

PROPERTY AUCTION

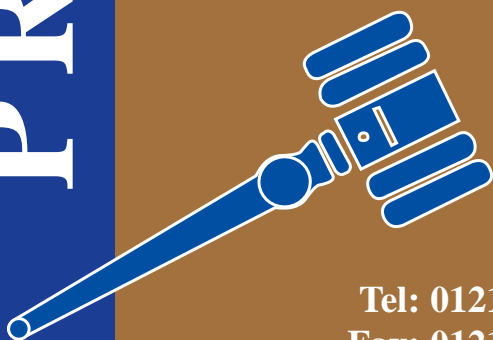
Cottons

Chartered Surveyors

4TH DECEMBER 2003

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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 72 Lots

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

- 37 Freehold Vacant Residential Properties
- 5 Residential Investment Properties
- 7 Leasehold Vacant Flats/Houses
- 6 Freehold Commercial Premises with Vacant Possession
- 3 Freehold Hotel and Club Premises
- 3 Commercial Investment Properties
- 2 Freehold Redevelopment Properties/ Sites
- 4 Parcels of Freehold Land
- 3 Freehold Ground Rent Investments
- 1 Freehold Petrol Filling Station/Off Licence
- 1 Leasehold Lock-up Garage Investment

ORDER OF SALE

Lot	Property	
1.	165 Ivor Road, Sparkhill	Freehold Vacant Possession
2.	22 Glenthorne Road, Erdington	Freehold Vacant Possession
3.	9 Rectory Grove, Winson Green	Freehold Vacant Possession
4.	13 Upton Grove, South Yardley	Freehold Vacant Possession
5.	102 Rookery Road, Handsworth	Freehold Vacant Possession
6.	182 Pennicricket Lane, Oldbury	Freehold Vacant Possession
7.	66 Shalford Road, Olton, Solihull	Freehold Vacant Possession
8.	76 Shirley Road, Acorns Green	Freehold Vacant Possession
9.	1 Woodburn Road, Smethwick	Freehold Vacant Possession
10.	101 – 103B Lower Lichfield Street, Willenhall	Freehold Redevelopment/Opportunity
11.	100 Lower Lichfield Street, Willenhall	Freehold Investment
12.	398 Washwood Heath Road, Ward End	Freehold Vacant Possession
13.	22 Sundial Lane, Great Barr	Freehold Vacant Possession
14.	10 The Triangle, Winson Green	Freehold Vacant Possession
15.	Land adj 117 Stechford Lane, Ward End	Freehold Land
16.	Plot 43, Little Hay Lane, Shenstone	Freehold Land
17.	Land r/o 89/91 Copthall Road, Handsworth	Freehold Land
18.	89 Copthall Road, Handsworth	Freehold Vacant Possession
19.	9 Longshaw Grove, Shard End	Freehold Investment
20.	5-7 Soho Road, Handsworth	Freehold Vacant Possession
21.	Small Heath Workers Club, Small Heath	Freehold Vacant Possession
22.	The Station Hotel, Bordesley Green	Freehold Vacant Possession
23.	Sinfin Express, Sinfin, Derby	Freehold Business Opportunity
24.	16 Teviot Grove, Kings Norton	Freehold Vacant Possession
25.	24 Clarendon Place, Pelsall, Walsall	Freehold Vacant Possession
26.	77 Laurel Road, Dudley	Freehold Vacant Possession
27.	78 Causeway Green Road, Oldbury	Freehold Part Investment/Vacant Possession
28.	1 Norbury Road, Kingstanding	Freehold Investment
29.	164 Walker Road, Walsall	Freehold Vacant Possession
30.	15 Bryanston Road, Solihull	Freehold Vacant Possession/Redevelopment Opportunity
31.	Boswell Court, Howsell Road, Malvern	Freehold Ground Rent Investment
32.	Ashwin House, Howsell Road, Malvern	Freehold Ground Rent Investment



33. Lock Up Garages, Yemcroft, Walsall
34. 14 St Augustines Road, Edgbaston
35. 15 Oxford Road, Acocks Green
36. 262 Kings Road, Kingstanding
37. 101 Haslucks Green Road, Shirley
38. 10 Burton Street, Burnley, Lancashire
39. 40 Piccadilly Road, Burnley, Lancashire
40. 48 Reed Street, Burnley, Lancashire
41. 97 Reed Street, Burnley, Lancashire
42. Development Land, Mavor Drive, Bedworth
43. Land adj 56 Nechells Park Road, Nechells
44. 30 Brunswick Park Road, Wednesbury
45. 33 Regent Drive, Tividale
46. 166 Newcombe Road, Handsworth
47. 46 Barracks Lane, Walsall
48. 10 Harbeck Avenue, Great Barr
49. 1264 Pershore Road, Stirchley
50. 4 Charlotte Road, Wednesbury
51. 18 Haycroft Avenue, Alum Rock
52. 1 Coppenhall Grove, Kitts Green
53. 77 Cobden Street, Manchester
54. 119 The Broadway, Perry Barr
55. 196 Woodcock Street, Hull
56. 34 Howard Road, Handsworth Wood
57. 19 Wharfedale Street, Wednesbury
58. 77 Villa Street, Lozells
59. 131 Arlington Road, Warstock
60. 10 Himley Road, Bedworth
61. 105 Arosa Drive, Harborne
62. 11 Beaumont Road, Kersley, Coventry
63. 80 Coplow Street, Ladywood
64. 675 Warwick Road, Tyseley
65. Flat 37, Donnington House, Kitts Green
66. 56 Arden Grove, Ladywood Middleway
67. 159 Cleveland Tower, Holloway Head
68. Dingles Garage, Highfield Road, Hall Green
69. 28 Ettingshall Road, Wolverhampton
70. 124 Clarence Road, Handsworth
71. 3 Vicarage Road, Wolverhampton
72. 128 Yarnfield Road, Tyseley

- Leasehold Investment
- Freehold Investment
- Freehold Investment
- Freehold Vacant Possession
- Freehold Ground Rent
- Leasehold Vacant Possession
- Leasehold Vacant Possession
- Leasehold Vacant Possession
- Leasehold Vacant Possession
- Freehold Development Land
- Freehold Land
- Freehold Vacant Possession
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- Freehold Investment
- Freehold Vacant Possession
- Freehold Vacant Possession
- Freehold Vacant Possession
- Freehold Vacant Possession
- Freehold Vacant Possession
- Freehold Vacant Possession
- Leasehold Investment
- Leasehold Vacant Possession
- Leasehold Vacant Possession
- Freehold Garage and Land
- Freehold Vacant Possession
- Freehold Vacant Possession
- Freehold Vacant Possession
- Freehold Vacant Possession

LOT 1

Freehold Vacant Possession



165 Ivor Road, Sparkhill, Birmingham B11 4NS

Property Description

A traditional style end terraced house of brick construction with a slate clad roof requiring complete modernization and improvement throughout. The property is set back from the road behind a small walled fore garden and is situated to the lower end of Ivor Road close to the junction with Stoney Lane.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with bath only.
Outside (front) – Walled fore garden
Outside (rear) – Brick paved yard, brick built store, WC and garden.

Vendors Solicitors

Wheadon & Co
Office 5 Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ
Telephone No – 0121 351 3333

Viewings

Via Cottons – 0121 247 2233

LOT 2

Freehold Vacant Possession



22 Glenthorne Road, Erdington, Birmingham B24 9RB

Property Description

An end terraced house of brick construction with a slate clad hipped roof, set back from the road behind a fore-garden and driveway, benefiting from double glazed windows but requiring modernization and improvement. Glenthorne Road itself is situated on a small estate located between Tyburn Road and Kingsbury Road.

Accommodation

Ground Floor
Side Entrance Porch, Living Room, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Garden, driveway and Garage to side providing off-road parking.
Outside (rear) – Garden

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

Peter C. Longden FRICS

Mark M. Ward TechRICS

Kenneth F. Davis FRICS

MISREPRESENTATION ACT

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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.





**9 Rectory Grove,
Winson Green,
Birmingham B18 5SG**

Property Description

A modern end terraced house of brick outer wall construction surmounted by an interlocking tile clad roof, benefitting from gas-fired central heating and providing well laid out accommodation. The property itself is situated in a cul-de-sac located off Lodge Road and requires some cosmetic improvement.

Vendors Solicitors

Coley & Tilley
14 Neville House
Waterloo Street
Birmingham
B2 5UF
Telephone No – 0121 643 5531

Ref: Mrs L Brant

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Through Lounge,
Conservatory, Dining/Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath having shower over, pedestal
wash basin, Separate WC.
Outside (front) – Lawned fore
garden, pedestrian side access.
Outside (rear) – Yard, shed and
lawned garden.



**13 Upton Grove,
South Yardley,
Birmingham, B33 8TQ**

Property Description

A mid terraced house of brick construction surmounted by a pitched interlocking tile clad roof, occupying a Cul-de-sac location which leads directly off Yardley Green Road, forming part of an established residential area with a wide range of local amenities. The property, which provides well laid out accommodation, requires modernisation and improvement.

Vendors Solicitors

Lois King & Co
50 Hewell Road
Barnt Green
Birmingham
B45 8NF
Telephone No – 0121 445 1190

Ref: Mr F E Windridge

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Front Reception
Room, Rear Reception Room,
Kitchen
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom
Outside (front) – Lawned garden
with pedestrian entry access.
Outside (rear) – Garden



**102 Rookery Road,
Handsworth,
Birmingham B21 9NL**

Property Description

A traditional style three-storey mid terraced house of brick construction with replacement tile clad roof offered in a presentable and modernised condition benefitting from gas-fired central heating, UPVC double glazed windows and modern kitchen and bathroom fitments. The property is situated fronting the pavement close to the junction with Albert Road.

Vendors Solicitors

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

Ref: Mr S Nickless

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Lounge, Dining
Room, Kitchen.
First Floor
Stairs and Landing, Bedroom 1
(double), Bathroom with modern
suite comprising panelled bath
having electric shower over,
pedestal wash basin and WC.
Second Floor
Stairs and Landing, Bedroom 2
(double).
Outside (rear) – Shared pedestrian
entry access to paved yard and
lawned garden.

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**182 Penncricket Lane, Rowley Regis,
West Midlands B65 0RJ**

Property Description

A traditional style semi detached house of brick construction with a slate clad roof providing well laid out accommodation and benefitting from gas-fired central heating and newly fitted UPVC double glazed windows. Penncricket Lane itself leads off Causeway Green Road (B4169) and the property is conveniently located within approximately three quarters of a mile from Rowley Regis Railway Station and approximately one mile distance from the M5 Motorway (junction 2). The property requires some cosmetic improvement.

Accommodation

Ground Floor
Entrance Hall, Lounge,
Dining/Kitchen, Rear Entrance
Lobby with walk-in store,
Cloakroom with WC.

First Floor

Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, pedestal wash basin & WC.
Outside (front) – Paved fore garden
and driveway, pedestrian side
access to rear.
Outside (rear) – Concrete yard and
long lawned garden.

Vendors Solicitors

George Green & Co
Old Bank Chambers
1 Summer Hill
Halesowen
West Midlands
B63 3BU
Telephone No – 0121 550 1139

Ref: Ms S Buckley

Viewings

Via Cottons – 0121 247 2233



**66 Shalford Road, Olton, Solihull,
West Midlands B92 7NF**

Property Description

A mid terraced house of brick construction with tile clad roof set back from the road behind a fore garden and driveway and requiring complete modernization and repair throughout. Shalford Road itself forms part of an established residential area and leads off Barn Lane. The property is conveniently located within approximately three quarters of a mile from Olton Railway Station and also Warwick Road (A41), which gives direct access to Solihull Town Centre along with local services at Acocks Green. We understand from the vendor that the purchaser may be eligible for grant assistance from Solihull Council for help in improving the property. We recommend that all interested parties make their own enquiries prior to bidding and may wish to contact Solihull Council on 0121 717 1435.

Accommodation

Ground Floor
Entrance Hall, Front Reception
Room, Rear Dining/Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with bath,
wash basin & WC.
Outside (front) – Lawned fore
garden and driveway
Outside (rear) – Pedestrian entry
access to overgrown garden.

Vendors Solicitors

Dawkins & Grey
4 Warstone Parade East
Warstone Lane
Hockley
Birmingham
B18 6NR
Telephone No – 0121 233 1021

Ref: Mrs J Bonegal

Viewings

Via Cottons – 0121 247 2233



**76 Shirley Road, Acocks Green,
Birmingham B27 7NA**

Property Description

A substantial three storey traditional semi detached residence of brick construction with a replacement tile clad roof benefitting from gas-fired central heating and with a mains fitted fire detection system, emergency lighting and fire doors. The property has been converted into a House in Multiple Occupation some years ago and comprises of eight double bedrooms, some with en-suite shower facilities along with shared living room, kitchen and bathroom facilities, and we understand from the vendor that the potential rental income (if the property were fully let) is in the region of £25,000 per annum. The property itself is set back behind a paved forecourt and is conveniently located within less than a quarter of a mile distance from Acocks Green Shopping Centre, providing a wide range of local amenities.

Accommodation

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Lounge, Rear Entrance Hall, Dining/Kitchen, Shower Room with glazed shower enclosure, pedestal wash basin and WC, Bedroom 1 with vanity wash basin, Bedroom 2 with wash basin.

First Floor

Stairs and Landing, Bathroom with panelled bath, pedestal wash basin & WC, Shower Room with glazed shower enclosure, pedestal wash basin and WC, Bedroom 3 with glazed shower and pedestal wash basin, Bedroom 4 with glazed shower and pedestal wash basin, Bedroom 5 with vanity wash basin, Bedroom 6 with pedestal wash basin.

Second Floor

Stairs and Landing with eaves storage, Bedroom 7 with pedestal wash basin, Bedroom 8 with wash basin.
Outside (front) – Full width paved forecourt providing off-road parking, pedestrian entry access to rear.
Outside (rear) – Paved patio and yard and long lawned garden.

Vendors Solicitors

Eyre & Co
1041 Stratford Road
Hall Green
Birmingham
B28 8AS
Telephone No – 0121 778 2161

Ref: Mr M Luscombe

Viewings

Via Cottons – 0121 247 2233



**1 Woodburn Road, Smethwick,
West Midlands B66 2PU**

Property Description

A substantial Three-Storey Workshop/Warehouse building of brick construction with a corrugated asbestos roof, situated close to the junction with Queen's Head Road, which in turn provides direct access to the main Soho Road/Holyhead Road (A41) and to junction 1 of the M5 Motorway approximately one and a half miles to the North West. Birmingham City Centre is approximately two miles to the South East.

Accommodation

The accommodation is arranged on three floors and in total comprises some 573 sq m (6172 sq ft) approximately.
Ground Floor
Painted brick walls, fluorescent lighting and fitted overhead gas space heaters.
First Floor
Painted brick walls, fluorescent lighting and fitted overhead gas space heaters with loading gate for hoist to ground floor. Ladies & Gents Toilets.

Second Floor

Painted brick walls with fluorescent lighting, individual electric heaters. Two sets of Ladies & Gents Toilets. There are staircases to either sides of the building with the staircase to the left being subject to a right of way for the adjacent occupier. Outside - Small car park/yard providing off-street car parking.

Vendors Solicitors

Athi Kulisra Smith
388 High Street
West Bromwich
West Midlands
B70 9LB
Telephone No – 0121 553 5555

Ref: Mr Athi

Viewings

Via Cottons – 0121 247 2233



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3rd March 2004

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**101-103B Lower Lichfield Street, Willenhall,
West Midlands WV13 1QE**

Property Description

A prominent corner site containing a range of Retail Units to the frontage along with storage, warehouse and a garage workshop premises at the rear comprising a mix of single, two and three storey buildings of predominantly rendered brick construction with tile clad roofs, all in need of various repair and improvement works. The property is situated virtually opposite the junction with Leve Lane and conveniently located within less than 250 metres distance from Willenhall Shopping Centre providing a wide range of local amenities and is offered for sale with the benefit of planning consent for conversion of the existing shop units and storage into seven self-contained one bedroom flats. The property will be offered for sale with vacant possession.

Accommodation

No 101
Ground Floor
Retail Shop – 13.86 sq m (149 sq ft)
Storage – 6 sq m (64 sq ft)
First Floor
Stairs to Store – 21.8 sq m (234 sq ft) with WC and wash basin.
No 102
Ground Floor
Retail Shop – 19.86 sq m (213 sq ft)
First Floor
Storage – 19.86 sq m (213 sq ft)
No 103
Ground Floor
Double Fronted Retail Shop – 42.48 sq m (456 sq ft)
Rear Store 1 – 22.7 sq m (244 sq ft)
Rear Store 2 – 11.48 sq m (123 sq ft)
Lean-to Storage Area – 33 sq m (356 sq ft)
Separate Storeroom 3 – 13 sq m (140 sq ft) with side entrance door.



First Floor

Room 1 – 15 sq m (161 sq ft) Room 2 – 16 sq m (173 sq ft) Room 3 – 19 sq m (204 sq ft) Room 4 – 10.3 sq m (111 sq ft) with WC and wash basin, Room 5 – 19 sq m (205 sq ft)
Second Floor
Room 1 – 15.38 sq m (165 sq ft) Room 2 – 16.47 sq m (177 sq ft)
No 103a
Workshop/Store – 58.76 sq m (632 sq ft) with roller shutter door and mezzanine floor over
No 103b
Garage/Workshop Premises – 72.5 sq m (780 sq ft) with inspection pit
Office – 7.79 sq m (83 sq ft)
Further Workshop – 43 sq m (462 sq ft)
Enclosed yard – 61.65 sq m (663 sq ft)
Outside – Shared rear yard area.

Planning

The property has the benefit of planning consent granted by Walsall Metropolitan Borough Council (reference BC/56784P) dated 27 March 2001 for the conversion of the existing premises into seven self-contained one bedroom flats. (A copy of the planning consent is available for inspection at the auctioneers offices).

Vendors Solicitors

Rubric Legal
Sommerville House
20-22 Harborne Road
Edgbaston
Birmingham B15 3AA
Telephone No – 0121 693 9001

Ref: Mr S Jakhu

Viewings

Via Cottons – 0121 247 2233



100 Lower Lichfield Street, Willenhall, West Midlands WV13 1QE



Property Description

A mid terraced Retail Shop of rendered brick construction with an interlocking tile clad roof directly fronting the pavement and situated virtually opposite the junction with Leve Lane within approximately 250 metres from Willenhall Shopping Centre, providing a wide range of local amenities. The property has been established as a sweet shop for a number of years and is currently let on an informal lease. Rental – £195 per calendar month (£2340 per annum).

Accommodation

Ground Floor
Retail Shop – 22.17 sq m (238 sq ft)
First Floor
Stairs to Store Room – 20.81 sq m (224 sq ft) partitioned to include Cloakroom with WC and wash basin.

Vendors Solicitors

Rubric Legal
Sommerville House
20-22 Harborne Road
Edgbaston
Birmingham B15 3AA
Telephone No – 0121 693 9001

Ref: Mr S Jakhu

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Via Cottons – 0121 247 2233

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unusual or complex**

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Tel: 01249 822 999 Fax: 01249 822 211





398 Washwood Heath Road, Ward End, Birmingham, B8 2UX

Property Description

A traditional mid terraced house of brick construction set back behind a walled fore garden and benefits from gas fired central heating. The property is situated on Washwood Heath Road (B4114) close to the junction with Drews Lane, which forms part of an established residential area with a wide range of local amenities.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Separate WC.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom
Outside (front) – Lawned walled fore garden
Outside (rear) – Lawned garden and pedestrian access.

Vendors Solicitors

Garner Canning
301-303 Chester Road
Castle Bromwich
Birmingham
B36 0JG
Telephone No – 0121 749 5577

Ref: Mr J Dowdeswell

Viewings

Via Cottons – 0121 247 2233

22 Sundial Lane, Great Barr, Birmingham B43 6PD



Property Description

A traditional style semi detached house having rendered elevations and surmounted by a hipped tile clad roof situated in a popular and established residential area located off Walsall Road and conveniently located within approximately a quarter of a mile distance from Scott Arms Shopping Centre, providing a wide range of local amenities, and a third of a mile distance from The M6 Motorway (junction 7). The property benefits from part UPVC double glazed windows and requires modernization and improvement throughout.

Accommodation

Ground Floor
Reception Hall, Through Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin & WC.
Outside (front) – Lawned fore garden
Outside (rear) – Pedestrian side access, paved patio and lawned garden.

Vendors Solicitors

Wild & Co
5 Heathfield Road
Kings Heath
Birmingham
B14 7BT
Telephone No – 0121 444 8440

Ref: Ms D Morgan

Viewings

Via Cottons – 0121 247 2233



10 The Triangle, off Allens Road, Winson Green, Birmingham B18 4QU

Property Description

A traditional style end terraced house of rendered brick construction with a replacement tile clad roof benefitting from UPVC double glazed windows and gas-fired central heating. The Triangle comprises of a row of similar terraced properties situated at the end of Allens Road which comprises of a cul-de-sac located off Bacchus Road.

Accommodation

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen, Bathroom with panelled bath and WC, Lobby with pedestal wash basin.
First Floor

Stairs and Landing, Bedroom 1 (double), Bedroom 2 (double), Bedroom 3/Box Room.
Outside (front) – Lawned fore garden.
Outside (rear) – Yard, brick store, WC and garden.

Vendors Solicitors

Steele & Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP
Telephone No – 0121 551 2037

Ref: Mr N Gillette

Viewings

Via Cottons – 0121 247 2233

Land adjacent 117 Stechford Lane, Ward End, Birmingham



Property Description

A parcel of freehold land, occupying a prominent position at the corner of Stechford Lane and Burney Lane and situated at the end of a parade of retail shops adjacent to number 117 Stechford Lane. The site itself extends to an area of approximately 130 sq m (1400 sq ft) and was previously used as a car hire premises.

Ref: Mrs Darby

Viewings

Via Cottons - 0121 247 2233

Vendors Solicitors

Bickley Wheatley & Co
50 High Street
Erdington
Birmingham
B23 6RH
Telephone No - 0121 377 6266

LOT 16**Freehold Land**
Plot 43 Little Hay Lane, Shenstone, Staffordshire WS14
Land Description

A parcel of land extending to approximately $\frac{1}{4}$ acre forming part of an open field used for the purposes of agriculture, situated off Little Hay Lane (providing a right of access), opposite the Holly Bush Public House and in a rural area located approximately two miles north of Mere Green.

Vendors Solicitors

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT
Telephone No – 0121 246 3000

Ref: Mr C Froud

Viewings

Via Cottons – 0121 247 2233

Planning

We are advised by the local authority that the current planning use for this land is agricultural and the vendor provides no warranty that planning consent for any development will be granted at any time. The vendor will continue to maintain the land for the purchaser at no cost.

LOT 18**Freehold Vacant Possession**
89 Copthall Road, Handsworth, Birmingham B21 8JP
**Property Description**

A much improved and presentable traditional semi detached house of brick construction with a hipped tile clad roof having been modernised throughout including new kitchen and bathroom fittings, gas-fired central heating, some UPVC double glazed windows and doors and further benefitting from a garage and off-road parking. The property is situated in an established residential area which is located via Cranbrook Road off Sandwell Road.

Accommodation

Ground Floor
Double Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom fully tiled with modern suite comprising panelled bath with electric shower over, pedestal wash basin & WC.
Outside (front) – Lawned fore-garden and Tarmacadam driveway leading to a good sized Garage. Outside (rear) – Yard and lawned garden.

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

Ref: Mr P Curtis

Viewings

Via Cottons – 0121 247 2233

LOT 17**Freehold Land**
Land Rear of 89/91 Copthall Road, Handsworth, Birmingham B21
**Land Description**

A parcel of freehold land situated to the rear of numbers 89 and 91 Copthall Road and accessed by way of a shared vehicular driveway located between numbers 97 and 99 Copthall Road. The site itself currently comprises of garden land which contains a brick built store/workshop and extends to approximately 380 sq metres (454 sq yds) with a maximum depth of approximately 30 metres (98 ft) and maximum width of 14 metres (45 ft) approximately.

Ref: Mr P Curtis

Viewings

Via Cottons – 0121 247 2233

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

LOT 19**Freehold Investment**
9 Longshaw Grove, Shard End, Birmingham B34 7HH
**Property Description**

A modern end terraced house providing well laid out accommodation situated on a Pedestrian walkway on the corner of Longshaw Grove close to the junction with Hurst Lane which provides access to Chester Road (A47), and close to local amenities. The property is currently let on an Assured Shorthold Tenancy until November 2004 at a rental income of £85 per week. (£4,420 per annum).

Accommodation

Ground Floor
Reception Hall, Lounge, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin, Separate WC.
Outside (front) – Lawned fore garden.
Outside (rear) – Lawned garden with rear pedestrian access

Vendors Solicitors

Wheadon & Co
Office 5, Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ
Telephone No – 0121 351 3333

Viewings

Via Cottons – 0121 247 2233





5/7 Soho Road, Handsworth, Birmingham B21 9SN

Property Description

An imposing Grade II Listed, three and a half storey double fronted property, of part rendered brick construction with slate clad roof, requiring extensive repair and improvement throughout. The property occupies a substantial site, extending to approximately 850 sq m (0.21 acres), and comprises of two properties which have now been merged and have previously been partly used as a hotel and hostel and partly as a nightclub premises which extends into a large single storey function room at the rear, constructed of timber with a tile clad roof. We understand from Birmingham City Council that they are investigating grant assistance for the refurbishment of this property and for further details contact: Craig Ellis 0121 303 3988

Accommodation

No 5 (former nightclub premises)
Basement
Room 1 - 6.83 sq m (73 sq ft),
Room 2 - 'L' Shaped 17.93 sq m max (193 sq ft), Passageway,
Room 3 - 4.92 sq m (52 sq ft),
Room 4 - 33 sq m (361 sq ft), Room 5 - 10 sq m (107 sq ft).
Ground Floor
Entrance Porch, Reception Hall - 7 sq m (75 sq ft), Store Room, Room 1 - 9.5 sq m (98 sq ft),
Room 2 - 27.5 sq m (297 sq ft),
Room 3 - 15.2 sq m (163 sq ft),
Gents Toilets, Store Room,
Ladies Toilets, Rear Function Room - 174 sq m (1877 sq ft), Kitchen - 23.79 sq m (256 sq ft).
No 7 (hotel/hostel premises)
Basement Storage, Room 1 - 26 sq m (287 sq ft), Inner Hallway, Room 2 - 26.98 sq m (290 sq ft), Kitchen, Room 3 - 8.12 sq m (87 sq ft),
Room 4 - 8.79 sq m (94 sq ft).
Ground Floor
Entrance Hall, Reception Hall, Room 1 - 71 sq m (771 sq ft) max with storage area, Room 2 - 9.32 sq m (100 sq ft), Room 3 - 13.42 sq m (144 sq ft).

First Floor (No's 5 and 7)
Stairs and Landing, Room 1 - 9.78 sq m (105 sq ft), Room 2 - 16.83 sq m (181 sq ft), Room 3 - 9 sq m (97 sq ft), Cloakroom, Room 4 - 25.9 sq m (279 sq ft),
Room 5 - 15 sq m (161 sq ft), Room 6 - 15.6 sq m (167 sq ft), Room 7 - 10.23 sq m (110 sq ft), Room 8 - 12.5 sq m (134 sq ft), Room 9 - 6.79 sq m (73 sq ft), Room 10 - 26 sq m (280 sq ft), Room 11 - 8.88 sq m (95 sq ft).
Second Floor (No's 5 and 7)
Stairs to Room 1 - 10.12 sq m (109 sq ft), Room 2 - 14 sq m (154 sq ft), Room 3 - 19 sq m (205 sq ft), Room 4 - 6.5 sq m (70 sq ft), Room 5 - 6.92 sq m (74 sq ft), Room 6 - 14.37 sq m (154 sq ft), Room 7 - 10.18 sq m (109 sq ft), Room 8 - 9.87 sq m (106 sq ft), Room 9 - 10.44 sq m (112 sq ft).
Outside (front) - Full width forecourt providing off-road parking.
Outside (rear) - Shared rear vehicular access leading off St Michael's Road to two dilapidated Garages/Storerooms.
Total Floor Area - 751 sq m (8084 sq ft) approximately
Frontage - 17.8 m (58 ft)

Vendors Solicitors

Pearson Rowe
56 St Pauls Square
Birmingham B3 1QS
Telephone No - 0121 236 7388

Ref: Mr B Flint

Viewings

Via Cottons - 0121 247 2233



Small Heath Workers Club, 45-47 Golden Hillock Road, Birmingham B10 0JU

Property Description

A former social club premises comprising of a two storey brick building to the front which includes living accommodation along with a large single storey brick built building at the rear containing a bar and function room. The property directly fronts Golden Hillock Road between the junctions of Glovers Road and Lloyd Street and is conveniently located within approximately a quarter of a mile distance from Coventry Road providing a wide range of local amenities and also Small Heath Highway (A45) providing access to Birmingham Ring Road, City Centre and The M42 Motorway (junction 6). The property benefits from gas-fired central heating.

Accommodation

Ground Floor
Entrance Hall, Reception Hall with stairs off, Gents Toilets with WC, urinals and wash basin, Front Room - 26 sq m (281 sq ft), Bar - 65 sq m (707 sq ft), Side Lobby, Ladies Toilets with WC and wash basin, Lounge Area - 61 sq m (658 sq ft) with sliding partition opening up into a Function Room - 195 sq m (2107 sq ft) having a side storage area, Gents Toilets- with urinals, WC and wash basin, Dressing Room - 11.61 sq m (124 sq ft), Kitchen 10 sq m (110 sq ft) with built-in Pantry Cupboard, Inner Hallway forming part of the ground

floor living accommodation with Cellar off, Living Room - 13.16 sq m (141 sq ft).

First Floor

Stairs and Landing, Office 1 - 19.88 sq m (214 sq ft), Office 2 - 9.53 sq m (102 sq ft), Snooker Room - 47 sq m (505 sq ft), Living Accommodation with internal stairs and landing, Three Bedrooms, Kitchen (no fittings), Bathroom with panelled bath having electric shower over, wash basin & WC. Outside - Tarmacadam forecourt providing off-road parking, Right hand side pedestrian access to private entrance and enclosed yard, left hand side pedestrian access to boiler room and an enclosed rear yard area.
Gross Internal Area (Ground and First Floors) - 693 sq m (7459 sq ft)
Site Depth - 66.5 metres (218 ft)
Frontage - 14.25 metres (47 ft)
Total Site Area - 950 sq m (0.23 acres)

Vendors Solicitors

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

Ref: Mr Ladwa

Viewings

Via Cottons - 0121 247 2233





The Station Hotel, Bordesley Green Road, Birmingham B8 1BY

Property Description

A substantial detached licensed hotel premises of rendered brick construction with an asphalt slate clad roof, situated fronting Bordesley Green Road opposite Adderley Park Train Station, and occupying a site which also contains Two Self-Contained Studio Apartments and One House which in the past have been let separately. The property has eleven bedrooms and benefits from gas-fired central heating, some double glazed windows, and is generally in a presentable condition, having recently undergone some improvement, and has been established as a hotel for a number of years prior to the vendors decision to close due to retirement. The property will be sold with various fixtures and fittings along with some furniture and benefits also from CCTV.

Accommodation Hotel

Ground Floor
Reception Hall, Bar – 55 sq m (591 sq ft), Gents Toilets, Lounge Area – 36 sq m (388 sq ft) max, Ladies Toilets, Dining Room – 11.6 sq m (124 sq ft), Lobby, Kitchen – 14.2 sq m (152 sq ft) with a range of stainless steel fittings, Cellar (Four Separate Rooms) – 73 sq m (783 sq ft).

First Floor
Stairs and Landing, Shower Room with pedestal wash basin, Separate WC, Four Double Bedrooms, Two Single Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC.

Second Floor
Stairs and Landing, Bathroom with panelled bath, pedestal wash basin & WC, Cloakroom with pedestal wash basin & WC, One Double Bedroom, Four Single Bedrooms.

House

Ground Floor
Lounge/Dining Room, rear Entrance Hall, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC.

First Floor

Stairs and Landing with access to Hotel, Two Bedrooms, Cloakroom with WC.

Note: The property benefits from gas-fired central heating.

Studio Flat 1

Reception Hall, Dining/Kitchen, Bedsitting Room, Bathroom with panelled bath, pedestal wash basin & WC.

Note: The property benefits from gas-fired central heating.

Studio Flat 2

Kitchenette, Bed/Sitting Room, Bathroom with bath, wash basin & WC.

Outside – Block paved driveway to side providing off-road parking, enclosed paved rear yard with covered store area.

Vendors Solicitors

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

Ref: Mr M Elliott

Viewings

Via Cottons – 0121 247 2233



Sinfin Express (Wordsworth Filling Station) 6 & 8 Wordsworth Avenue, Sinfin, Derby DE24 9HP

Property Description

An established modern petrol filling station, off-licence and convenience store, of brick/block construction having two-storey accommodation and comprising of a forecourt service area, retail shop, along with office and storage over, offered for sale due to retirement. The property adjoins a vehicle repair garage and situated to the eastern side of Wordsworth Avenue, close to the junction with Sinfin Lane in a mixed area containing established residential properties along with industrial premises including The Rolls Royce Factory. Sinfin itself is located approximately four and a half miles distance to the south west of Derby City Centre. The garage itself is well established and the shop has recently been extended in order to increase the retail space.

Accommodation

Ground Floor
Off-licence/convenience store – 49.4 sq m (532 sq ft) having UPVC shop front and containing a range of fixtures and fittings.
Store – 4.2 sq m (45 sq ft) with wash basin
First Floor
Stairs to Store Room – 11.2 sq m

(120 sq ft)

Office/Store Room – 16.4 sq m (176 sq ft)

Outside – Forecourt, petrol filling area with modern canopy, two diesel and two unleaded petrol pumps, 6000 gallon capacity diesel tanks, 5000 gallon capacity petrol tanks, jet wash and separate toilet.

Frontage – 19.4 m (64 ft)

NOTE: The property is being sold as a going concern and includes fixtures and fittings contained within the retail shop (a schedule of contents can be obtained from the agents or solicitors). All stock can be purchased separately at valuation. A purchaser of the property who wishes to continue the existing off-licence business carried out from the premises will need to obtain a protection order prior to completion.

Vendors Solicitors

Thomas & Edge
32 Osmaston Road
Derby
DE1 2HS
Telephone No – 01332 346681

Ref: Mr Edge

Viewings

Via Cottons – 0121 247 2233





16 Teviot Grove, Kings Norton, Birmingham, B38 9JX

Property Description

A single storey retail shop situated in a small parade of similar retail units and located adjacent to the Greenwood Tree Public House.

Accommodation

Ground Floor
Retail Shop – 53 sq m (570 sq ft) with electric roller shutter front.
Store Room – 8.8 sq m (95 sq ft)
Further Store Room 14.7 sq m (158 sq ft)
Rear Entrance Lobby, Cloakroom with WC.

Outside (front) – Paved forecourt with canopy over.

Vendors Solicitors

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

Ref: Mr N Gillette

Viewings

Via Cottons – 0121 247 2233



77 Laurel Road, Dudley, West Midlands DY1 3EY

Property Description

A semi detached property of brick construction with an interlocking tile clad roof, benefitting from UPVC replacement windows and gas-fired central heating. The property itself is situated in an elevated position above the roadside and forms part of a residential area located approximately one and a half miles distance of Dudley Town Centre.

Accommodation

Ground Floor
Entrance Hall, Living Room, Dining/Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms, WC.
Outside (front) – Lawned fore-garden
Outside (rear) – Pedestrian access to garden

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

24 Clarendon Place, Pelsall, Walsall, West Midlands WS3 4NL



Property Description

A presentable modern semi detached residence of brick outer wall construction surmounted by a pitched tile clad roof and benefits from well laid out accommodation, gas-fired central heating, double glazed windows, Garage and off-road parking. The property is situated in the established popular residential area of Pelsall Village in a cul-de-sac leading off Old Town Lane.

Accommodation

Ground Floor
Entrance Porch, Reception Hall, Lounge, Dining Room, Breakfast Room, Kitchen with a range of fitted units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom fully tiled with panelled bath, pedestal wash basin and WC.
Outside (front) – Lawned fore-garden and driveway leading to Garage.
Outside (rear) – Patio and garden.

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

78 Causeway Green Road, Oldbury, West Midlands B68 8LF



Property Description

A traditional styled semi-detached property of brick construction with interlocking tile clad roof and being substantially extended to the rear to provide further accommodation. The property has been converted to provide three self-contained and well laid out flats. The property benefits from part UPVC double glazed windows and is need of general refurbishment and modernisation. The rear extension (Flat 3) is currently let on a short hold periodic tenancy at a rental of £55 per week (£2,860 per annum).

Accommodation

Flat 1
Ground Floor
Entrance Hall, Lounge, Bedroom, Kitchen (no fittings) and Bathroom (no fittings).
Flat 2
First Floor
Entrance Hall, Stairs and Landing, Lounge, 2 Bedrooms, Separate WC, Kitchen and Shower Room.
Flat 3
Rear Extension – accessed via the rear – Kitchen, Lounge, Bedroom, Shower Room, Separate WC.
Outside (Front) – Paved area with

side passageway to rear extension. Outside (Rear) – Small paved area leading to lawned garden.

Vendor's Solicitor

Rowntree & Berry
10A Tithebarn Street
Poulton-le-Fylde
FY6 7DG
Telephone No – 01253 893599

Ref: Mr J Durning

Viewings

Via Cottons- 0121 247 2233



1 Norbury Road, Kingstanding, Birmingham B44 9NE

Property Description

A presentable and much improved three storey property of brick construction with tile clad roof, benefitting from mostly UPVC double glazed windows and secure off-road parking. The property comprises of a ground floor Retail Shop with well laid out living accommodation over and forms part of small parade located at the junction with Cooksey Lane just off Kingstanding Road (B4138) close to border with Sutton Coldfield and within approximately half a mile distance from Sutton Park along with local services at Kingstanding. The retail shop is currently trading as a well established hairdressing salon and is part of the Perfect Hair and Beauty chain, which runs a number of similar salons in the Birmingham and Sutton Coldfield areas.

The whole property is currently let on a full repairing and insuring lease for a term of 15 years from 29 September 2003.

Rental - £12,000 per annum.

Accommodation

Ground Floor
Retail Shop ('L' Shaped) – 32.95 sq m (354 sq ft), Rear Hallway with two built-in store cupboards,

Kitchen/Laundry Room – 5.87 m (63 sq ft), Cloakroom with WC and wash basin.

First Floor
Stairs and Landing with Storage Recess, Lounge, Double Bedroom, Bathroom with panelled bath, vanity wash basin and WC, Kitchen with a range of modern fitted units.

Second Floor
Stairs and Landing to a Double Attic Bedroom.

Outside (front) – Tarmacadam forecourt providing customer parking.

Outside (rear) – Covered yard area with enclosed concrete hard-standing providing secure vehicular car parking, accessed by way of a shared driveway at the rear.

Vendors Solicitors

White & Billingham
Hyefield House
36 Hagley Road
Halesowen
West Midlands
B63 4RH
Telephone No – 0121 550 0481

Ref: Mr S Kelsall

Viewings

Via Cottons – 0121 247 2233



164 Walker Road, Blakenhall, Walsall, West Midlands WS3 1BZ

Property Description

A substantial modern detached dormer bungalow having rendered elevations surmounted by an interlocking tile clad roof benefitting from UPVC double glazed windows and doors, gas-fired central heating, mains fitted fire detection system, emergency lighting and fire doors, ample off-road parking and extensive accommodation comprising of four reception rooms, six bedrooms, three bathrooms and two kitchens. The property has previously been used as a residential care home and is generally in a good state of repair, but requiring some cosmetic improvement.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Room 1, Room 2, Bathroom with corner bath having wash basin, WC with a separate shower enclosure, Utility Cupboard, Kitchen/Laundry Room, Inner Hallway with built-in Store Cupboard, Lobby, Kitchen, Rear Entrance Hall, Room 3, Room

4.

First Floor
Stairs and Landing, Six Bedrooms, En-suite Shower Room, Bedroom 1 with tiled shower enclosure, pedestal wash basin & WC, Bathroom with panelled bath, pedestal wash basin & WC. Outside (front) – Full width Tarmacadam forecourt, providing ample off-road car parking, gated pedestrian side access to rear. Outside (rear) – Paved patio with a large enclosed lawned garden.

Vendors Solicitors

Beachcroft Wansbroughs
10-22 Victoria Street
Bristol
BS99 7UD
Telephone No – 0117 918 2000

Ref: Ms L Holden

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 3rd MARCH 2004 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.



15 Bryanston Road, Solihull, West Midlands B91 1EL

Property Description

A traditional style semi detached house of brick construction with a hipped tile clad roof occupying a substantial corner plot, located at the junction with Cheltondale Road and offered for sale with full planning consent to substantially increase the existing accommodation by extending to both the side and rear. The property currently benefits from mostly UPVC double glazed windows, part gas-fired central heating and is situated in a popular and established residential area located off Streetsbrook Road and within approximately one mile distance from Solihull Town Centre, providing a wide range of retail and leisure amenities, including the newly developed Touchwood Shopping Centre.

Accommodation

Ground Floor
Enclosed Porch, Reception Hall, Lounge, Dining Room, Kitchen, Utility Area with Store.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC.
Outside (front) – Wide lawned fore garden with Tarmac driveway providing off-road parking, Garage.
Outside (rear) – Pedestrian side access, paved patio and garden.



Planning

The property benefits from planning consent, granted by Solihull Metropolitan Borough Council (Ref: 2003/878) dated 5 June 2003, for redevelopment of the property with a Two-Storey Side Extension, Garage and Single-Storey Rear Extension increasing the size of the property, thus providing the following accommodation:
Ground Floor
Reception Hall, Four Reception Rooms, Kitchen, Utility Room and Double Garage.
First Floor
Stairs and Landing, Five Bedrooms, Bathroom.
NOTE: A copy of the planning consent and approved plans are available from the auctioneers offices.

Vendors Solicitors

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

Ref: Mr J Norton

Viewings

Via Cottons – 0121 247 2233



Flats 1-12 Boswell Court, Howsell Road, Malvern, Worcestershire WR14 1TF

Property Description

A freehold investment opportunity known as Boswell Court and comprising of two interlinked three storey blocks containing a total of twelve individual flats (nine x two bedroom units and three x one bedroom units) and set back from the road behind a lawned fore-garden. The development is situated between numbers 16 and 22 Howsell Road. A Tarmac driveway leads to the rear of the premises, providing access to a yard containing a single storey block of twelve garages, which are all individually allocated to each flat.

Tenure: All flats are subject to a long lease for a term of 99 years which commenced on 1 January 1979.

Each lessee pays a ground rent of £50 per annum – rising in 2012 to £100 per annum, rising again in 2045 to £150 per annum for the remainder of the term.

Service Charge: A service charge of £462.27 per annum is collected half yearly from each lessee including a proportionate payment for block insurance.

Total service charge collected -

£5,547.25 per annum (2003)

Note: The service charge also includes a management charge which the freeholder is entitled to receive under the terms of the lease (6th schedule clause 14) and in the most recent account this charge was £1,032.89.

Ground Rent Income: 12 flats @ £50 per annum

Total current ground rent income - £600 per annum

Landlord & Tenant Act 1987

Offer notices – For sale by auction have been served upon all lessees under section 5B of the above act.

Vendors Solicitors

Simon Bishop & Partners
Hillcainie
St Andrews Road
Droitwich Spa
Worcestershire
WR9 8DJ
Telephone No – 01905 779417

Ref: Mr S Cooke

Viewings

Not applicable





Flats 1-4 Ashwin House, Howsell Road, Malvern, Worcestershire WR14 1TF

Property Description

A freehold investment opportunity known as Ashwin House and comprising of a purpose built modern two-storey block containing a total of four individual flats (two x two bedroom units and two x three bedroom units) each with integral garage. The development, which is set back from the road behind a Tarmacadam forecourt, is situated between numbers 24 and 34 Howsell Road.

Tenure: All flats are subject to a long lease for a term of 99 years which commenced on 29 September 1983.

Each lessee pays a ground rent of £50 per annum – rising in 2016 to £100 per annum, rising again in 2049 to £150 per annum for the remainder of the term.

Service Charge: A service charge of £239.89 per annum is collected half yearly from each lessee including a proportionate payment for block insurance.

Total service charge collected - £959.59 per annum (2003)

Note: The service charge also includes a management charge of 15% which the freeholder is entitled to receive under the terms of the lease (4th schedule, part 1, clause 6C) and in the most recent account this charge was £125.16.

Ground Rent Income: 4 flats @ £50 per annum
Total current ground rent income - £200 per annum

Landlord & Tenant Act 1987

Offer notices – For sale by auction have been served upon all lessees under section 5B of the above act.

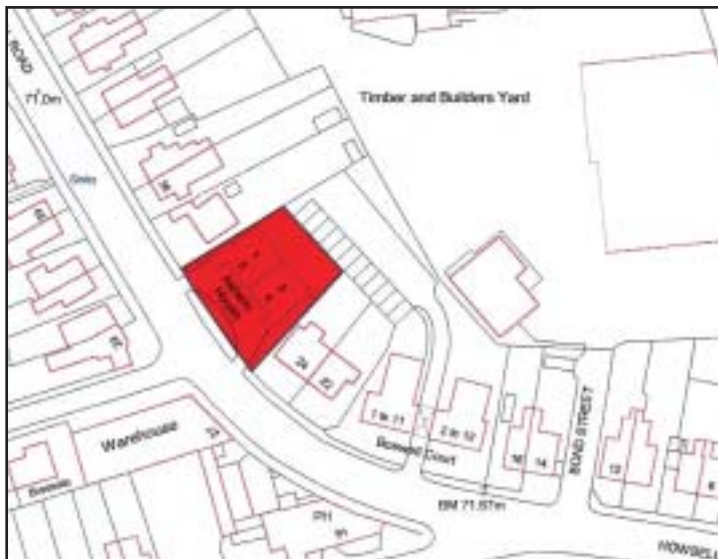
Vendors Solicitors

Simon Bishop & Partners
Hillcainrie
St Andrews Road
Droitwich Spa
Worcestershire
WR9 8DJ
Telephone No – 01905 779417

Ref: Mr S Cooke

Viewings

Not applicable



Fifteen lock-up Garages, Rear of Yemscroft, Lichfield Road, Rushall, Walsall WS4 1EE

Property Description

A lock-up Garage Investment situated to the rear of a block of flats known as Yemscroft and accessed by way of a Tarmacadam driveway which leads off Lichfield Road. The garages are contained within two single storey brick-built blocks having up and over doors and comprising of a number of other garages, not included within this sale.

Term: 99 years, which commenced on 24 June 2003 at an initial ground rent of £100 per annum.

Tenancy Information

Nine garages are currently let at a rental of £7.00 per week each

Six garages are currently vacant

Current Rental Income - £3,276 per annum
Potential Total Rental Income (when fully let) - £5,460 per annum

Vendors Solicitors

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

Ref: Mr A J Monington

Viewings

Not applicable

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3rd March 2004

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0121 247-2233



**Pinehurst Court, 14 St Augustines Road,
Edgbaston, Birmingham B16 9JU**

Property Description

A substantial Victorian semi-detached residence of brick construction with a replacement tile clad roof, situated in an established popular residential area located directly off Hagley Road. The property provides extensive accommodation to three floors and has been converted some years ago into various let-able units comprising of three self-contained flats and four bed-sits, all benefitting from gas-fired central heating, mains fitted fire detection system and emergency lighting and shared off-road parking and gardens.

The property is currently fully let producing the following rental:-

Flat A	£475 per calendar month
Flat B	Vacant
Room 1	£140 per calendar month
Room 2	£105 per calendar month
Room 3	£150 per calendar month
Room 4	£173 per calendar month
Flat 6	Vacant

Total Rental Income - £1,043 per calendar month (£12,516 per annum). Total Potential Rental Income (when fully let) £24,000 approx.

NOTE: The landlord currently pays for water charges, communal lighting and heating of rooms, numbers 1, 2, 3 and 4.

Accommodation Ground Floor

Entrance Hall, Reception Hall, Two Large Double Bedrooms, Living/Kitchen with a range of fitted units, Shower Room with shower cubicle having power shower, pedestal wash basin & WC.

Flat B

Reception Hall, Double Bedroom, Shower Room with shower enclosure, pedestal wash basin & WC, Dining/Kitchen having a range of fitted units, Lounge.

First Floor

Entrance Hall, Stairs and Landing.

Room 1 - With Kitchenette.

Room 2 - With Separate Kitchen.

Room 3 - With Kitchenette.

Room 4 - With Separate Kitchen.

Lobby to Shared Bathroom having panelled bath and wash basin, Separate WC.

Second Floor - Stairs to Flat 6 Landing Area, Lounge, Two Large Double Bedrooms, Box Room/Study, Dining/Kitchen with a range of fitted units, Bathroom with panelled bath having shower attachment, pedestal wash basin & WC.

Outside (front) - Tarmacadam forecourt providing off-road parking, pedestrian side access to rear. Outside (rear) - Large lawned garden.

Vendors Solicitors

Nicholas Brimble & Co
427 Bearwood Road
Smethwick
West Midlands
B66 4DF
Telephone No - 0121 429 8016

Ref: Mr N Brimble

Viewings

Via Cottons - 0121 247 2233



**15 Oxford Road, Acocks Green,
Birmingham B27 6DS**

Property Description

A substantial three storey detached house of brick construction with a tile clad roof, having been converted some years ago into a range of flats and bed-sitting rooms some with shared kitchen facilities and all benefitting from a shared gas-fired central heating system. The property has been well maintained and benefits from a mains fitted fire detection system and emergency lighting. Oxford Road itself is an established residential road running between Dudley Park Road and Warwick Road (A41) and the property is conveniently located within approximately 250 metres distance from Acocks Green Train Station and within less than a quarter of a mile distance from Acocks Green Shopping Centre, providing a wide range of local amenities.

The property is currently let on various Assured Shorthold Tenancy Agreements at the following rentals:

Room 1	- Vacant
Room 2	- £260 per calendar month
Room 3	- £260 per calendar month
Room 4	- £260 per calendar month
Room 5	- £350 per calendar month
Room 6	- £270 per calendar month
Room 7	- Vacant
Room 8	- £350 per calendar month

Total Rental Income - £1750 per calendar month (£21,000 per annum)

Potential Total Income (when fully let) - £2280 per calendar month (£27,360 per annum)

Accommodation

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Shared Living Room, Shared Kitchen with a range of modern effect laminate units and

appliances, Bed-sitting Room 1 (double) with En-suite Shower Room having glazed shower, pedestal wash basin & WC, Bed-sitting Room 2 (double) with En-suite Shower Room having glazed shower, pedestal wash basin and WC.

First Floor

Stairs and Landing, Cloakroom with WC, Bed-sitting Room 3 (double) with En-suite Bathroom, Bed-sitting Room 4 (double) with En-suite Shower Room, Flat 5 (studio apartment) with double bed-sitting room, built-in store cupboard, Kitchen and Shower Room with glazed shower, pedestal wash basin & WC.

Second Floor

Stairs and Landing, Bed-sitting Room 6 (double) with En-suite Shower Room, Bed-sitting Room 7 (double) with En-suite Shower Room having glazed shower, pedestal wash basin & WC, Flat 8 (rear ground floor - studio apartment) accessed by way of a side passageway - Double Bed-sitting Room, Kitchen, Shower Room with glazed shower, pedestal wash basin & WC. Outside (front) - Paved and walled fore garden, pedestrian side access to rear. Outside (rear) - Yard and lawned garden.

Vendors Solicitors

Eyre & Co
1041 Stratford Road
Hall Green
Birmingham B28 8AS
Telephone No - 0121 778 2161

Ref: Mr M Luscombe

Viewings

Via Cottons - 0121 247 2233



262 Kings Road, Kingstanding, Birmingham B44 0SA

Property Description

A Double Fronted Shop with Living Accommodation of brick construction with a replacement tile clad roof benefitting from part UPVC double glazed windows and forming part of a small parade of shops. The property is situated on the corner with Banners Walk close to the junction with Kings Road and Hartley Road, within a predominantly residential area.

Accommodation

Ground Floor
Left Hand Shop
5.54 m x 4.24 m with fluorescent lighting and tiled floor
Right Hand Shop
3.75 m x 3.82 m with fluorescent lighting and solid floor.
Rear Stock Room
2.39 m x 3.8 m (max)
Rear Lobby with large butchers fridge.
Attached brick Garage 7.13 x 2.65 (min) with roller shutter door.

First Floor

Flat
Stairs and Landing, Living Room, Bedroom, Kitchen, Bathroom with bath, wash hand basin & WC.
Outside – Small rear yard and bin stores.

Vendors Solicitors

B K Solicitors
Crown House
28 George Street
Birmingham
B12 9RG
Telephone No – 0121 440 1881

Ref: Mr N Malik

Viewings

Via Cottons – 0121 247 2233



Freehold Ground Rent



101 Haslucks Green Road, Shirley, Solihull, West Midlands B90 2EE

Property Description

A freehold ground rent, subject to a term of 99 years (less 12 days), which commenced on 25 December 1926 and secured upon a traditional three bedroom semi detached house with side garage. The freeholder is entitled to receive a ground rent of £8.50 per annum.

Viewings

Not applicable

NOTE: THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £250 PLUS VAT, AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.

Vendors Solicitors

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

Ref: Mr J R Devlin



10 Burton Street, Burnley, Lancashire, BB11 3NZ

Property Description

A mid terraced house occupying a Cul-de-sac location forming part of an established residential area. Burton Street, runs directly between Swainbank Street and Oxford Road and is situated next to Burnley Wood Medical Centre. The property requires modernization and improvement.

Accommodation

Ground Floor
Living Room, Kitchen.
First Floor
Two Bedrooms, Bathroom.
Outside (rear) – Yard, brick store and pedestrian access.

Term - 999 years from 13 March 1876

Ground Rent: £11.00 per annum

Vendors Solicitors

Pickerings
9 Colehill
Tamworth
Staffordshire
B79 7HE
Telephone No – 01827 54381

Ref: Mr Mowbray

Viewings

Via Cottons – 0121 247 2233



40 Piccadilly Road, Burnley, Lancashire, BB11 4PU

Property Description

A mid terraced house with a tile clad roof. The property which is situated in an established residential area requires modernisation and improvement. Piccadilly Road itself runs directly off Manchester Road (A682).

Accommodation

Ground Floor
Living Room, Kitchen.
First Floor
Two Bedrooms, Bathroom.
Outside (rear) – Pedestrian access and Yard.

Term - 999 years from 3 March 1862

Ground Rent: £9.00 per annum

Vendors Solicitors

Pickerings
9 Colehill
Tamworth
Staffordshire
B79 7HE
Telephone No – 01827 54381

Ref: Mr Mowbray

Viewings

Via Cottons – 0121 247 2233



**48 Reed Street,
Burnley, Lancashire,
BB11 3LP**

Property Description

A mid terraced house with a tile clad roof. The property which is situated in an established residential area requires modernisation and improvement. Reed Street itself runs directly between Parliament Street and Kirkdale Street.

Vendors Solicitors

Pickerings
9 Colehill
Tamworth
Staffordshire
B79 7HE
Telephone No – 01827 54381

Ref: Mr Mowbray

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Two Living Rooms, Kitchen.
First Floor
Two Bedrooms, Bathroom.
Outside (rear) – Pedestrian access with yard and store.

Term - 999 years from 22 October 1884

Ground Rent: £27.00 per annum



**97 Reed Street,
Burnley, Lancashire,
BB11 3LW**

Property Description

A mid terraced house with a tile clad roof, occupying an elevated position set back from the road behind a small fore garden. The property which is situated in an established residential area requires modernisation and improvement. Reed Street itself runs directly between Parliament Street and Kirkdale Street.

Vendors Solicitors

Pickerings
9 Colehill
Tamworth
Staffordshire
B79 7HE
Telephone No – 01827 54381

Ref: Mr Mowbray

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Two Living Rooms, Kitchen.
First Floor
Two Bedrooms, Bathroom.
Outside (rear) – Pedestrian access with yard and store.

Term - 999 years from 12 October 1888

Ground Rent: £24.00 per annum



**Land at Mavor Drive, Bedworth,
Warwickshire CV12**

Land Description

A parcel of freehold residential development land comprising of a former lock-up garage site, which has now been cleared and benefits from vehicular access located between numbers 23 and 25 Mavor Drive. The site itself is situated on an estate located off Smorrell Lane which has recently been subject to a number of quality redevelopment schemes and is located to the west of Bedworth Town Centre, being within approximately one and a half miles distance, providing a wide range of local amenities and within approximately two miles distance from the M6 (junction 3) giving direct access to the Midlands Motorway Network.

Planning

The land has the benefit of outline planning consent for residential development granted by Nuneaton and Bedworth Borough Council (Ref: TP/0523/03 dated October

2003) and is subject to a section 106 agreement (Town & Country Planning Act 1990) whereby the developer will be required to make payment to the local authority a sum of £1010 per unit (a copy of the planning consent is available for inspection at both the auctioneer's and solicitor's offices. Total Site Area – Approximately 3000 sq m (0.74 acres).

Vendors Solicitors

Russell Cooke Potter & Chapman
8 Bedford Row
London
WC1R 4BX
Telephone No – 0207 405 6566

Ref: Charlotte Williams

Viewings

Via Cottons – 0121 247 2233





Land Adj 56 Nechells Park Road, Nechells, Birmingham B7 5PR

Land Description

A parcel of freehold land situated adjacent to a doctors surgery (number 56) located between the junctions of Cheatham Street and Cattells Grove and within approximately one and a half miles distance from Birmingham City Centre. The land itself extends to approximately 390 sq metres (472 sq yds) and has frontages to both Nechells Park Road of 7.5 metres (24 ft) and Churchfield Close of 4.6 metres (15 ft) which comprises of a residential cul-de-sac located at the rear.

The land is offered for sale with vacant possession and may be suitable for some form of

development (subject to obtaining planning consent, from Birmingham City Council).

Vendors Solicitors

Anthony Baker Solicitors
1169 Warwick Road
Acocks Green
Birmingham
B27 6RG
Telephone No – 0121 708 0113

Ref: Mr A Baker

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk

30 Brunswick Park Road, Wednesbury, West Midlands WS10 9HH



Property Description

A traditional style mid terraced property of brick construction with a replacement tile clad roof, directly fronting the pavement and offered for sale in a presentable condition benefiting from gas-fired central heating. The property is situated close to Brunswick Park within approximately three quarters of a mile distance from Wednesbury Town Centre, providing a range of local amenities and approximately one mile distance from junction 9 of the M6 Motorway.

Accommodation

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom.
Outside (rear) – Garden.

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

33 Regent Drive, Tividale, West Midlands, B69 1TH



Property Description

A traditional semi detached house of brick construction surmounted by a clay tile roof set back behind a fore garden in a Cul-de-sac location. The property benefits from gas fired central heating and requires some cosmetic improvement. Regent Drive leads directly off Regent Road, which forms part of an established residential area with a range of local amenities close by.

Accommodation

Ground Floor
Entrance Porch, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom
Outside (front) – Gravelled fore garden with pedestrian access to the rear.
Outside (rear) – Paved patio and lawned garden

Vendors Solicitors

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

Ref: Mr Kang

Viewings

Via Cottons – 0121 247 2233

LOT 46**Freehold Vacant Possession**
**166 Newcombe Road,
Handsworth,
Birmingham B21 8BY**
Property Description

A traditional end of terrace house of brick construction with slate clad roof having a rendered front elevation and benefiting from part UPVC double glazed windows and three reception rooms. Newcombe Road itself is located directly between Rookery Road and Sandwell Road.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Dining Room, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Walled fore garden.
Outside (rear) – Yard and garden area.

Vendors Solicitors

5 Foregate Street,
Worcester,
WR1 1DB
Telephone No – 01905 723131

Ref: Ms T Killigrew

Viewings

Via Cottons – 0121 247 2233

LOT 48**Freehold Vacant Possession**
**10 Harbeck Avenue,
Great Barr,
Birmingham B44 8RN**
Property Description

A traditional style semi detached house of brick construction with a hipped tile clad roof, benefitting from gas-fired central heating, mostly UPVC double glazed windows and requiring cosmetic improvement. Harbeck Avenue comprises of a cul-de-sac situated off Goodway Road which in turn leads off Kingstanding Road (B4138).

Accommodation

Ground Floor
Double Glazed Porch, Reception Hall, 'L' Shaped Through Lounge/Dining Room, Kitchen with a range of modern laminate units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Tarmacadam forecourt providing off-road parking, pedestrian side access to rear.
Outside (rear) – Patio, Outside WC, good sized garden and rear Garage,

accessed by way of a shared vehicular driveway.

Vendors Solicitors

VKM
Aspect Court
4 Temple Row
Birmingham
B2 5HG
Telephone No – 0121 222 2328

Ref: Mr Momi

Viewings

Via Cottons – 0121 247 2233

LOT 47**Freehold Vacant Possession**
**46 Barracks Lane, Walsall,
West Midlands WS3 1LR**
Property Description

A three bedroom semi detached property, of brick outer wall construction surmounted by a tile clad pitched roof, requiring modernization and repair. The property is set back from the road behind a fore-garden and driveway and Barracks Lane itself runs between Well Lane and Walker Road and is approximately three miles distance from Walsall Town Centre.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Separate WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside (front) – Driveway and fore-garden
Outside (rear) – Pedestrian side access to garden

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

LOT 49**Freehold Vacant Possession**
**1264 Pershore Road,
Stinchley, Birmingham
B30 2XU**
Property Description

A mid terraced Retail premises situated in a small parade of shops directly fronting Pershore Road and located close to the junction with Twynning Road. The property is of traditional brick construction with a slate clad roof, has a self-contained Two Bedroom Flat over along with car parking at the rear and requires modernisation and improvement.

Accommodation

Ground Floor
Retail Shop – 33.7 sq m (362 sq ft),
Storage Area – 2.88 sq m (31 sq ft),
Store Room – 9 sq m (97 sq ft).
First Floor
Private Entrance Hall, Stairs and Landing, Lounge, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC, Small Kitchen.
Note: The flat benefits from gas-fired central heating.
Outside (rear) – Yard, dilapidated store and WC, garden area providing off road parking with shared access leading off Twynning Road.

Vendors Solicitors

Hadgkiss Hughes & Beale
83 Alcester Road
Moseley
Birmingham
B13 8EB
Telephone No – 0121 449 5050

Ref: Mr R Brindley

Viewings

Via Cottons – 0121 247 2233





4 Charlotte Road, Wednesbury, West Midlands WS10 7NE

Property Description

A freehold property of traditional brick and tile construction, situated in a densely populated residential area. The property benefits from double glazing and central heating. The property is situated close to the junction of Charlotte Road and Willingsworth Road and forms the right hand of a pair of semi detached shops, which immediately prior to the auction will be trading as a newsagents/general store.

Accommodation

Ground Floor
Modern Shop Front with Roller Shutter Door, Main Shop – 8.9m x 5m with fluorescent lighting, thermoplastic tiled floor and central heating radiator.
Rear Store with combi boiler providing central heating to the whole accommodation.

Living Accommodation
Ground Floor
Front Living Room, Rear Living Room, Kitchen, Shower Room with WC, basin & Shower.
First Floor
Three Bedrooms, Bathroom with bath, wash basin & WC.
Outside (front) – Forecourt, Integral Garage

Vendors Solicitors

M R Hepburn Solicitors
53a Reddip Heath Road
Sutton Coldfield
West Midlands
B75 7DX
Telephone No – 0121 378 0440

Ref: Mr M R Hepburn

Viewings

Via Cottons – 0121 247 2233



18 Haycroft Avenue, Alum Rock, Birmingham, B8 3LA

Property Description

A Traditional Semi-detached house of brick construction with a tile clad roof and benefiting from gas fired central heating, situated in a cul-de-sac off Harts Road. The property stands behind a hedged fore garden and forms part of an established residential area and requires cosmetic improvement.

Accommodation

Ground Floor
Reception Hall, Through Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom
Outside (front) – Fore garden with privet hedge
Outside (rear) – Garden with pedestrian access

Vendors Solicitors

Refer to Agents.

Viewings

Via Cottons – 0121 247 2233



1 Coppenhall Grove, Kitts Green, Birmingham, B33 9RR

Property Description

A semi detached house of brick construction occupying a corner position set back from the road behind a lawned fore garden, requiring improvement. Coppenhall Grove leads directly off Folliott Road, which forms part of an established residential area with a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 6 months at a rental of £346.66 per month, (£4,200 per annum)

Accommodation

Ground Floor
Reception Hall, Living Room, Kitchen (no fittings), Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Lawned garden and off road parking
Outside (rear) – Garden and pedestrian access.

Vendors Solicitors

Wilding & Co
864 Washwood Heath Road
Ward End
Birmingham
B8 2NG
Telephone No – 0121 786 2555

Ref: Mr P Wilding

Viewings

Via Cottons – 0121 247 2233



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**77 Cobden Street, Moston,
Manchester M9 4DY**

Property Description

A traditional style mid terraced house of part rendered brick construction having slate clad roof and requiring complete modernization and repair. The property directly fronts the pavement and Cobden Street itself leads off Parkmount Road which in turn leads off Rochdale Road (A664). Manchester City Centre is located within two and half miles distance and the M60 Motorway is within one and a half miles distance providing access to the Manchester Motorway Network. Although the property has not been inspected internally, we understand from the vendor that it benefits from the following accommodation.

Accommodation

Ground Floor
Recessed Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (rear) – Concrete yard, brick store and rear pedestrian access.

Vendors Solicitors

Sehgal & Co
456 Stratford Road
Sparkhill
Birmingham
B11 4AE
Telephone No: 0121 772-2226

Ref: Mr A Mason

Viewings

Via Cottons – 0121 247 2233



**119 The Broadway, Perry Barr,
Birmingham B20 3ED**

Property Description

A traditional style mid terraced house of brick construction, with a replacement tile clad roof, requiring full modernization and improvement. The property, which is set back from the road behind a walled fore garden, is situated close to the junction with Kenilworth Road and is conveniently located within approximately half a mile distance from The University of Central England in Birmingham, Perry Barr Railway Station and The One Stop Shopping Centre.

Accommodation

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

First Floor

Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Walled fore garden.
Outside (rear) – Shared pedestrian entry access, brick yard, outside WC, store and garden.

Vendors Solicitors

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

Ref: Mr A Monington

Viewings

Via Cottons – 0121 247 2233

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196 Woodcock Street, Hull HU3 5DP

Property Description

An end of terraced property occupying a corner position at the junction of Woodcock Street and Westbourne Street and comprising of a ground floor Retail Shop with Living Accommodation to the remaining ground floor area and first floor. The property has formerly been used as a second-hand furniture shop and provides an ideal opportunity for conversion into a residential dwelling (subject to obtaining planning consent for change of use). The property requires modernization and improvement throughout.

Accommodation

Ground Floor
Retail Shop, Rear Reception Room with separate access, Kitchen and store.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.

Vendors Solicitors

Bevan Ashford
Alpha Tower
Suffolk Street
Queensway
Birmingham
B1 1TT
Telephone No – 0121 634 5008

Ref: Mr F Tart

Viewings

Via Cottons – 0121 247 2233


**34 Howard Road,
Handsworth Wood,
Birmingham, B20 2AN**
Property Description

A traditional end terraced property of brick construction with slate clad roof requiring some modernisation and improvement. The property benefits from part UPVC double glazed windows and gas-fired central heating. Howard Road itself is located between Wood Lane and Wellington Road.

Accommodation

Ground Floor
Hallway, Front Reception Room, Rear Reception Room, Kitchen and Bathroom comprising panelled bath, low level WC and pedestal wash hand basin.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2 and Bedroom 3.
Outside (Front) – Small walled foregarden.
Outside (Rear) – Pedestrian entry access, paved yard and garden.

Vendor's Solicitor

Rubrick Legal
Somerville House
20-22 Harborne Road
Edgbaston
Birmingham
B15 3AA
Telephone - 0121 693 9001

Ref: Mr S Jakhu

Viewings

via Cottons – 0121 247 2233


**19 Wharfedale Street, Wednesbury,
West Midlands WS10 9AF**
Property Description

A semi detached house of brick construction surmounted by a tile clad roof, occupying an elevated position and set back from the road behind a walled fore garden. The property benefits from part double glazed windows and gas-fired central heating and is offered for sale in a presentable and much improved condition, having undergone some recent modernization works including newly fitted kitchen and bathroom fittings, redecoration and tiling throughout, along with new laminate and carpet floor coverings. Wharfedale Street itself runs directly between Spring Head and Corporation Street.

Accommodation

Ground Floor
Reception Hall, Two Reception Rooms, Kitchen with a range of

modern laminate units and built-in cooker.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) – Walled fore garden, pedestrian side entry access to rear.
Outside (rear) – Garden.

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings

Via Cottons – 0121 247 2233

Freehold Part Investment/Part Vacant Possession



77 Villa Road, Lozells, Birmingham, B19 1NH

Property Description

A brick built three storey property with a pitched slate roof comprising ground floor Retail/Office Unit with residential accommodation over. The property is prominently located in Villa Road close to its junction with Hamstead Road.

Tenure: The Ground floor is let on a lease as an Opticians – The lease expires November 2004 at a rental of £2352 pa.

Vendors Solicitors

Sehgal & Co
456 Stratford Road
Sparkhill
Birmingham
B11 4AE
Telephone No: 0121 772 2226

Ref: Mr A Mason

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
With roller shutter protection the ground floor comprises retail space 4.38 m x 7.8 m. Door to rear lobby with WC and Store Room., door to Cellar and to rear yard.
First Floor
Large Lounge, centre Double Bedroom, Kitchen with sink unit and cupboards. Bathroom with bath, wash basin and WC.
Second Floor
Lounge, Centre Bedroom, Kitchen with ample room to provide Shower Room.
Outside – At the rear of the property is a rear yard and large Garage/Store with vehicular access from Hamstead Road

Freehold Vacant Possession

131 Arlington Road, Warstock, Birmingham, B14 4QD



Property Description

A mid terraced house of brick construction with a pitched slate clad roof, set back from the road behind a Tarmacadam driveway, and offered in a presentable and much improved condition, benefitting from gas-fired central heating, double glazed windows and new kitchen fittings. Arlington Road itself leads off Daisy Farm Road which in turn leads off Yardley Wood Road.

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No – 0121 356 1161

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Living Room, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Tarmacadam forecourt providing off road parking
Outside (rear) – Garden

Freehold Vacant Possession



10 Himley Road, Bedworth, Warwickshire CV12 0LR

Property Description

A mid terraced property of Cornish style concrete construction having tile clad first floor elevation and roof providing well laid out accommodation and requiring complete modernisation and improvement. The property itself is situated in a small crescent set back behind a grassed area and Himley Road itself leads directly off Astley Lane. Bedworth Town Centre is conveniently located within approximately one and a half miles distance and provides a wide range of local amenities. The M6 Motorway (junction 3) is within approximately two miles distance giving direct access to the Midlands Motorway Network.

Accommodation

Ground Floor
Entrance Hall, Kitchen/Dining Room, Living Room, Utility Area

First Floor

Stairs and Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom with bath and wash hand basin, Separate WC.
Outside (front) – Lawned garden with pedestrian entry access to rear.
Outside (rear) – Concrete & paved yard and lawned garden.

Vendors Solicitors

Russell Cooke Potter & Chapman
8 Bedford Road
London
WC1R 4BX
Telephone No – 0207 405 6566

Ref: Charlotte Williams

Viewings

Via Cottons – 0121 247 2233



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**105 Arosa Drive, Harborne,
Birmingham, B17 0SD**

Property Description

A semi-detached three bedroom property of brick construction with interlocking tiled clad roof, requiring some modernisation and repair. The property benefits from having part-UPVC double glazing and gas fired central heating, off road parking and integral garage. The property is located in a popular residential area in Harborne within approximately one mile distance from Harborne High Street providing a wide range of local amenities.

Accommodation

Ground Floor
Entrance Porch, Hallway, Through Lounge, Kitchen, Side Passageway leading from front to rear of property, Downstairs Cloakroom

and Garage.

First Floor
Stairs & Landing, Three Bedrooms, Bathroom and Separate WC.
Outside (Front) - Tarmacadam driveway for off road parking and access to Garage.
Outside (Rear) - Lawned garden with paved patio area.

Vendor's Solicitors

Buller Jeffries
36 Bennetts Hill
Birmingham
B2 5SN.
Phone Number - 0121 212 2620

Ref: Miss H Price

Viewings

Via Cottons 0121 247 2233



**11 Beaumont Road,
Keresley,
Coventry CV7 8LH**

Property Description

A semi detached house of Wimpey 'No-fines' construction surmounted by an interlocking tile clad roof and set back from the road behind a long lawned fore garden. The property provides well laid out accommodation and requires modernization and repair throughout. Beaumont Road itself is situated off Exhall Road and is situated to the north of Coventry City Centre, within approximately four miles distance.

Vendors Solicitors

Dickinson Dees
Second Floor,
Eldon Square Shopping Centre,
Eldon Court,
Newcastle Upon Tyne, NE1 7HA
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings

Via Cottons - 0121 247 2233



**80 Coplow Street,
Ladywood,
Birmingham, B16 0DL**

Property Description

A ground floor purpose built one bedroom maisonette set back from the road, in need of some modernisation but benefiting from warm air central heating. The property is located between Marroway Street and Northbrook Street and is approximately 1 mile from Birmingham City Centre.

Vendor's Solicitor

Glaisyers,
10 Rowcester Court,
Printing House Street,
B4 6DZ
Phone Number - 0121 233 2971

Ref: Mr S Cole

Accommodation

Ground Floor
Hallway, Reception Room, Kitchen having single drainer sink unit, range of wall and base units, Double Bedroom, Bathroom with panelled bath, pedestal wash hand basin and low level WC, storage cupboard housing hot water cylinder,
Outside (Rear) - Garden is solely for use of ground floor maisonette.

Lease term - 125 years from the 27 March 1995. Ground rent £10.00 per annum



675 Warwick Road, Tyseley, Birmingham B11 2EZ

Property Description

A traditional style terraced property of brick construction and recently replaced tile clad roof. The property has undergone some recent modernisation and benefits from part-UPVC double glazing and gas-fired central heating. The property itself is set back from the road behind a small walled fore-garden and is located between Reddings Lane and Knights Road.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash hand basin and WC.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2 intercommunicating with Bedroom 3.
Outside (Front) – Walled fore-garden.
Outside (Rear) – Paved area leading to lawned garden.

Vendors Solicitor

Sydney Mitchell
Shakespeare Buildings
2233 Coventry Road
Sheldon
Birmingham
B26 3NL
Telephone No – 0121 722 2969

Ref: Mr D McCorry

Viewings

Via Cottons- 0121 247 2233

37 Donnington House, 245 Meadway, Kitts Green, Birmingham, B33 8NL



Property Description

A well laid out two bedroom purpose built flat located on the 5th floor of an eight storey block situated on Meadway close to the junction with Lea Hall Road and Garretts Green Lane, with local shops and amenities close by. The property benefits from gas fired central heating and is currently let on an Assured Shorthold Tenancy at a rental of £50.00 per week (£2,600 per annum).

Accommodation

Ground Floor
Communal entrance hall with security door entry system, 5th floor,
Entrance Hall, Lounge, Two Bedrooms, Kitchen, Bathroom.
Outside: Communal parking and communal lawned area.

Tenure

Lease details: 125 years from 25 February 1989
Ground Rent: £10.00 per annum
Service Charge: £595.00 per annum (2002/03)

Vendors Solicitors

Wheadon & Co
Office 5 Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands, B76 1NQ
Telephone No: 0121 351 3333

Viewings

Via Cottons – 0121 247 2233



56 Arden Grove (off Francis Road), Ladywood Middleway, Edgbaston, Birmingham B16 8HQ

Property Description

A well laid out ground floor Flat forming part of a purpose built development located off Francis Road which in turn leads directly off Hagley Road (A456). The surrounding area has undergone significant redevelopment with the conversion of the former Childrens Hospital to Broadway Plaza Leisure Development. The property benefits from UPVC double glazed windows, electric storage heating, Garage in an adjacent block and is conveniently located within a quarter of a mile from Broad Street, providing a wide range of local amenities, bars and restaurants.

Accommodation

Ground Floor
Communal Entrance Hall with door entry telephone system, Reception Hall, Lounge, Kitchen, Two

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

Outside – Communal gardens

Term: 99 years from 1 January 1983

Ground Rent: £10 per annum

Service Charge: Refer to solicitors

Vendors Solicitors

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

Ref: Mr J Lincoln Lewis

Viewings

Via Cottons – 0121 247 2233



**159 Cleveland Tower, Holloway Head,
Birmingham B1 1UE**

Property Description

A well laid out purpose built flat located on the 21st floor, forming part of a substantial block overlooking Holloway Circus at the junction of Holloway Head and Bristol Street (A38). The property is located in the heart of the city centre, enjoying splendid views and is within a quarter of a mile distance from the main shopping area including the recently refurbished Bull Ring Shopping Centre, New Street Station, The Mail Box and various leisure amenities. The property itself is in a much improved and presentable condition benefitting from gas-fired ventilation heating, UPVC double glazed windows, modern fitted kitchen and bathroom fittings and laminate flooring to most rooms, and this is accompanied by various major improvement works which have been carried out to the development itself.

Accommodation

Ground Floor
Communal Reception Hall with security door entry system, lifts and stairs.

21st Floor
Reception Hall with walk-in Storeroom, Lounge, Two Double Bedrooms (bedroom 1 having small balcony), Kitchen with a range of contemporary style fitted units, built-in oven, hob and cooker hood, Bathroom fully tiled with modern style suite comprising panelled bath having electric shower over, pedestal wash basin & WC.
Outside – Communal gardens.

Term: 125 years from 20 September 1982
Ground Rent: £10.00 per annum
Service Charge: Approximately £1400 per annum

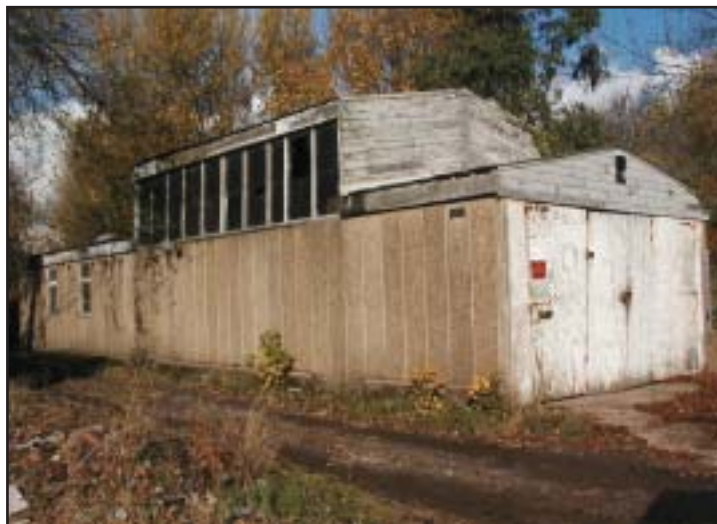
Vendors Solicitors

Lawrence & Co
73 Battersea Rise
London
SW11 1HN
Telephone No – 0207 228 8060

Ref: Mr J Savitt

Viewings

Via Cottons – 0121 247 2233



'Dingles' Garage and Land, 309/311 Highfield Road, Hall Green, Birmingham B28 OBX

Property Description

A vehicle repair Garage, which has been established for over 35 years, closing approximately 2 years ago due to the vendors retirement, and situated to the rear of 2 shops (309 and 311), fronting Highfield Road and located opposite Yardley Wood Train Station. The site extends to approximately 400 sq m (4300 sq ft) and includes a prefabricated garage/workshop having front and rear access, an adjacent parcel of land and a driveway which also provides an established right of way for the benefit of adjoining occupiers.

Vendors Solicitors

Refer to agents.

Viewings

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**28 Ettingshall Road,
Wolverhampton WV14 9UJ**

Property Description

A traditional style semi detached house of rendered brick construction with a hipped tile clad roof, set back from the road behind a lawned fore-garden and having recently undergone various internal improvements, including new kitchen and bathroom fittings along with some redecoration. The property is situated close to the junction with Shaw Road (A463) which in turn leans off Birmingham New Road (A4123) providing direct access to both Birmingham and Wolverhampton City Centre and Dudley Town Centre. Coseley Railway Station is located within less than a mile distance.

Accommodation

Ground Floor
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted laminate units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) – Lawned fore-garden and driveway providing off-road parking, pedestrian side access to rear.
Outside (rear) – Yard, brick store and garden.

Vendors Solicitors

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

Ref: Mr N Gillette

Viewings

Via Cottons – 0121 247 2233

**3 Vicarage Road, Wolverhampton,
West Midlands WV2 1BZ**

Property Description

A traditional end terraced house of brick construction with a concrete interlocking tile clad roof, providing well laid out accommodation and offered for sale in presentable condition, benefitting from gas-fired central heating and mains fitted fire detection system, emergency lighting and fire doors. The property is situated at the junction of Sutherland Place within approximately a quarter of a mile distance from Wolverhampton City Centre.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen, Rear Entrance Lobby.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Second Floor
Stairs to Double Attic Bedroom 3.
Outside (front) – Small walled fore-garden
Outside (rear) – Paved yard and garden

Vendors Solicitors

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

Ref: Mr N Gillette

Viewings

Via Cottons – 0121 247 2233


**124 Clarence Road,
Handsworth,
Birmingham B21 OEE**
Property Description

A traditional style mid terraced house of brick construction with slate clad roof set back behind a small walled fore garden and benefitting from gas-fired central heating. The property requires modernization and improvement and is situated close to the junction with George Street.

Accommodation

Ground Floor
Reception Room, Dining Room, Kitchen, Inner Lobby with built-in cupboard.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Paved garden
Outside (rear) – Paved yard, garden, brick built store, outhouse and pedestrian gated access.

Vendors Solicitors

J R Jones & Co
614-616 Stratford Road
Sparkhill
Birmingham
B11 4AP
Telephone No – 0121 777 7864

Ref: Mr Zaman

Viewings

Via Cottons – 0121 247 2233


**128 Yarnfield Road,
Tyseley,
Birmingham, B11 3PJ**
Property Description

A semi-detached house of brick construction set back from the road and benefiting from gas fired central heating and off road parking. Yarnfield Road leads off Mayfield Road which in turn leads off Fox Hollies Road (A4040), which forms part of an established residential area.

Accommodation

Ground Floor
Porch, Entrance Hall, Reception Room, Kitchen, Bathroom
First Floor
Stairs and Landing, Three Bedrooms
Outside (front) – Garden with off road parking
Outside (rear) – Brick paved yard, Garden and pedestrian access.

Vendors Solicitors

Tibbits Fisher
Barclays Bank Chambers
5 Westley Road
Acocks Green
Birmingham
B27 7UQ
Telephone No – 0121 707 3900

Ref: Mr A Tibbits

Viewings

Via Cottons – 0121 247 2233

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