation for in excess of twenty five years, and that no formal tenancy agreement is in place.

Accommodation:

Ground Floor
Retail shop - 18.79 square metres (202 square feet).
Inner Hall - with access to Cellar - 17.98 square metres (193 square feet)
Store Room - 12.52 square metres (134 square feet)
Kitchen - 11.71 square metres (126 square feet)
First Floor
Stairs and Landing.
Room 1 - 17.46 square metres (187 square feet)
Room 2 - 9.23 square metres (99 square feet)
Storage Area - 6.31 square metres (67 square feet)
Bathroom - 3.92 square metres (42 square feet) with panelled bath, wash hand basin and WC
Outside
Rear – small brick paved yard

Vendors Solicitors:

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47 Cecil Street, Walsall, West Midlands, WS4 2AZ

Property Description:

A Mid Terraced Property of brick construction surmounted by a tile clad roof set back from the road behind a gravelled foregarden. The property benefits from having well laid out accommodation, and gas fired central heating, however does require some modernisation and improvement. Cecil Street can be located in a residential area leading off Butts Road which in turn leads off Lichfield Street (A461) and is approximately half a mile from Walsall Town Centre providing a wide range of shops and amenities.

Accommodation:

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

First Floor
Stairs and Landing, Three Bedrooms

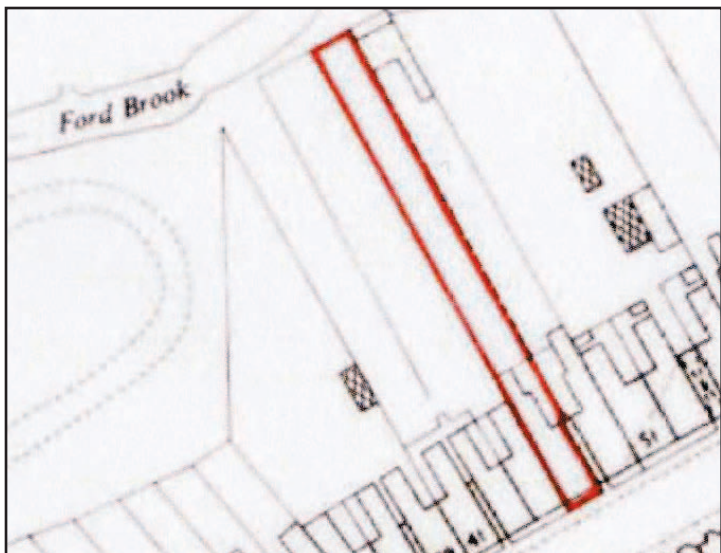
Outside
Front: Gravelled Foregaren
Rear: Lawned Garden

Vendors Solicitors

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LOT 96**Freehold Vacant Possession****63 Cochrane Road,
Dudley, DY2 0RX****Property Description:**

A mid terraced house of brick construction surmounted by an interlocking tile clad roof, providing well laid out accommodation and benefiting from UPVC replacement windows and gas fired central heating. Cochrane Road leads directly off Stourbridge Road (A461) and is conveniently within approximately two miles distance from Dudley town centre, approximately one miles distance from Merry Hill Shopping Centre and half a mile distance from Russell's Hall Hospital.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen, Lobby, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.

First Floor

Stairs and Landing, Bedroom One (Double) with access to Attic Store Room, Bedroom Two (Double), Bedroom Three (Single).

Outside

(Front) – foregarden and paved area with shared pedestrian access to rear

(Rear) - paved patio and lawned garden with various wooden outbuildings

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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LOT 97**Freehold Vacant Possession****70 Wright Street,
Small Heath,
Birmingham ,B10 9SP****Property Description:**

An end terraced property of brick construction directly fronting the pavement requiring some modernisation. The property benefits from well laid out accommodation, storage heating and gated access providing parking for several cars. Wright Street itself comprises a cul-de-sac location off Muntz Street in a popular and established area containing predominantly residential properties along with various shops and commercial premises and a wide range of local services and amenities situated on Coventry Road.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Front Reception Room, Cloakroom comprising WC and wash basin, Rear Reception Room with cellar off, Kitchen, Verandah

First Floor

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

Second Floor

Attic Room

Outside (rear) Paved yard and garden, brick built store and WC. Timber double gates giving vehicular access for several cars.

Vendors Solicitors:

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**84 Woodland Road, Northfield,
Birmingham, B31 2HY**



Property Description:

A traditional three storey semi detached house of brick construction surmounted by a pitched slate clad roof requiring complete repair and modernisation throughout. The property offers substantial well laid out accommodation and is situated in a popular and well regarded street which leads off Bunbury Road (B4121) and is conveniently within one quarter of a mile distance from Northfield Railway Station and within half a mile distance from Northfield shopping centre located on Bristol Road (A38).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with pantry and Cellar access, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.

First Floor

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

Second Floor

Stairs to Bedroom Four and Eaves Store Room.

Outside

Front – foregarden with side driveway providing potential for the erection of a garage/side extension (subject to obtaining the relevant planning consent).

Rear – overgrown garden

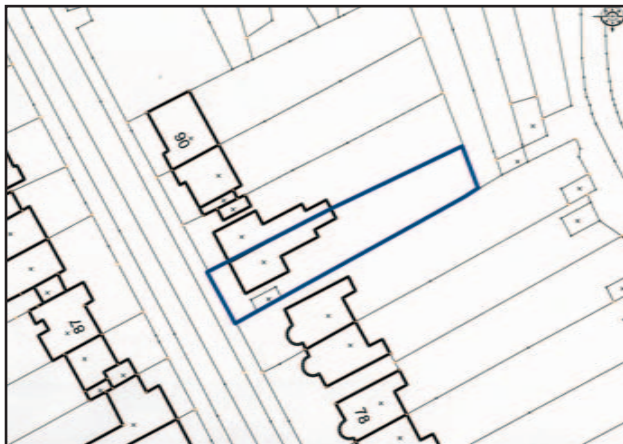
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