

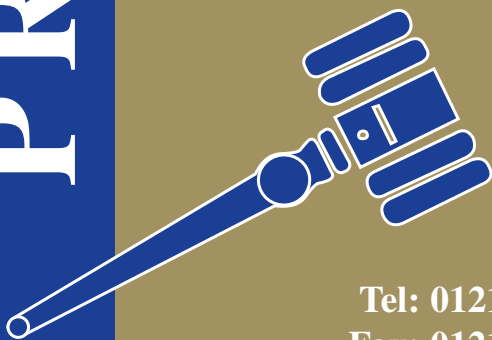
PROPERTY AUCTION

Cottons

Chartered Surveyors

THURSDAY
7TH DECEMBER 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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 64 LOTS

To include a range of Residential and Commercial Vacant and Investment property, along with Redevelopment Opportunities, Building Plots and Land comprising:

- 32 Freehold Vacant Residential Properties
- 6 Leasehold Vacant Properties
- 6 Residential Investment Properties
- 2 Parcels of Freehold Land
- 3 Residential Development Sites, Building Plots & Redevelopment Opportunities
- 10 Freehold Vacant Commercial Properties
- 4 Freehold Commercial Investment Properties
- 1 Freehold Commercial Investment Opportunity

ORDER OF SALE

Lot Property

1.	104 Bordesley Green Road, Bordesley Green	Freehold Vacant Possession
2.	396 Portland Road, Edgbaston	Freehold Vacant Possession
3.	8 Victoria Buildings, Barford Road, Ladywood	Freehold Investment
4.	12 Ivanhoe Street, Dudley	Freehold Investment
5.	11 Jameson Street, Wolverhampton	Freehold Vacant Possession
6.	Flat 7, Regent House, 391 Birmingham Road, Sutton C'Field	Leasehold Vacant Possession
7.	68 Falmouth Road, Hodge Hill	Freehold Vacant Possession
8.	240 Shaftmoor Lane, Hall Green	Freehold Investment
9.	118 Curbar Road, Great Barr	Freehold Vacant Possession
10.	18 Selborne Road, Handsworth Wood	Freehold Vacant Possession
11.	37 Warwick Crest, Arthur Road, Edgbaston	Leasehold Vacant Possession
12.	25 Wicketts Tower, Pershore Road, Edgbaston	Leasehold Vacant Possession
13.	37 Church Lane, West Bromwich	Leasehold Investment
14.	2 Charles Road, Small Heath	Leasehold Vacant Possession
15.	189 High Street, Erdington	Freehold Vacant Possession
16.	1602 Coventry Road, Yardley	Freehold Vacant Possession
17.	2/4 High Oak, Pensnett, Dudley	Freehold Vacant Possession
18.	1 High Oak, Pensnett, Dudley	Freehold Vacant Possession
19.	Unit 1, 2 & 3 Cullwick Court, Bilston	Freehold Pt Investment/Vacant Possession
20.	Bell Bridge Garage, A38 Southbound, Fradley, Lichfield	Freehold Vacant Possession
21.	55/65 Rowood Drive, Solihull	Freehold Investment/ Ground Rent
22.	36 Serpentine Road, Aston	Freehold Vacant Possession
23.	77 Kenilworth Road, Aston.	Freehold Vacant Possession
24.	111 Winson Street, Winson Green	Leasehold Vacant Possession
25.	44 Churchfield Avenue, Princess Gardens, Tipton	Leasehold Vacant Possession
26.	7 Anson Road, Bentley, Walsall	Freehold Vacant Possession
27.	9 Herbert Street, West Bromwich	Freehold Vacant Possession
28.	1a Holly Road, Cotteridge	Freehold Vacant Possession
29.	1246 Pershore Road, Stirchley	Freehold Vacant Possession
30.	Unit Q, Great Bridge Ind Est, Toll End Rd, Tipton	Freehold Vacant Possession
31.	47/57 Glebe Farm Road, Glebe Farm, Stetchford	Freehold Vacant Possession
32.	1057 Pershore Road, Stirchley	Freehold Part Investment/ Vacant Possession
33.	15 Allen Road, Wolverhampton	Freehold Vacant Possession
34.	96 Bushmore Road, Hall Green	Freehold Vacant Possession
35.	20 Matlock Close, Netherton, Dudley	Freehold Vacant Possession
36.	34 Albion Street, Oldbury	Freehold Vacant Possession
37.	10 Pershore Avenue, Selly Park	Freehold Investment



38.	52 Salisbury Street, Darlaston Central Trading Est, Wednesbury	Freehold Vacant Possession
39.	263 Lichfield Road, Rushall, Walsall	Freehold Residential Development Site
40.	3 Rose Road, Coleshill, Birmingham	Freehold Vacant Possession
41.	2, Jockey Lane, Wednesbury	Freehold Vacant Possession
42.	16 Arundel Street, Walsall	Freehold Vacant Possession
43.	39 Wordsworth Road, Willenhall	Leasehold Vacant Possession
44.	208 Speedwell Road, Hay Mills	Freehold Investment
45.	31 Gladys Road, Hay Mills	Freehold Vacant Possession
46.	194 Newcombe Road, Handsworth	Freehold Vacant Possession
47.	25 Oliver Road, Smethwick	Freehold Vacant Possession
48.	Building Plot, Rear Of 119 New Spring Street, Springhill	Freehold Building Plot
49.	Building Plot, 7 Tennal Road, Harborne	Freehold Building Plot
50.	24 Augusta Road, Moseley	Freehold Vacant Possession
51.	26 Marsh Hill, Erdington	Freehold Vacant Possession
52.	38 Franklin Road, Bournville	Freehold Investment
53.	2 Hampton Road, Aston,	Freehold Vacant Possession
54.	390 Stoney Stanton Road, Coventry	Freehold Vacant Possession
55.	25/27 Cardwell Street, Stoke-On-Trent	Freehold Investment
56.	62 Gladstone Road, Erdington	Freehold Vacant Possession
57.	3 International House, Old Walsall Rd, Great Barr	Freehold Investment
58.	Land To The Rear Of 103 - 117 Sullivan Road, Coventry	Freehold Land
59.	Land Fronting The Slough (A448), Near Redditch	Freehold Land
60.	9 Hadley Road, Bilston, West Midlands	Freehold Vacant Possession
61.	139 Clydesdale Tower, Holloway Head, Birmingham	Leasehold Vacant Possession
62.	19 Bailey Road, Bilston, West Midlands	Freehold Vacant Possession
63.	89 Fallowfield Road, Solihull	Freehold Vacant Possession
64.	8 Gailey Croft, Great Barr	Freehold Vacant Possession

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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.



LOT 1**Freehold Vacant Possession**

**104 Bordesley Green Road,
Birmingham, B9 4TD**

Property Description:

A traditional mid terraced house of brick construction surmounted by replacement tile clad roof and set back from the road behind a walled foregarden and requiring complete modernisation and improvement throughout. Bordesley Green Road (B4145) leads off Bordesley Green (B4128) and the property is situated within approximately one and a half miles distance to the East of Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Lobby with understair cupboard, Kitchen

First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, wash basin and wc



Outside:
(Front) Walled Foregarden
(Rear) Yard with store, Shared pedestrian access and a separate garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 2**Freehold Vacant Possession**

**396 Portland Road,
Edgbaston,
Birmingham B17 8LT**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof and set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation, majority double glazed windows and has recently had a damp proof course installed. The property however does require some modernisation and improvement but is offered for sale in a presentable condition. 396 Portland Road can be found between Shireland Road and City Road (A4040), and is approximately within half a mile from the Windmill Shopping Centre.

Accommodation:

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



First Floor
Stairs and Landing, Two Bedrooms and Bathroom

Outside:
(Front) Walled Foregarden
(Rear) Paved Garden

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 Tuesday 27th February 2007 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 3

Freehold Investment

8 Victoria Buildings, Barford Road, Ladywood, Birmingham B16 0EE

Property Description:

An end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a paved and lawned fore garden. The property benefits from having well laid out accommodation, mostly UPVC double glazing, gas fired central heating and is offered for sale in a presentable condition. Victoria Buildings is a pedestrian walkway located off Barford Road which in turn can be located off the Dudley Road (A457). The property is within a quarter of a mile distance from the local amenities situated on Dudley Road, and also City Hospital. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £410 per calendar month (£4,920 per annum).

Accommodation:

Ground Floor
Front Reception Room, Access to Cellar, Breakfast Kitchen



First Floor
Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC.
Outside:
(Front) – Paved and lawned garden
(Rear) – Patio and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 4

Freehold Investment

12 Ivanhoe Street, Dudley, West Midlands, DY2 0YB

Property Description:

A mid terraced property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a walled fore garden. The property benefits from well laid out accommodation, UPVC double glazed windows and gas fired central heating. Ivanhoe Street is found off Clee Road which in turn runs from Kingswinford Road (A4101). The property is approximately within three quarters of a mile from both Bushley Fields Hospital and Russells Hall Hospital. The property is currently let on an Assured Shorthold Tenancy Agreement producing a total rental of £112 per week (£5,824 per annum).

Accommodation:

Ground Floor
Reception Room, Breakfast Kitchen



First Floor
Stairs and Landing, Two Bedrooms and Bathroom having panelled bath, wash basin and WC.
Outside:
(Front) Walled foregarden
(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**11 Jameson Street,
Wolverhampton,
West Midlands,
WV6 0NT**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a small walled fore garden. The property benefits from having well laid out accommodation, however it does require modernisation and improvement. Jameson Street is set in an established residential area and can be located off Staverley Road. The property is approximately within one mile distance of Wolverhampton City Centre and the University of Wolverhampton, and therefore could provide an ideal letting opportunity.


First Floor

Two bedrooms and Bathroom having panelled bath, pedestal wash basin and WC.

Outside:

(Front) Walled Fore Garden
(Rear) Paved Yard

Accommodation:

Ground Floor
Reception Room, Breakfast Kitchen.

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Flat 7, Regent House, 391 Birmingham Rd, Sutton Coldfield, B72 1AT

Property Description:

A two bedroomed flat situated on the second floor of a purpose built block situated above a ground floor retail unit. The flat offers well laid out accommodation, UPVC double glazed windows and electric storage heating, however, it does require some slight modernisation. Regent House is located on the Birmingham Road (A5127) close to the junction with Penns Lane. The flat is situated in the heart of the main shopping area of Wylde Green, and is within approximately a quarter of a mile distance from Chester Road Railway Station.

Accommodation:

Ground Floor
Stairs at the rear of the property
Second Floor
Entrance Hallway, Lounge, Kitchen, Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC

Outside:
Rear Parking Area

Term: 99 years from 25th December 1985

Ground Rent: £50 rising to £150

Service Charge: Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



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LOT 7**Freehold Vacant Possession**

**68 Falmouth Road,
Hodge Hill,
Birmingham, B34 6EJ**

Property Description:

A semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a tarmac driveway allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows. However, it does require some modernisation and improvement. Falmouth Road is located off Maryland Avenue which in turn runs from Hodge Hill Road. The property is set in an established residential area, and is within one mile distance of Stechford Retail Park providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Through Lounge,
Kitchen, Lean to.



First Floor
Stairs and Landing, Three
Bedrooms and Bathroom having
panelled bath, wash basin and WC.
Outside:
(Front) Tarmac driveway
(Rear) Overgrown lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 8**Freehold Investment**

**240 Shaftmoor Lane, Hall Green,
Birmingham, West Midlands, B28 8SP**

Property Description:

A single storey Retail Unit overlooking the roundabout at Cateswell Road and Shaftmoor Lane. The property has the benefit of a modern Aluminium frame shop front, laminate flooring and is offered For Sale in a very presentable condition. The property is let on a 10 Year Full Repairing And Insuring Lease which commenced 24 October 2001, currently at a rental of £8,164 per annum. A rent review is due 24 October 2009 and the rental has already been set at £9,308 per annum, to commence 24 October 2009. Shaftmoor Lane (B4217) provides easy access to Acocks Green and Moseley.

Total Rental Income - £8,164 per annum, rising to £9,308 on 24 October 2009

Accommodation:

Retail Area measuring 32.2sq.m. (347sq.ft.) with door to Yard at Side, Separate W.C. with wash hand basin, Kitchen.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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**118 Curbar Road,
Great Barr,
Birmingham B42 2AX**

Property Description:

A mid terraced house of brick construction surmounted by a pitched tile clad roof, set back from the road behind a lawned foregarden and requiring modernisation and improvement throughout. Curbar Road forms part of an established residential area located close to Perry Park and is conveniently situated within approximately four miles distance to the North of Birmingham City Centre and both the One Stop Shopping Centre and University of Central England are within two miles distance.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Front Reception Room, Dining Room, Kitchen

First Floor
Stairs and Landing, Bedroom One (double), Bedroom Two (double), Bedroom Three/Box Room, Shower Room with shower, wc and pedestal wash basin
Outside:
(Front) Lawned Foregarden
(Rear) predominantly Lawned Garden

Vendors Solicitors

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18 Selborne Road, Handsworth Wood, Birmingham, B20 2DW

Property Description:

An imposing three storey semi detached property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a walled fore garden and tarmacadam driveway allowing for off road parking. The property benefits from having well laid out accommodation, however, it does require complete modernisation and improvement. Selborne Road runs between Handsworth Wood Road and Church Lane (A4040) and is set in the established residential area of Handsworth Wood. The property is approximately within a mile of the One Stop Shopping Centre in Perry Barr and University of Central England, Perry Barr Campus.

Accommodation:

Ground Floor
Entrance Porch, Reception Hallway, Front Reception Room, Rear Reception Room, Kitchen, Access to Cellar, Bathroom having panelled bath, pedestal wash basin and WC

First Floor
Three Bedrooms, WC having low level WC, separate room housing pedestal wash hand basin

Second Floor
Two further Bedrooms, Bathroom having panelled bath, pedestal wash basin, separate WC and Kitchen

Outside:
(Front) Walled fore garden and tarmacadam driveway
(Rear) Overgrown garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



37 Warwick Crest, Arthur Road, Edgbaston, Birmingham B15 2LH

Property Description:

A well laid out ninth floor flat forming part of a purpose built block prominently situated at the junction with Arthur Road and Carpenter Road on the prestigious Calthorpe Estate and enjoying convenient access to Birmingham City Centre which lies within approximately three quarters of a mile distance to the North. The property benefits from splendid views over the Calthorpe Estate extending to the South East of Birmingham and offers three bedrooms, electric heating, modern kitchen fitments and a garage in an adjacent block.

Accommodation:

Ground Floor
Communal Entrance Hall with security door entrance system, Lift and stair access to ninth floor

Ninth Floor
Shared Landing, Reception Hall with two cloak cupboards, Door Entry Telephone, Bedroom One,

Bedroom Two with balcony access, Bedroom Three, Lounge/Dining Room with balcony access, Kitchen with a range of modern fitments, built in cupboard and access to a shared balcony, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.

Outside:
Communal gardens and car parking area with garage in adjacent block

Leasehold Information

Term – From 15 June 2005 to 14 March 2149

Ground Rent - Peppercorn

Service Charge: Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





25 Wicketts Tower, Pershore Road, Edgbaston, Birmingham B5 7TJ

Property Description:

A one bedroomed flat situated on the fourth floor of a substantial purpose built block offering well laid out accommodation, however, the flat does require some modernisation and improvement. Wicketts Tower can be located on the Pershore Road (A441) across from the junction with Edgbaston Road opposite Warwickshire County Cricket Club. The flat could provide an ideal investment opportunity being within a mile and a half of Birmingham City Centre.

Accommodation:

Ground Floor
Communal Entrance, Stairs and access to lifts

Fourth Floor

Entrance Hallway, Reception Room, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash basin and WC.

Outside:

Communal gardens and parking

Term : 101 Years less 3 days from 25 March 1961

Ground Rent : £10 and additional rent

Service Charge : Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

WE ARE ASSEMBLING LOTS FOR OUR NEXT SALE

Tuesday 27th February 2007

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0121 247-2233





37 Church Lane, West Bromwich, West Midlands, B71 1DB

Property Description:

A two bedroomed duplex flat situated in a purpose built block of brick construction surmounted by an interlocking tile clad roof. The ground floor of the block is occupied by a retail unit. Entry to the flats are accessed from the rear. The flat benefits from well laid out accommodation and UPVC double glazed windows. Church Lane (B4149) can be located off Old Meeting Street (A4196) and the property is approximately within three quarters of a mile distance from Sandwell District General Hospital, and approximately within a mile and a half of West Bromwich Town Centre providing a wide range of shops and amenities. The flat is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £65.00 per week (£3,380 per annum).

Accommodation:

Ground Floor
Steps to second floor, Entrance Hallway, Kitchen, Reception Room
First Floor
Stairs and Landing, Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and low level WC

Term : 99 Years (less 3 days) from 31 December 1968

Ground Rent : £12 and Insurance Rent

Service Charge : Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

I M P O R T A N T N O T I C E

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.



LOT 14**Leasehold Vacant Possession**

**2 Charles Road,
Small Heath,
Birmingham B10 9EU**

Property Description:

A traditional end terraced house of brick construction surmounted by a replacement tile clad roof, providing well laid out accommodation and offered for sale generally in a presentable condition benefiting from gas fired central heating and newly laminated floors to most ground floor rooms. The property forms part of a traditional and established mixed use area and is situated close to the junction with Coventry Road which provides access to a wide range of retail amenities and services.

Accommodation:

Ground Floor

Reception Hall, Front Reception Room, Rear Reception Room, Inner Hall with built in store cupboard, Kitchen

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin and wc



Outside:

(Front) Paved and walled foregarden

(Rear) Shared pedestrian access to brick paved yard, brick built workshop, store, wc and rear garden.

Leasehold Term: 50 years from 26 March 1991

Ground Rent: £850 per annum

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 15**Freehold Vacant Possession**

**189 High Street,
Erdington,
Birmingham, B23 6SY**

Property Description:

A substantial three storey End Terrace Retail Unit with First and Second Floor Storage above, prominently located in a main High Street position. The property benefits from a frontage to Erdington High Street, with a floor area extending to approximately 263.02sq.m. (2,831sq.ft.). We are advised by the Vendor that up until recently the property was Let on Lease at a Rental of £30,000 per annum.

The premises are located close to the junction with Church Road, and there is easy access to Gravelly Hill (A5127) and the M6 at Junction 6. Adjoining retailers include Ethel Austin, Iceland, Lloyds TSB, Nationwide, and McDonalds and there are two public car parks opposite.

Accommodation:

Ground Floor

Retail Sales Area measuring 97.24sq.m. (1,047sq.ft.)

Rear Sales Area measuring 21.13sq.m. (227sq.ft.)



First Floor

First Floor Sales/Storage measuring 114.2sq.m. (1,229sq.ft.)

Second Floor

Ancillary Storage measuring 30.45sq.m. (328sq.ft.)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**BURLEY
BROWNE**
Chartered Surveyors



**1602 Coventry Road,
Yardley, Birmingham
B26 1AL**

Property Description:

A traditional mid terraced property of brick construction surmounted by a pitched slate clad roof and situated in a parade of retail shops fronting Coventry Road (A45) and located between Lily Road and Preston Road close to Swan Island. The two storey property comprises of a ground floor retail shop along with living accommodation to the rear ground floor and first floor areas and benefits from a rear yard/garden which currently has pedestrian access to a shared driveway leading off Preston Road and may provide scope for vehicular access (All interested parties are advised to clarify this matter for themselves by referring to the Legal Pack). The property enjoys a high volume of passing trade from both local residents and traffic travelling between the M42 Motorway (junction 6) and Birmingham City Centre.



Kitchen, Lobby, Bathroom with panelled bath, pedestal wash basin and separate wc
First Floor
Stairs and Landing, Three Bedrooms

Outside
(rear) Long yard and garden which is mostly paved and concreted and contains a brick built former air raid shelter and a pedestrian gated access to a rear shared driveway.

Accommodation:

Ground Floor
Retail Shop (21.5sq.m) (231sq.ft) with recessed entrance, Hallway, Rear Living Room, Dining Room,

Vendors Solicitors

Refer to Auctioneers

Viewings

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Tuesday 27th February 2007

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0121 247-2233





2/4 High Oak, Pensnett, Dudley DY5 4LA

Property Description:

A mixed use property of part rendered brick construction surmounted by a pitched tile clad roof, offering excellent investment potential and comprising of two, one bedroomed houses along with a single storey retail shop which was previously let as a hairdressers. The property benefits from part UPVC double glazed windows and external doors and one of the houses has been refurbished whilst both the other and the retail unit require modernisation and improvement throughout. The property itself is situated directly fronting High Oak close to the junction with High Street (A4101) and is conveniently within approximately three quarters of a mile distance from Russells Hall Hospital and approximately two miles distance from Merry Hill Shopping Centre located nearby at Brierley Hill.

Accommodation:

No. 2
Ground Floor
Lounge, Kitchen with range of modern laminate units and a rear door leading to a shared yard

First Floor
Stairs and Landing, Bedroom, Shower Room with modern fittings comprising of a glazed shower, pedestal wash basin and wc

No. 4
Ground Floor
Lounge/Kitchen (no fittings or associated plumbing)
First Floor
Stairs and Landing, Bedroom with walk-in cupboard, Shower Room (no shower fittings) with wc and wash basin.

Retail Unit
12.3sq.m (132 sq. ft.) with rear access to a yard shared with No. 2 and a separate wash room with wc and wash basin.

Vendors Solicitors:

Refer to Auctioneers

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0121 247-2233





1 High Oak, Pensett, Dudley, West Midlands DY5 4LA

Property Description:

A retail unit offered For Sale in need of complete refurbishment, located on a site extending to approximately 237.2sq.m. The property comprises of a two storey building fronting High Oak and a variety of workshops to the rear, accessed off a side road off High Oak.

High Oak itself is located just off High Street (A4101) and is conveniently within approximately three quarters of a mile distance from Russells Hall Hospital and approximately two miles distance from Merry Hill Shopping Centre located nearby at Brierley Hill.

Accommodation:

Two Storey Unit
Ground Floor
Retail Accommodation extending to 58.2sq.m. (625sq.ft.)
First Floor
Four Rooms, approximate Gross Internal Area 58.7sq.m. (630sq.ft.)

Rear Workshops
Four rooms measuring approximately 83.1sq.m (894sq.ft.).

Vendors Solicitors

Refer to Auctioneers

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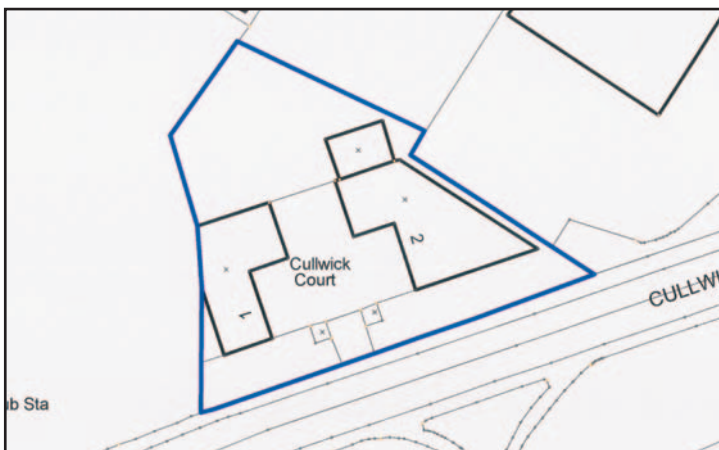


Unit 1, 2 & 3 Cullwick Court, Cullwick Street, Bilston, Wolverhampton WV1 2UR

Property Description:

An attractive opportunity to purchase three modern commercial units being of cavity brick construction, surmounted by pitched tile clad roofs, accessed by way of private driveway off Cullwick Street and situated in an enclosed yard which provides ample car parking along with scope for further expansion. The properties are well suited to both investors and owner occupiers and situated in a mixed use area, containing a range of residential properties in nearby Stow Heath along with various industrial and commercial properties located on Hickman Avenue and Monmore Road. The

properties are conveniently within approximately one and a half miles distance to the South East of Wolverhampton City Centre and within four and a half miles distance from the M6 Motorway (junction 10) providing direct access to the Midlands Motorway Network. Unit 1 is currently let and trading as a Motorcycle Workshop and Units 2 & 3 are offered with vacant possession and the accommodation has been merged and informally converted into quality office accommodation along with some ancillary storage.



Rental Income:

Unit 1: Let on a lease to Probike Limited expiring in January 2008 at a rental income of £6,000 per annum with internal repairing and insuring terms

Unit 2: Vacant

Unit 3: Vacant

Accommodation

Unit 1

Reception Area, Office, Shower Room with shower, wash basin and wc, Kitchen, Lobby with toilet having wc and wash basin, Workshop with roller shutter door providing vehicular access and a separate retail area.
Gross Internal Area: 141.57sq.m (1,523sq.ft)

Unit 2

Reception Area, Workshop/Office 1, Hallway, Workshop/Office 2, Shower Room, Toilet with wc and pedestal wash basin, Hallway with walk-in store cupboard, Kitchen, Ladies Toilets with lobby area, wash basin and wc, Workshop/Office 3, Workshop/Office 4, Workshop/Office 5.

Gross Internal Area: 216sq.m (2,325sq.ft)

Unit 3

Office/Workshop
Gross Internal Area: 40.5sq.m (435sq.ft)

Note: Units 2 & 3 benefit from electric storage heating and currently contain an extensive range of office furniture which is available for sale to the purchaser subject to separate negotiation.

Outside:
Secure gated vehicular access off Cullwick Street with two brick built stores and providing access to a large concreted yard, providing ample off road parking along with scope for future expansion subject to obtaining the relevant planning consent.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Bell Bridge Garage, Ryknild Street (A38 Southbound), Near Fradley, Lichfield, WS13 8RE

Property Description:

A former Petrol Filling Station and Car Repair Workshop located on the main A38, close to the village of Fradley and conveniently situated within approximately three miles distance to the North East of Lichfield City Centre, five miles from the M6 Toll Road and twenty miles from Birmingham City Centre. The site itself extends to approximately 0.76 acres (0.309ha) and may suit a variety of uses, subject to obtaining all appropriate Planning Consents. The site comprises partly of a tarmacadam forecourt, which provides access to the Petrol Station and part is unsurfaced scrub land. The site currently contains a Petrol Station Forecourt Canopy with shop/workshop accommodation, in need of modernisation and on the left hand side of the main building there is a gated area proving additional storage and parking facilities.

N.B. – The Bell Bridge Cottage Caravan Park (Title No. - SF303561) and single caravan to the rear (Title No. – SF321328), benefits from a right of way located to the left hand side of the main building providing access off and onto the A38. All interested parties should consult the Legal Pack to clarify the details of the Rights Of Way and must consult Lichfield District Council Planning Department (01543 308 000), in order to satisfy themselves fully before bidding.

Accommodation:

Ground Floor
Shop Area measuring 61.0sq.m. (656sq.ft.)
Workshop/Warehouse measuring 160sq.m. (1,721sq.ft.) with Separate W.C., Spray Booth and Vehicular Access to Yard
First Floor Mezzanine
Storage measuring 166.2sq.m. (1,785sq.ft.)

Total Floor Area – 387.2sq.m. (4,160sq.ft.)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**55/65 Rowood Drive, Damson Wood, Solihull,
West Midlands, B92 9NG**

Property Description:

A Ground Floor Retail Shop forming part of a small parade occupying an elevated position set back from Rowood Drive behind a tarmacadam forecourt, along with a Freehold Ground Rent secured upon a duplex flat known as 55 Rowood Drive. Rowood Drive itself leads directly off Lode Lane (B425) and is within approximately one and a half miles distance of Solihull Town Centre providing a wide range of shopping facilities and local amenities.

Lease Details

No. 55
A Freehold Ground Rent subject to a lease for a term of 125 Years which commenced 28 June 2002
Ground Rent - £150 per annum (reviewed every 25 Years)

No. 65

Let on a Lease for a term of 6 Years from 30 January 2002 at a current rental of £6,500 per annum on Internal Repairing and Insuring terms

Total Rental Income £6,650 per annum

Accommodation:

Ground Floor
Shop Unit measuring 57.5sq.m. (617sq.ft.) including Sales Area, Two Partitioned Offices, Store Cupboard, rear Entrance Lobby, Kitchen and Toilets with W.C., Wash Basin, access to rear delivery area

Vendors Solicitors:

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Viewings:

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36 Serpentine Road, Aston, Birmingham B6 6SA

Property Description:

An end 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 glazing and garage, accessed off Village Road. The property is offered for sale in presentable condition. Serpentine Road can be found off Holte Road which in turn runs from Witton Lane (B4137). The property is approximately within one mile distance of the One Stop Shopping Centre and University of Central England, Perry Barr Campus.

Accommodation:

Ground Floor
Through Lounge, Kitchen, Lean To and small Utility Area.

First Floor

Two bedrooms and Bathroom having panelled bath, pedestal wash basin and WC.

Outside:

(Rear) Paved Yard and Garage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 23**Freehold Vacant Possession**

**77 Kenilworth Road,
Aston, Birmingham
B20 3HQ**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof and set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, some UPVC double glazed windows, gas fired central heating and is offered for sale generally in a presentable condition. Kenilworth Road is set in an established residential area and can be located between The Broadway and Aston Lane (A4040). The property is approximately half a mile distance to One Stop Shopping Centre and the University of Central England, Perry Barr Campus. Therefore it could lend itself as an ideal letting opportunity.

Accommodation:

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



First Floor

Two Bedrooms and Bathroom
having panelled bath with electric
shower over, pedestal wash basin
and wc.

Outside:

(Front) Walled Foregarden
(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 24**Leasehold Vacant Possession**

**111 Winson Street,
Winson Green,
Birmingham, B18 4JW**

Property Description:

A purpose built first floor flat forming part of a two storey block of cavity brick construction surmounted by a pitched interlocking tile clad roof and ideally suited for a buy-to-let investor. Winson Street runs directly between Heath Street and Dudley Road (A457) and the property is conveniently within approximately three quarters of a mile distance from City Hospital and two miles distance from Birmingham City Centre both providing a source of tenants.

Accommodation:

Ground Floor
Entrance Hall.

First Floor

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



Outside:

Front garden and allocated parking
space.

Leasehold Information

Term – 99 years (less 3 days) from
12 April 1979

Ground Rent - £50 per annum
rising during the term

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





44 Churchfield Avenue, Princess Gardens, Tipton, West Midlands DY4 9NF

Property Description:

A purpose built first floor flat forming part of a three storey block situated in a cul-de-sac located off Lichfield Street which in turn leads off Upper Church Lane (B4163).

The property provides generous and well laid out accommodation which benefits from three bedrooms, gas fired central heating and communal parking to the rear.

Accommodation:

Ground Floor

Communal Entrance Hall, Stairs and Landing

First Floor

Reception Hall, Three Bedrooms, Lounge, Kitchen, Bathroom with

panelled bath and pedestal wash basin, Separate WC

Outside:

Surrounding communal gardens and a parking area located to the rear

Leasehold Term: From 21 March 1986 to 1 July 2084

Current Ground Rent: £36 per annum (rising during the term)

Service Charge: Refer to Legal Pack

Vendors Solicitors:

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LOT 26**Freehold Vacant Possession**

**7 Anson Road,
Bentley, Walsall
WS2 0DH**

Property Description:

A semi detached house of brick construction surmounted by an interlocking tile clad roof, providing well laid out accommodation and offered for sale generally in a presentable condition and benefiting from UPVC double glazed windows. Anson Road is situated off Bentley Road North which in turn leads off Wolverhampton Road West (B4464) and the property is conveniently within one mile distance from the M6 Motorway (junction 10).

Accommodation:

Ground Floor

Entrance Hall, Lounge, Dining Room, Bathroom with panelled bath, pedestal wash basin and wc, Kitchen, Rear Entrance Hall

First Floor

Stairs and Landing, Three Bedrooms, Cloak Room with wc and wash basin



Outside

(front) Lawned foregarden and paved driveway
(rear) Pedestrian side access to paved yard and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 27**Freehold Vacant Possession**

**9 Herbert Street,
West Bromwich,
West Midlands,
B70 6HY**

Property Description:

An end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled fore garden. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Herbert Street can be located off the West Bromwich Ringway and Bull Street and is within walking distance to the main shopping area in West Bromwich. The property is also within approximately one mile from Junction one of the M5 motorway.

Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Bathroom having panelled bath, pedestal wash basin, Lean to and WC having low level WC.



First Floor

Three bedrooms and WC having low level WC.

Outside:

(Front) Walled Fore Garden
(Rear) Overgrown garden with brick built stores

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233




1a Holly Road, Cotteridge, Birmingham B30 3AX
Property Description:

A single storey triangular shaped unit, benefiting from a substantial frontage to Holly Road, close to the junction with Pershore Road. The property would suit a variety of uses, subject to obtaining all appropriate Planning Consents; however the most recent use has been as a showroom. Holly Road itself runs directly off Pershore Road (A441) providing direct access to Birmingham City Centre and the M42 (Junction 2). The shopping area at Cotteridge is located less than 500 yards distant.

Accommodation:

Two Showroom Areas, Private Office, Separate W.C. and Kitchenette. The Net Internal Area is 103.2sq.m. (1,110sq.ft.)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

**1246 Pershore Road,
Stirchley,
Birmingham, B30 2YA**
Property Description:

A semi detached property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from well laid out accommodation and comprises of a ground floor retail shop with separate self contained two bed roomed flat to the rear and above. The property is located on the Pershore Road (A441) close to the junction with Church Drive. The property further benefits from having two advertising bill boards on the side, one producing £800 per annum, the smaller producing £130 per annum, a copy of the agreements can be viewed from the legal pack.

Accommodation:

Ground Floor
Retail area measuring 33.39sq.m (359.51sq.ft.)
Kitchen area and separate WC.

Separate Living Accommodation to the rear
Side access to the Kitchen, leading to


First Floor

Stairs and Landing to Reception Room, two Bedrooms and a Bathroom having panelled bath, pedestal wash basin and WC

Outside:

(Rear) - Garden area

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



Unit Q, Great Bridge Industrial Estate, Toll End Road, Tipton, West Midlands, DY4 0HR

Property Description:

A single storey, brick built premises surmounted by a pitched tile clad roof. There is roller shutter protection to the entrance of the unit, which benefits from an inspection pit, partitioned office and W.C. and has an eaves height of 2.5 metres (8'3").

The unit itself extends to approximately 106.6sq.m. (1,148sq.ft.).

The property forms part of Great Bridge Industrial Estate, located on Toll End Road. There is easy access to the Black Country Spine Road (A41), being located within one and a quarter miles.

Accommodation:

Ground Floor
Workshop Area, Partitioned Office and Separate W.C.
Gross Internal Area – 106.6sq.m. (1,148sq.ft.)

Vendors Solicitors:

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Viewings:

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47/57 Glebe Farm Road, Glebe Farm, Nr. Stechford, Birmingham, West Midlands, B33 9NP

Property Description:

A very substantial site extending to approximately 0.539 acres (2184 Sq m.), with substantial frontages to both Glebe Farm Road and Farmcote Road. The site is located in an established and predominantly residential area being immediately adjacent to a local shopping centre, and has good transport links to Birmingham city Centre and the Midlands Motorway network.

The site presently contains a range of dilapidated buildings which comprises of five retail units, four with accommodation over, and the former Glebe Farm Baptist Church. Although the buildings are in need of repair, it is considered that they could be brought back to their original use with a certain amount of refurbishment if required.

Although the site does not benefit from any formal Planning Consent for re-development at present, it is considered that the site may be suitable for either residential or commercial re-development subject to formal Planning Consent. The vendors have prepared a scheme for re-development of the site with apartments, and, although the plans have not been submitted to the local Planning Authority, they are available for inspection at the auctioneers' offices.

All interested parties are however advised to make their own enquiries of Birmingham City Council – 0121 303 1115.

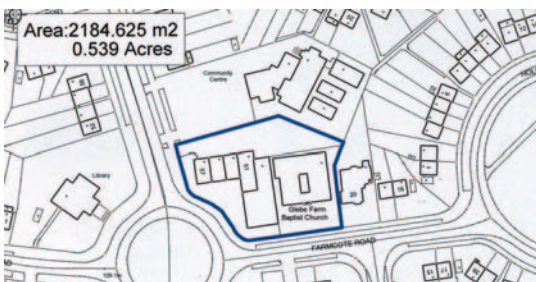
Vendors Solicitors:

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Viewings:

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Planning





1057 Pershore Road, Stirchley, Birmingham, B30 2YH

Property Description:

An end terrace Retail Unit, with a Self Contained Two Bedroom flat above. The Retail Unit, which has been trading as a well established Salon, is offered For Sale in presentable condition, with Vacant Possession. The Self Contained Flat, which benefits from a side access off Pershore Road, is currently let on an Assured Shorthold Tenancy Agreement at a rental of £350 per calendar month (£4,200 per annum).

The property is located on the main Pershore Road (A441), opposite the junction with Dog Pool Lane and adjacent to the junction with St. Stephens Road.

Current Rental Income - £4,200 per annum

Accommodation:

Ground Floor Retail Unit
Front Retail Area measuring 17.7sq.m. (190qs.ft.), Kitchen measuring 11.6sq.m. (125sq.ft.), Rear Lean-To measuring 15.0sq.m. (161sq.ft.) and housing five partitioned treatment booths.

First Floor Flat

Two Reception Rooms, Bedroom, Bathroom, Kitchen

Vendors Solicitors:

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I M P O R T A N T N O T I C E

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.





15 Allen Road, Wolverhampton, WV6 0AW

Property Description:

A traditional link detached house of brick construction surmounted by a pitched slate clad roof providing well laid out accommodation and requiring complete modernisation and improvement throughout. The property benefits from three reception rooms, three bedrooms and a garage and is situated in an established residential area located via St. Jude's Road off Tettenhall Road (A41) and conveniently within approximately one mile distance from both Wolverhampton City Centre and Wolverhampton University.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Dining Room with Cellarette, Veranda, Kitchen

First Floor

Stairs and Landing, Three Bedrooms (Bedroom Three Intercommunicating with Bathroom following the removal of a partition wall), Bathroom with bath, wash basin and wc
Outside:
(Front) Walled forecourt and paved driveway leading to a brick built garage, pedestrian gated access to rear
(Rear) Paved yard with patio area, brick store and a partially lawned garden

Vendors Solicitors:

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**96 Bushmore Road, Hall Green,
Birmingham B28 9QZ**

Property Description:

A well presented traditional detached family house occupying a wide plot and situated on a popular road which forms part of an established residential area located off Shirley Road and within approximately half a mile distance from Robin Hood Island. The property itself benefits from mostly double glazed windows, gas fired central heating, three bedrooms, side garage and generous off road parking.

Accommodation:

Ground Floor
Enclosed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen containing a range of fitted units, Side Passage/Utility Area

First Floor
Stairs and Landing, Three bedrooms, Bathroom with modern suite comprising panelled bath, separate shower cubicle, pedestal wash basin, separate wc



Outside:
(front) Substantial recently tarmacadamed forecourt, providing extensive parking, side plot of land containing freestanding garage (rear) Paved patio and predominantly lawned garden

Vendors Solicitors:

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20 Matlock Close, Netherton, Dudley, West Midlands, DY2 9RP

Property Description:

A modern semi detached house of part rendered brick construction surmounted by a pitched tile clad roof and providing well laid out extended accommodation, benefiting from gas fired central heating, laminated floors to most ground floor rooms and a garage. The property is situated at the head of a cul-de-sac which leads off Lombard Avenue and forms part of a residential estate located off Cradley Road (B4173) and conveniently within approximately three quarters of a mile distance from local services situated at Old Hill and approximately two and a half miles distance from Dudley Town Centre.

Accommodation:

Ground Floor
Glazed porch, Reception Hall with built in understairs cupboard, Through Lounge/Dining Room (extended), Extended Dining Kitchen, Utility Room (situated at rear of garage)
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc

Outside:
(front) Lawned foregarden with block paved driveway leading to Garage
(rear) A terraced garden surfaced with stone chippings

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.



LOT 36**Freehold Vacant Possession**

**34 Albion Street,
Oldbury,
West Midlands, B69 3EY**

Property Description:

A three bedroomed semi detached property of rendered brick construction surmounted by a hipped tile clad roof set back from the road behind a walled fore garden. The property benefits from having UPVC double glazed windows and gas fired central heating, however, it does require some modernisation and improvement. Albion Street can be located off Roway Lane which in turn can be found from Dudley Road East(A457). The property is approximately within a quarter of a mile distance from Oldbury Green Retail Park, and a further three quarters of a mile from Junction two of the M5 motorway.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Through Lounge, Kitchen and Bathroom having panelled bath, pedestal wash hand basin and WC.



First Floor
Stairs and Landing, Three bedrooms.
Outside:
(Front) Walled Fore Garden
(Rear) Overgrown garden and rear access for possible off road parking accessed via a service road

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 37**Freehold Investment**

**10 Pershore Avenue,
Selly Park,
Birmingham B29 7NP**

Property Description:

A traditional mid terraced house of rendered brick construction surmounted by an interlocking tile clad roof and benefiting from UPVC double glazed windows and external doors, gas fired central heating and a single storey rear extension. The property itself is situated in a pedestrian cul-de-sac which is accessed directly off Pershore Road close to the junction with First Avenue. The property is currently let on a Company Tenancy Agreement at a rental of £575 per calendar month (£6900 per annum).

Accommodation:

Ground Floor
UPVC Double Glazed Porch, Front Reception Room, Lobby, Rear Reception Room, Kitchen, Rear Entrance Hall, Shower Room with glazed shower cubicle having electric shower, pedestal wash basin and wc



First Floor
Stairs and Landing, Two Double Bedrooms

Outside
(front) Foregarden
(rear) Gravelled yard with shared pedestrian entry access and a separate garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**52 Salisbury Street,
Darlaston Central Trading Estate, Wednesbury,
West Midlands, WS10 8XB**

Property Description:

A substantial building of traditional construction, located close to the heart of Darlaston. The building, formerly a Regional Office for Guest, Keen and Nettlefold, offers well laid out office and warehouse accommodation in need of modernisation and improvement throughout.

The building itself extends to approximately 625.3sq.m. (6,719sq.ft.) and is located on the edge of Darlaston Central Trading Estate and benefits from a substantial frontage on Salisbury Street.

Salisbury Street itself runs directly off Walsall Road (A4038) and there is easy access to the M6 (Junction 9) via Bescot Road (A4148).

(317sq.ft.), Office 2 measuring 14.1sq.m. (152sq.ft.), Office 3 measuring 13.4sq.m. (144sq.ft.), Office 4 measuring 12.1sq.m. (130sq.ft.), Workshop measuring 77.6sq.m. (834sq.ft.)

First Floor

Various Offices measuring 263.8sq.m. (2,835sq.ft.) – Gross Internal Area

Second Floor

Four Offices measuring approximately 97.7sq.m. (1,050sq.ft.) – Gross Internal Area

Total Floor Area (Gross Internal Area) –
625.3sq.m. (6,719sq.ft.)

Vendors Solicitors

Refer to Auctioneers

Accommodation:

Ground Floor

Main Entrance and Reception Hall off Salisbury Street, measuring 75.3sq.m. (809sq.ft.), Kitchen, Office 1 measuring 29.5sq.m.

Viewings

Via Cottons – 0121 247 2233

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

Tuesday 27th February 2007

CALL THE AUCTION TEAM NOW

0121 247-2233





263 Lichfield Road, Rushall, Walsall, WS4 1EB

Property Description:

A parcel of freehold development land fronting Lichfield Road and currently containing a detached brick built bungalow in need of modernisation and improvement. The site itself forms part of an established popular residential area containing a variety of dwellings and Lichfield Road (A461) provides direct access to Walsall Town Centre which is within approximately two miles distance and contains a range of retail shops and amenities. The site is offered for sale with the benefit of planning consent for redevelopment to provide six, two bedroomed and two, one bedroomed apartments. The site extends to an area of approximately 0.25 acres (1,019sq.m)

Planning Consent

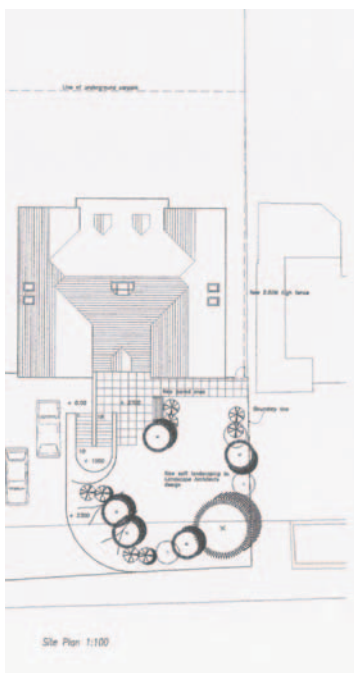
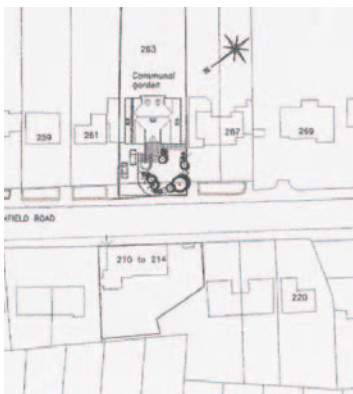
The property benefits from planning consent granted by Walsall Metropolitan Borough Council (Ref:04/1733/FL/E2 and dated 28th February 2005) for the demolition of the existing bungalow and the erection of six, two bedroomed apartments and two, one bedroomed apartments. The plans submitted with the application, detailed a detached three storey purpose built development with basement car parking. A copy of the planning consent and Architect's drawings are available for inspection at the auctioneers' offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





3 Rose Road, Coleshill, Birmingham B46 1EH

Property Description:

An extended semi detached house, predominantly of brick construction and surmounted by pitched tile clad roof, requiring cosmetic improvement throughout along with some modernisation. The property was extended approximately nineteen years ago to provide well laid out family accommodation benefiting from UPVC double glazed windows, gas fired central heating, four bedrooms, two bath/shower rooms and integral garage. Rose Road leads directly off Station Road which in turn leads off High Street (B4117) and the property is conveniently within approximately three quarters of a mile distance from Coleshill town centre providing a range of retail amenities and services.

Accommodation:

Ground Floor
Canopy Entrance, Reception Hall, Front Reception Room, Extended Rear Reception Room, Extended Kitchen with range of modern fitted units, Archway to Dining Room, Lobby, Cloak Room with wc.

First Floor
Stairs and Landing, Master Bedroom with En-suite Shower Room having shower, vanity wash basin, wc and bidet, Three Further Bedrooms, Family Bathroom with panelled bath having shower over, vanity wash basin and wc.
Outside:
(Front) Partly paved foregarden with driveway leading to integral garage.
(Rear) Partly paved garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

**WE ARE ASSEMBLING LOTS
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Tuesday 27th February 2007

CALL THE AUCTION TEAM NOW

0121 247-2233



2 Jockey Lane, Wednesbury, West Midlands, WS10 9BB

Property Description:

A double fronted detached property with side garage of brick construction surmounted by a tile clad roof set back from the road behind a block paved driveway and front garden allowing for access to garage and off road parking. The property benefits from having well laid out accommodation, double glazed windows and gas fired central heating. Jockey Lane is located off Hobbs Road which in turn runs from Wood Green Road (A461). The property is approximately within half a mile distance of Junction 9 of the M6 motorway, and within half a mile of Broadway West, the outer ring road of Walsall Town Centre.

Accommodation:

Ground Floor
Entrance Hallway, Lounge, Dining Room, Kitchen, WC having low level WC

First Floor
Three Bedrooms and a Bathroom having panelled bath, pedestal wash basin and WC
Outside:
(Front) Block paved driveway
(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

I M P O R T A N T N O T I C E

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.



LOT 42**Freehold Vacant Possession**

**16 Arundel Street,
Walsall, WS1 4BY**

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, benefiting from gas fired central heating, UPVC double glazed windows and external doors and having a single storey extension located to the rear providing kitchen and bathroom accommodation. Arundel Street leads directly off West Bromwich Street and the property is conveniently within less than three quarters of a mile distance from Walsall Town Centre which provides a wide range of retail amenities, Walsall railway station and the University of Wolverhampton (Walsall Campus).

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen with range of modern wooden effect units, Rear Entrance Hall, Bathroom with modern suite comprising panelled bath, pedestal wash basin and wc.



First Floor
Stairs and Landing, Two Double Bedrooms
Outside:
(Rear) Yard and garden with shared pedestrian entry access

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 43**Leasehold Vacant Possession**

**39 Wordsworth Road, Willenhall,
West Midlands, WV12 5JB**

Property Description:

A first floor flat situated in a purpose built block of brick construction surmounted by an interlocking tile clad roof set back from the road behind communal lawned gardens. The property benefits from well laid out accommodation, and is offered for sale in presentable condition. Wordsworth Road is located between Sherry Road and Tennyson Road, and is approximately within a quarter of a mile of Roughwood Country Park.

Accommodation:

Ground Floor
Stairs to first floor

First Floor
Entrance Hallway, Kitchen, Lounge, Bedroom and Bathroom having corner bath, low level WC and pedestal wash hand basin.

Term : 125 Years From 25 March 1984

Ground Rent : £10 per annum

Service Charge : Refer To Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 44

208 Speedwell Road, Hay Mills, Birmingham B25 8HH

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched replacement tile clad roof and benefiting from gas fired central heating. The property forms part of a small terrace containing five similar units, directly fronting the pavement and is situated opposite the junction with Redhill Road which leads directly off Coventry Road (A45) and provides direct access to both Birmingham City Centre and the M42 Motorway (Junction 6). The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £100 per week (£5,200 per annum), however we understand from the vendor that he actually receives £86.54 per week (£4,500.08 per annum) from Housing Benefit and has an informal agreement with the tenant to waive the balance of £13.46 per week.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Dining Kitchen

Freehold Investment



First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and wc

Outside:
(Rear) Paved yard and small garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 45

Freehold Vacant Possession

31 Gladys Road, Hay Mills, Birmingham, B25 8BX

Property Description:

A three bedroomed end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled fore garden. The property benefits from having well laid out accommodation, however, it does require modernisation and improvement. Gladys Road is set in an established residential area, and is located off Deakins Road, which in turn runs off the Coventry Road (A45).

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Front Reception, Rear Reception, Dining Room, Kitchen and WC

First Floor
Three Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC



Outside:
(Front) Walled fore garden
(Side) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 46**Freehold Vacant Possession**

**194 Newcombe Road,
Handsworth,
Birmingham B21 8BY**

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof having a single storey tile clad extension to the rear and benefiting from part UPVC double glazed windows but requiring modernisation and improvement throughout. Newcombe Road forms part of a traditional and established residential area and is located directly between Rookery Road and Sandwell Road conveniently within approximately three quarters of a mile distance from Soho Road which provides access to a wide range of local amenities and services.

Accommodation:

Ground Floor

Porch, Reception Hall, Front Reception Room, Lobby with built in understair cupboard, Rear Reception Room, Kitchen, Bathroom with bath, pedestal wash basin and separate WC.



First Floor
Stairs and Landing, Two Bedrooms

Outside

(front) Small walled foregarden, a gated shared pedestrian entry access to rear
(rear) Yard and overgrown garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 47**Freehold Vacant Possession**

**25 Oliver Road,
Smethwick,
West Midlands
B66 4PL**

Property Description:

An end terraced property of brick construction surmounted by a tile clad roof and directly fronting the pavement. The property benefits from being extended to the rear and having an additional room which was converted from the existing garage, UPVC double glazed windows, gas fired central heating and is offered for sale in a presentable condition. Oliver Road can be located off Montague Road which can be found from Portland Road (B4125) which provides direct access to both Cape Hill and The City Centre. The property is approximately within half a mile distance from the newly constructed Windmill Shopping Centre.

**Accommodation:**

Ground Floor

Front Reception Room, Rear Reception Room, Breakfast Kitchen, Side Reception (converted garage), Inner Lobby and Bathroom

First Floor

Stairs and Landing, Three Bedrooms.

Outside:

(Rear) Lawned Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Building Plot, situated to Rear of 119 New Spring Street, Springhill, Birmingham, B18 7LZ

Description:

A parcel of freehold building land situated to the rear of 119 New Spring Street and adjacent to 80 Ellen Street, and having vehicular access by way of a shared driveway situated adjacent to 93 New Spring Street. The plot forms part of a predominantly residential area located between Springhill (A457) and Icknield Street (A4540) and is conveniently located within approximately half a mile distance from City Hospital and one mile distance from Birmingham City Centre.

Planning:

The plot benefits from planning consent granted by Birmingham City Council (ref: C/04108/06/FUL and dated 24th August 2006) for the erection of a two storey end terraced house attached to number 80 Ellen Street. A copy of the planning consent and application and drawings is available for inspection at the auctioneers' offices.

The Purchaser will be responsible to pay a contribution of £4,000 towards the connection of services (gas, electricity and water) as detailed in the contract.

The proposed new dwelling benefits from the following accommodation:

Ground Floor

Reception Hall, Cloak Room with WC, Kitchen, Living/Dining Room

First Floor

Stairs and Landing, Three Bedrooms, Bathroom

Outside:

Front and Rear Gardens with Off Road Parking

We understand that upon completion of the development the property will be granted a new postal address being Plot 3, 14 New Spring Gardens, Ladywood, Birmingham B18 7LN

Site Dimensions (approx)

Width 7.3m (24ft.)

Length 24m (79ft.)

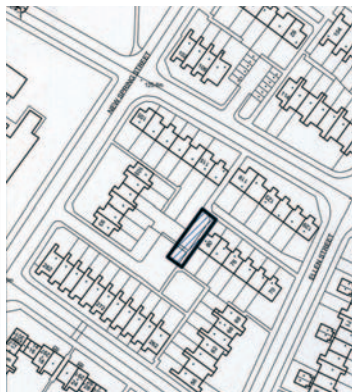
Total Site Area: 175sq.m (1,883sq.ft)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Building Plot, 7 Tennal Road, Harborne, Birmingham B32 2JD

Property Description:

A parcel of freehold land situated adjacent to number 9 Tennal Road and at the junction with Fellows Lane. The plot forms part of an established and popular, predominantly residential area conveniently located within approximately half a mile distance from Harborne High Street providing a wide range of retail amenities, bars and restaurants.

Planning

The plot benefits from planning consent granted by Birmingham City Council (Ref: S/05692/06/FUL and dated 6 November 2006) for the erection of a detached dwelling house. A copy of the planning consent and plans are available for inspection at the auctioneers offices. The plans accompanying the planning application detail a proposed new dwelling of an attractive double fronted design and benefits from the following accommodation.

Ground Floor

Reception Hall, Utility Room, Study, Cloak Room with wc, Sitting Room and Dining Kitchen

First Floor

Stairs and Landing, Master Bedroom with en-suite shower room, Bedroom Two, Bedroom Three, Guest Bedroom with en-suite bathroom and Family Bathroom

Outside

Gardens to front and rear with off road parking

Total Site Area 345sq.m (0.08 acres)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**24 Augusta Road, Moseley,
Birmingham, B13 8AE.**

Property Description:

A modern end terraced house of cross wall construction surmounted by a pitched tile clad roof and forming part of a small terrace situated at the junction with Strensham Hill in an established and popular residential area located approximately half a mile distance from Moseley Village Centre. The property provides well laid out accommodation benefiting from gas fired central heating and off road parking but requires modernisation and improvement.

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen

First Floor

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

Outside

(front) Communal lawned gardens extending to the side of the property and a shared car parking area with vehicular access off Strensham Hill
(rear) Paved patio and lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



I M P O R T A N T N O T I C E

**Auction deposits
may be paid by the following methods**

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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)*

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LOT 51**Freehold Vacant Possession****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 52**Freehold Investment****38 Franklin Road,
Bournville,
Birmingham B30 2HJ****Property Description:**

A traditional style mid terraced villa of brick construction with slate clad roof set back from the road behind a walled fore garden. The property is situated in a popular residential location close to the junction with Beaumont Road and is within a quarter of a mile from both Cotteridge Park and Bournville Railway Station giving access to Five Ways and Birmingham.

The property is currently let on an Assured Tenancy (Local Government and Housing Act 1989) which commenced on 25 June 2001 following the expiry of the tenants long leasehold interest. Rental - £600 per calendar month (£7,200 per annum).

Accommodation:

(Not inspected by the auctioneers)

Ground Floor
Entrance Hall, Two Living Rooms, Kitchen.



First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside (Front) – Small fore garden, bordered by privet hedge, pedestrian access to rear.
Outside (Rear) – Garden and outside WC.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 53**Freehold Vacant Possession****2 Hampton Road, Aston,
Birmingham, B6 6AE****Property Description:**

A three storey extended semi detached property of brick construction with tile clad roof set behind a walled fore garden. The property presents an excellent investment opportunity with the ground floor providing one completed self contained flat and a possible further two flats to the rear, and a further Seven bedrooms and one box room on the first and second floors. The property does benefit from UPVC double glazed windows, however requires modernisation and improvement. Hampton Road is located in an established residential area, and can be found off Trinity Road, which in turn runs from Witton Road (B4140). The property is approximately within half a mile distance from the One Stop Shopping Centre in Perry Barr and the University of Central England, Perry Barr Campus, and therefore could provide an idea letting opportunity.

Accommodation:

Ground Floor - Front Flat
Entrance Porch, Entrance Hallway,
Reception Room, Bedroom, Bathroom
and Kitchen

Rear Ground Floor Area

Having front door, Kitchen, Reception
Room, Bathroom, WC, Shower Room,
Kitchen, Inner Lobby,
Bedroom/Reception Room.

First Floor

Four Bedrooms and a Bathroom



having panelled bath, pedestal wash
basin and WC

Second Floor

Three Bedrooms, one Box Room

Outside

(Front) – Walled fore garden

(Rear) - Rear garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**LOT 54****Freehold Vacant Possession****390 Stoney Stanton
Road, Coventry,
CV6 5DH****Property Description:**

A traditional end terraced house of part rendered brick construction surmounted by a pitched concrete interlocking tile clad roof, having a single storey rear extension and benefiting from mostly UPVC double glazed windows. The property requires modernisation and improvement throughout and is set back from Stoney Stanton Road behind a small foregarden and is conveniently located within approximately one mile distance to the North East of Coventry City Centre.

Accommodation:

Ground Floor

Reception Hall, Front Reception
Room, Rear Reception Room,
Kitchen, Rear Entrance Hall,
Bathroom with panelled bath,
pedestal wash basin and WC.



First Floor

Stairs and Landing, Two Double
Bedrooms

Outside:

(front) Small Walled
foregarden

(rear) Yard and overgrown
garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





25/27 Cardwell Street, Stoke-On-Trent, Staffordshire, ST1 6PL

Property Description:

A double fronted end unit, offered For Sale in excellent internal order, and being located on the corner of Cardwell Street and Rawlins Street. The property has recently undergone refurbishment work and currently benefits from a 10 Year Lease which commenced 6 November 2006 at a rental of £13,000 per annum, where the tenant is trading as a Hairdressing Salon.

Cardwell Street is located off Keelings Road (B5049), and is approximately half a mile from Stoke City Centre.

Accommodation:

Ground Floor

Salon Area measuring 43.8sq.m. (471sq.ft.), Lobby with doors off to Kitchen, Separate W.C. and Garage Area (with Roller Shutter Protected vehicular access off Rawlins Street) measuring 27.2sq.m. (293 sq.ft.)

First Floor

Treatment Room 1 measuring 17.9sq.m. (193sq.ft.) with doors off to Treatment Room 2 measuring 6.8 sq.m. (74sq.ft.) and Treatment Room 3 measuring 19.3sq.m. (207sq.ft.)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 56

Freehold Vacant Possession

**62 Gladstone Road,
Erdington,
Birmingham B23 7LS**

Property Description:

A traditional detached house of part rendered brick construction surmounted by a hipped slate clad roof, set back from the road behind a lawned foregarden and requiring complete modernisation and repair throughout. Gladstone Road is situated off Mere Road which in turn leads off Slade Road and the property is conveniently within approximately half a mile distance from Gravelly Hill train station and within approximately one mile distance from Erdington High Street which provides a wide range of retail amenities and services.

Accommodation:

Ground Floor

Glazed Porch, Reception Hall with pantry, Front Reception Room, Rear Reception Room, Kitchen

First Floor

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



Outside:

(Front) Lawned Foregarden
(Rear) Pedestrian Gated Side Access to Yard and Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 57

Freehold Investment

**3 International House,
Old Walsall Road,
Great Barr,
Birmingham B42 1NN**

Property Description:

A two storey mid terraced retail premises of brick construction surmounted by an interlocking tile clad roof situated in a parade known as International House and containing various retail units and set back from Old Walsall Road behind a service road parking area. Old Walsall Road (B4124) leads off Walsall Road (A34) and the property itself is situated south of the junction with Hamstead Road immediately surrounded by a range of retail properties and conveniently within a short walk from Hamstead Railway Station. Birmingham City Centre lies approximately four miles distance to the south east and the M6 Motorway (Junction 7) is within approximately one and a half miles distance. The property is currently occupied by an Estate Agent and let on a Lease for a term of 9 years which commenced on 1st April 2004 at a rental of £9,000 per annum. The Lease is subject to 3 year reviews with the next review due 1st April 2007.



Accommodation:

Ground Floor

Retail Shop: 33.88 sq metres (364 sq ft), Rear Entrance Hall with fire exit and stairs leading off.

First Floor

Staff Room: 23.5 sq metres (251 sq ft) with a range of kitchen units and a Cloakroom with WC and wash basin.

Office: 12.25 sq metres (131 sq ft)

Gross Internal Area: 71.68 sq metres (771 sq ft)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





Land To The Rear of 103 -117 Sullivan Road, Coventry CV6

Property Description:

A parcel of freehold land situated to the rear of 103 -117 Sullivan Road and bordering the River Sowe to its Northern boundary. Access is obtained via a shared driveway located a short distance from the junction with Parry Road (between No's 117 and 119 Sullivan Road) and the site itself is situated approximately three miles to the North East of Coventry City Centre. The site extends to an area of 0.21 acres (859sq.m).

Planning:

All interested parties should contact the Local Planning Authority at Coventry City Council to discuss any proposals which they may have for the site prior to bidding.

Vendors Solicitors:

Refer to Auctioneers

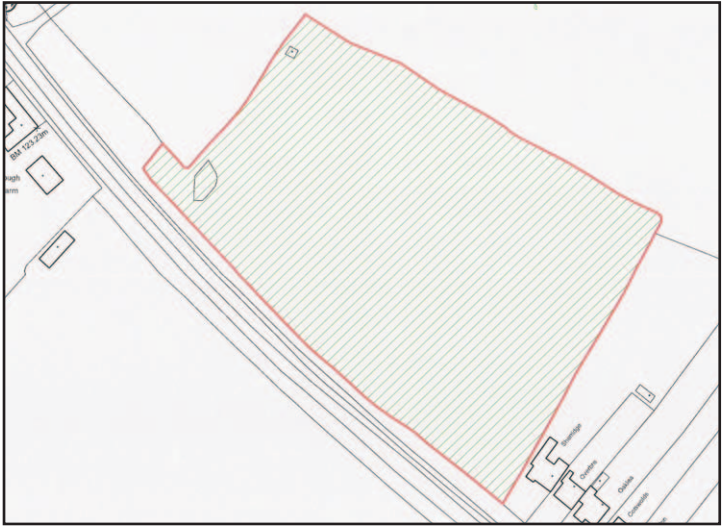
Viewings:

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 Tuesday 27th February 2007 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.



Land Fronting The Slough (A448), Near Redditch, Worcestershire B97

Description:

A parcel of freehold pasture land situated off The Slough, two miles to the South of Redditch Town Centre, approximately one mile distance to the West of Studley and being roughly rectangular in shape and extending to an area of approximately 1.43 Hectares (3.52 acres). The property enjoys a frontage to The Slough of 55 metres (176ft) and is situated in an area containing a range of woodland, agricultural land and residential property.

Planning:

We understand that the property is situated within the Green Belt.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



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9 Hadley Road, Bilston, West Midlands, WV14 6RS

Property Description:

A traditional detached bungalow of rendered brick construction surmounted by a hipped tile clad roof providing well laid out flexible accommodation which benefits from gas fired central heating, two double bedrooms and two reception rooms, one of which may be utilised as a third bedroom if required. The property itself is set back from the road behind a lawned foregarden and Hadley Road leads directly off Wellington Road (A41) and is within approximately one and a half mile distance to the East of Wolverhampton City Centre.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Lounge, Dining Room, Kitchen with a range of modern units, Bathroom with modern suite comprising panelled bath, pedestal wash basin and wc, Two Double Bedrooms.
Outside:
(Front) Lawned foregarden bordered by a mature privet hedge, driveway providing off road parking
(Rear) Yard and lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



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139 Clydesdale Tower, Holloway Head, Birmingham B1 1UH

Property Description:

A well laid out Purpose built flat situated on the eighteenth floor of a prominent block located at the junction of Holloway Head and Bristol Street and enjoying superb views which extend over the East and Southern parts of the city and beyond. The development itself enjoys a central location close to such landmark buildings as the Mail Box and Beetham Towers and benefits from convenient access to both the central shopping area which includes the Bull Ring and to Broad Street which provides a wide range of leisure and entertainment facilities. The property itself is currently in a state of partial refurbishment and benefits from UPVC double glazed windows but requires the completion of all internal works including the provision of kitchen fittings. The block itself has been substantially improved and modernised in recent years by the Freeholder Optima Housing and benefits from security door entry and video security system, resident concierge, modern lifts and redecorated common parts.

Accommodation:

Ground Floor
Communal Entrance Hall with Security Entry System and Concierge Facility, Lift and Stair Access to Eighteenth Floor.

Eighteenth Floor
Communal Landing, Reception Area with store cupboard, Bathroom with bath, wash basin and WC, Lounge, Kitchen (no fittings), Hallway with access to small balcony area, Two Bedrooms.

Tenure: Leasehold

Term: 125 years from 14 October 2002

Ground Rent: £10 per annum

Service Charge: refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 62**Freehold Vacant Possession**

**19 Bailey Road,
Bilston,
West Midlands,
WV14 6RZ**

Property Description:

A traditional style semi detached property of part rendered brick construction surmounted by an interlocking hipped tile clad roof set back from the road behind a paved fore garden. The property benefits from well laid out accommodation and gas fired central heating, however, it does require some modernisation and improvement. Bailey Road is located off Hadley Road, which in turn is found from Wellington Road (A41) which gives direct access to both Wolverhampton City Centre and the main shopping area in Bilston. The property could also provide an ideal investment opportunity being within close proximity of Wolverhampton College, Wellington Road Campus.

**Accommodation:**

Ground Floor
Entrance Hallway, Front Reception,
Rear Reception, Kitchen
First Floor
Three Bedrooms and a Bathroom

Outside:

(Front) Paved fore garden
(Rear) Lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 63**Freehold Vacant Possession**

**89 Fallowfield Road, Solihull,
West Midlands, B92 9HQ.**

Property Description:

A semi detached house of brick construction surmounted by a pitched tile clad roof, having an attached garage and providing well laid out accommodation but requiring modernisation and improvement throughout. The property is situated in a popular and established residential area located on the outskirts of Elmdon Park and conveniently within approximately four miles distance from both Birmingham International Airport, The NEC and the M42 Motorway (junction 6) along with Solihull Town Centre which provides a wide range of retail amenities and services.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall,
Lounge, Rear Reception Room,
Kitchen with pantry, Utility Room
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, pedestal wash basin and wc
Outside
(front) Foregarden with paved
driveway leading to brick built garage
(rear) Paved patio, brick store,
shed and a lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**8 Gailey Croft,
Great Barr, Birmingham B44 9HB**

Property Description:

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, set back from the road behind a lawned foregarden and requiring modernisation and improvement throughout. The property is situated in a cul-de-sac located off Shady Lane which in turn runs between King's Road (B4149) and Aldridge Road.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Lounge, Kitchen with built-in pantry cupboard, Dining Room

First Floor

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

Outside

(front) Lawned foregarden with gated pedestrian side access to rear
(rear) Enclosed garden with rear gated pedestrian access

Vendors Solicitors

Refer to Auctioneers

Viewings

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