

# PROPERTY AUCTION

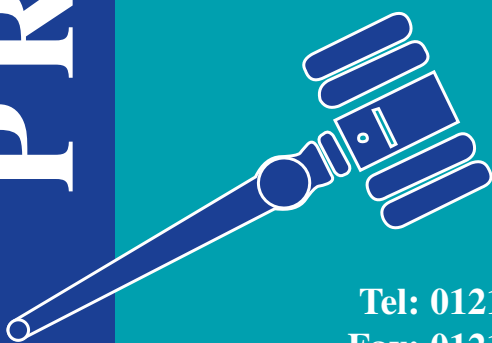
# Cottons

Chartered Surveyors

**24TH MAY 2006**

**AT 11.00 AM**

**ASTON VILLA  
FOOTBALL CLUB  
VILLA PARK  
BIRMINGHAM  
B6 6HE**



**Tel: 0121 247 2233**

**Fax: 0121 247 1233**

**E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)**

# Location



# Cottons

Chartered Surveyors

Auction Department  
361 Hagley Road  
Edgbaston  
Birmingham  
B17 8DL

Also at

305 Bearwood Road  
Smethwick,  
West Midlands, B66 4DP

452 Stratford Road,  
Shirley, Solihull,  
West Midlands B90 4AQ

Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)

[www.cottons.co.uk](http://www.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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 85 LOTS

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

- 29 Freehold Vacant Residential Properties
- 19 Residential Investment Properties
- 8 Leasehold Properties
- 3 Freehold Vacant Commercial Property
- 3 Freehold Commercial / Residential Properties
- 5 Freehold Ground Rent Investments
- 13 Parcels of Freehold Land
- 2 Freehold Development Sites / Building Plots
- Detached Lodge Cottage in  $\frac{2}{3}$  Of An Acre of Woodland
- Smallholding Opportunity – 6.34 Acres
- Holiday Cottage Investment Opportunity

### ORDER OF SALE

#### Lot Property

1.	116 Merrivale Road, Bearwood, Smethwick	Freehold Vacant Possession
2.	54 Eva Road, Winson Green, Birmingham	Freehold Investment
3.	59 Tibbats Close, Woodgate Valley, Birmingham	Leasehold Vacant Possession
4.	77 New Road, Netherton, Dudley	Freehold Vacant Possession
5.	7 Valley Road, Park Village, Wolverhampton	Freehold Vacant Possession
6.	17 Bean Road, Dudley, West Midlands	Freehold Vacant Possession
7.	Building Plot Adj 6 Beechwood Road, Smethwick	Freehold Building Plot
8.	214 Shenstone Road, Edgbaston, Birmingham	Freehold Investment
9.	224 Shenstone Road, Edgbaston, Birmingham	Freehold Investment
10.	226 Shenstone Road, Edgbaston, Birmingham	Freehold Investment
11.	441 The Radleys, Tile Cross, Birmingham	Freehold Vacant Possession
12.	25 Henry Road, South Yardley, Birmingham	Freehold Vacant Possession
13.	Plot 48 Little Hay Lane, Shenstone	Freehold Land
14.	Plot 48A Little Hay Lane, Shenstone	Freehold Land
15.	Plot 48B Little Hay Lane, Shenstone	Freehold Land
16.	184 Bloxwich Road, Walsall	Freehold Vacant Possession
17.	374 Penn Road, Penn, Wolverhampton	Freehold Vacant Possession
18.	29 Barn Close, Stourbridge	Freehold Vacant Possession
19.	10 Hayfield Road, Moseley, Birmingham	Freehold Vacant Possession
20.	Heathlands Farm Cottages, Birmingham Road, Whitacre Heath	Freehold Development Opportunity
21.	59 Alexander Road, Acocks Green, Birmingham	Freehold Vacant Possession
22.	61 Alexander Road, Acocks Green, Birmingham	Freehold Investment
23.	15 Wolverhampton Street, Willenhall	Freehold Investment
24.	41/43 Ablow Street, Wolverhampton	Freehold Investment
25.	Building Plot Adj 241 Lichfield Road, Shelfield, Walsall	Freehold Building Plot
26.	59 Stockfield Road, Acocks Green, Birmingham	Freehold Vacant Possession
27.	The Repeater Station, Tamworth Road, Middleton	Freehold Land and Building
28.	Apartment 16 Chester Court, 565 Chester Road, Sutton Coldfield	Leasehold Vacant Possession
29.	24 Azalea Grove, Bordesley Green, Birmingham	Freehold Vacant Possession
30.	23 Pennine Road, Bromsgrove, Worcestershire	Leasehold Vacant Possession
31.	North Lodge, Hampton Lane, Solihull	Freehold Vacant Possession
32.	Smallholding Off Houndsfield Lane, Trueman's Heath, Solihull	Freehold Smallholding with Vacant Possession



33.	18 Stoney Lane, West Bromwich	Freehold Vacant Possession
34.	14 Trafalgar Court, Tividale, Oldbury	Leasehold Vacant Possession
35.	21 Elmdon Road, Oxley, Wolverhampton	Freehold Investment
36.	103 Minstead Road, Erdington, Birmingham	Freehold Investment
37.	84 Neville Road, Erdington, Birmingham	Freehold Vacant Possession
38.	66 Deakin Road, Erdington, Birmingham	Freehold Vacant Possession
39.	4 Pritchard Close, Smethwick	Freehold Vacant Possession
40.	2 Elliott Road/1 Lottie Road, Selly Oak, Birmingham	Freehold Investment
41.	2A Elliott Road, Selly Oak, Birmingham	Freehold Part Investment/ Vacant Possession
42.	178 Bridge Street West, Hockley, Birmingham	Freehold Vacant Possession
43.	64 Lozells Street, Lozells, Birmingham	Freehold Investment
44.	66 Lozells Street, Lozells, Birmingham	Freehold Investment
45.	Units 14B/15A Hive Development Centre, Factory Road, Birmingham	Part Freehold/Part Leasehold Vacant Possession
46.	Factory Premises Btwn 217-219 Cherrywood Road, Bordesley Green	Leasehold Vacant Possession
47.	Paddock 18, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
48.	Paddock 21, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
49.	Paddock 22, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
50.	Land Between Penncricket Lane & Ashes Road, Oldbury	Freehold Land
51.	21A St Helens Passage, Off Vittoria Road, Jewellery Quarter, Birmingham	Freehold Vacant Possession
52.	24 Victory Avenue, Wednesbury, West Midlands	Freehold Vacant Possession
53.	1 Ash Grove, off Clifton Road, Balsall Heath, Birmingham	Freehold Investment
54.	36 Matlock Road, Tyseley, Birmingham	Freehold Vacant Possession
55.	Land at Acorn Grove, off Marine Crescent, Stourbridge	Freehold Land
56.	Plot 25, Land off Queslett Road, Great Barr, Birmingham	Freehold Land
57.	Plot 26, Land off Queslett Road, Great Barr, Birmingham	Freehold Land
58.	46 Cemetery Road, Smethwick, West Midlands	Freehold Investment
59.	65 Beakes Road, Smethwick, West Midlands	Freehold Investment
60.	70 Poplar Road, Smethwick, West Midlands	Freehold Investment
61.	7, 7A, 9 and 9A Ramsden Avenue, Nuneaton, Warwickshire	Freehold Ground Rent Investment
62.	11, 11A, 13 and 13A Ramsden Avenue, Nuneaton, Warwickshire	Freehold Ground Rent Investment
63.	15, 15A, 17 and 17A Ramsden Avenue, Nuneaton, Warwickshire	Freehold Ground Rent Investment
64.	25 and 25A Ramsden Avenue, Nuneaton, Warwickshire	Freehold Ground Rent Investment
65.	27, 27A, 29 and 29A Ramsden Avenue, Nuneaton, Warwickshire	Freehold Ground Rent Investment
66.	Land Adj 6 Augustus Road, Stoke, Coventry	Freehold Land
67.	149 Whieldon Road, Fenton, Stoke-on-Trent	Freehold Investment
68.	6 & 6A Knights Close, Top Valley, Nottingham	Leasehold Investment
69.	51 Park Street South, Wolverhampton	Freehold Vacant Possession
70.	46 All Saints Way, West Bromwich, West Midlands	Freehold Vacant Possession
71.	231 Birmingham Road, Shenstone Wood End, Lichfield, Staffordshire	Freehold Vacant Possession
72.	Land Rear of 164 Yew Tree Lane, Yardley, Birmingham	Freehold Land
73.	2 Charles Road, Small Heath, Birmingham	Leasehold Vacant Possession
74.	217 Tiverton Road, Selly Oak, Birmingham	Freehold Vacant Possession
75.	35 Talbot Road, Blakenhall, Wolverhampton	Freehold Vacant Possession
76.	57 Uplands Road, Handsworth, Birmingham	Freehold Vacant Possession
77.	20 Perrott Street, Winson Green, Birmingham	Freehold Investment
78.	5 Gadds Drive Rowley Regis, West Midlands	Leasehold Investment
79.	34 Park Avenue, Willenhall, West Midlands	Freehold Vacant Possession
80.	67 Murcroft Road, Pedmore, Stourbridge, West Midlands	Freehold Investment
81.	106 Victoria Road, Stechford, Birmingham	Freehold Vacant Possession
82.	38 Wilkinson Road, Wednesbury, West Midlands	Freehold Vacant Possession
83.	348 Somerville Road, Small Heath, Birmingham	Freehold Vacant Possession
84.	22 Bolton Road, Wolverhampton	Freehold Vacant Possession
85.	77 - 79 Vivian Road, Harborne, Birmingham	Freehold Vacant Possession

# AUCTION TEAM

**Andrew J. Barden MRICS**

**John Day FRICS**

**Ian M. Axon MNAEA**

**Sharon M. O'Malley MNAEA**

**Peter C. Longden FRICS**

**Mark M. Ward TechRICS**

**Kenneth F. Davis FRICS**



# IMPORTANT NOTICE

## PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

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

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

- **Credit Card Payments**  
(credit card payments are subject to a surcharge of 2%)

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

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

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

### MISREPRESENTATION ACT

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

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





**116 Merrivale Road, Bearwood, Smethwick,  
West Midlands, B66 4EB**

**Property Description:**

A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof and set back from the road behind a small foregarden. The property is situated in a popular and established residential area located off Bearwood Road (A4040) which provides direct access to a wide range of retail amenities and services. The property requires modernisation and improvement throughout.

Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom.  
Outside  
Front – foregarden.  
Rear – garden.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception

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

**6th July 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**





**54 Eva Road, Winson Green,  
Birmingham B18 4NQ**

**Property Description:**

A mid terraced property of brick construction, surmounted by a tile clad roof, directly fronting the pavement. The property benefits from well laid out accommodation, some UPVC double glazed windows, electric storage heating and is offered for sale in presentable condition. Eva Road is a continuation of Foundry Road which is located off Winson Green Road A4040). The property is approximately within a quarter of a mile distance from City Hospital and the Dudley Road (A457) providing a range of shops and amenities. The property is currently let on an Assured Shorthold Tenancy Agreement producing a total rental income of £320 every four weeks (£4,160 per annum).

**Accommodation:**

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

Outside (rear) – lawned garden.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**Find us on the web @**

**[www.cottons.co.uk](http://www.cottons.co.uk)**

**E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)**





**LOT 3****Leasehold Vacant Possession**

**59 Tibbats Close, Woodgate Valley,  
Birmingham, B32 3TE**

**Property Description:**

A two bedroom duplex flat forming part of a purpose built block of brick construction. The flat itself benefits from having well laid out accommodation, UPVC double glazed windows and warm air heating, however does require some modernisation and improvement. Tibbats Close itself is a cul-de-sac located off Summerfield Road which in turn runs from Clapgate Lane. The flat is set in an established residential area close to Woodgate Valley Country Park.

**Accommodation:**

Ground Floor  
Communal Entrance Hall and Stairs.  
Second Floor  
Entrance Hall, Reception Room,  
Kitchen, Drying Area.  
Third Floor  
Stairs and Landing, Storage  
Cupboard. Bedroom One, Bedroom  
Two, Bathroom having panelled  
bath, pedestal wash basin & low  
level WC.

**Lease Term:** 125 years from the 5  
March 1990

**Ground Rent:** £10 per annum

**Service Charge:** Refer to legal pack

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 4****Freehold Vacant Possession**

**77 New Road, Netherton, Dudley,  
West Midlands, DY2 9AZ**

**Property Description:**

A three bedroomed, three storey end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, some double glazed windows however does require modernisation and improvement. New Road is located between Southern By-Pass (A461) and Cinder Bank (A459) and is approximately within one mile distance of Dudley Town Centre providing a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Side Entrance, Hallway, Front  
Reception Room, Rear Reception  
Room, Inner Lobby, Kitchen (no  
fitments), Utility Room (no fitments)  
and WC having low level WC.  
First Floor  
Stairs and Landing, Bedroom One,  
Bedroom Two.  
Second Floor  
Stairs and Landing, Bedroom Three  
and Bathroom having panelled bath,  
pedestal wash hand basin, low level  
WC, Separate Shower Cubicle.

Outside

Front – Walled foregarden.

Rear – Lawned garden.

**Vendors Solicitors:**

Refer to Auctioneers.

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 5****Freehold Vacant Possession**

**7 Valley Road, Park Village,  
Wolverhampton, WV10 0NY**

**Property Description:**

An end terraced property of cross wall construction, surmounted by pitched tile clad roof and offering well laid out accommodation benefiting from UPVC double glazed windows and part ventilation heating. The property itself is accessed via a pedestrian walkway and forms part of an established residential area located between Wolverhampton Road (A4124) and Cannock Road (A460). The property is conveniently located within half a mile distance from New Cross Hospital and approximately one mile distance to the North East of Wolverhampton city centre.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Reception Hall, Dining Kitchen, Rear Entrance Hall with Store, Cloakroom with WC and wash basin.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with bath, pedestal wash basin and WC.

**Outside**

Front – lawned foregarden  
Rear – paved yard with gated pedestrian access.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 6****Freehold Vacant Possession**

**17 Bean Road, Dudley,  
West Midlands, DY2 8TH**

**Property Description:**

An end terraced property of rendered brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. The property is offered for sale generally in good condition however may require some repair. Bean Road itself runs between Dixon Green Road and Blackacre Road and is approximately half a mile distance from Dudley Town Shopping Centre providing access to a wide range of retail amenities and services.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room One, Reception Room Two, Kitchen and Utility Area.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, low level WC and pedestal wash hand basin.  
Second Floor  
Two Bedrooms.

**Outside**

Front – walled foregarden.  
Rear – Lawned Garden.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





## Building Plot Adj 6 Beechwood Road, Bearwood, West Midlands, B67 5EP

### Land Description:

A parcel of freehold land situated adjacent to Number 6 Beechwood Road and extending to the rear of Numbers 12-24 Hagley Road West. The plot currently contains a pair of lock-up garages and benefits from planning consent for the erection of a detached dwelling with attached garage. The plot is situated opposite the Cock and Magpies Public House and Beechwood Road leads directly onto Hagley Road West (A456) which provides direct access to Birmingham City Centre and M5 Motorway (Junction 3). Both Lightwoods Park and Warley Woods are within walking distance and local services are available on Bearwood Road, being within approximately three quarters of a mile distance. The plot extends to an area of approximately 350 sq m (0.086 acres).

### Planning:

The site benefits from Outline Planning Consent granted by

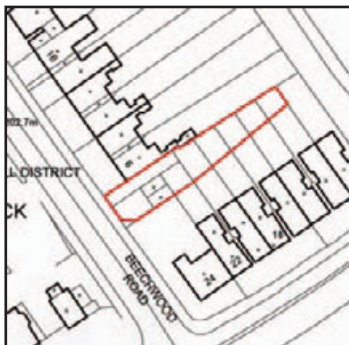
Sandwell Metropolitan Borough Council on 25 June 2004 for the demolition of the existing garages and the construction of a new dwelling with attached garage. A copy of the Planning Consent is available for inspection at the Auctioneers Offices.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233



## IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th July 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





**214 Shenstone Road, Edgbaston,  
Birmingham B16 0NP**

**Property Description:**

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, benefiting from gas-fired central heating and mains fitted smoke alarms and emergency lighting. Shenstone Road itself leads directly off City Road (A4040). The property is currently let to Heartland Homes (under The Supporting People Scheme) until 31 March 2008 at a current rental of £520.00 per calendar month (£6,240.00 per annum).

**Accommodation:**

Ground Floor  
Reception Hall, Front Room,  
Lounge, Kitchen.

**First Floor**

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

Outside (front) – Paved and walled  
fore-garden.

Outside (rear) – Concrete yard, brick  
stores/WC, garden and rear  
pedestrian access.

**Vendors Solicitors:**

Refer to auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**Find us on the web @**

**[www.cottons.co.uk](http://www.cottons.co.uk)**

**E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)**



**COTTONS**  
THE AUCTIONEERS







## 224 Shenstone Road, Edgbaston, Birmingham B16 0NP

### Property Description:

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, benefiting from gas-fired central heating and mains fitted smoke alarms and emergency lighting. Shenstone Road itself leads directly off City Road (A4040).

The property is currently let to Heartland Homes (under The Supporting People Scheme) until 31 March 2008 at a current rental of £520.00 per calendar month (£6,240.00 per annum).

### Accommodation:

Ground Floor  
Reception Hall, Front Room,

Lounge, Rear Lobby, Kitchen.

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

Outside (front) – Paved and walled fore-garden.

Outside (rear) – Brick stores/WC, paved yard and garden with rear pedestrian access.

### Vendors Solicitors:

Refer to auctioneers

### Viewings:

Via Cottons – 0121 247 2233





## 226 Shenstone Road, Edgbaston, Birmingham B16 0NP

### Property Description:

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, benefiting from gas-fired central heating and mains fitted smoke alarms and emergency lighting. Shenstone Road itself leads directly off City Road (A4040).

The property is currently let to Heartland Homes (under The Supporting People Scheme) until 31 March 2008 at a current rental of £520.00 per calendar month (£6,240.00 per annum).

### Accommodation:

Ground Floor  
Reception Hall, Front Room,  
Lounge, Kitchen.

### First Floor

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

Outside (front) – Paved and walled fore-garden.

Outside (rear) – Brick yard, brick stores/WC, garden and rear pedestrian access.

### Vendors Solicitors:

Refer to auctioneers

### Viewings:

Via Cottons – 0121 247 2233



**LOT 11****Freehold Vacant Possession****441 The Radleys,  
Tile Cross,  
Birmingham B33 0HY****Property Description:**

A traditional semi detached house of rendered brick construction, surmounted by a hipped tile clad roof, and requiring complete modernisation and improvement throughout. The property is set back from The Radleys behind a lawned fore-garden and is conveniently situated within approximately half a mile distance from Marston Green which provides a range of local services and amenities including Marston Green Railway Station providing direct access to Birmingham City Centre and the NEC/Birmingham International Airport.

**Accommodation:**

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

**First Floor**

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.  
Outside (front) – Lawned fore-garden.  
Outside (rear) – Shared side driveway to brick Garage and large garden.

**Vendors Solicitors:**

Refer to auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 12****Freehold Vacant Possession****25 Henry Road, South Yardley,  
Birmingham, B25 8AH****Property Description:**

A three storey seven bedroom spacious inner terraced house of brick construction set back behind a walled foregarden and benefiting from gas fired central heating and UPVC double glazing. Henry Road itself runs directly between Boughton Road and Coventry Road (A45) which forms part of an established residential area and is located within approximately half a mile distance from The Swan Shopping Centre providing a wide range of shops and local amenities.

**Accommodation:**

Ground Floor  
Entrance vestibule, Hallway, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Utility Room. Shower Room including WC & wash hand basin

**First Floor**

Stairs and Landing, Four Bedrooms, Bathroom comprising panelled bath with electric shower over, wash hand basin and WC.

**Second Floor**

Stairs and Landing, Three Bedrooms

Outside (front) Walled foregarden  
(rear) Garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





## LOT 13

### Plot 48, Little Hay Lane, Shenstone, Staffordshire

#### Land Description:

A parcel of land extending to approximately 544 sq m (0.134 acres) and currently comprising of open countryside within the Green Belt and on the outskirts of the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197. The present owners will be

## Freehold Land



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

#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

Via Cottons – 0121 247 2233

## LOT 14

### Plot 48a, Little Hay Lane, Shenstone, Staffordshire

#### Land Description:

A parcel of land extending to approximately 503 sq m (0.124 acres) and currently comprising of open countryside within the Green Belt and on the outskirts of the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197.

## Freehold Land



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

#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

Via Cottons – 0121 247 2233

Find us on the web @

[www.cottons.co.uk](http://www.cottons.co.uk)

E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)



**COTTONS**  
THE AUCTIONEERS



## LOT 15

## Freehold Land

### Plot 48b, Little Hay Lane, Shenstone, Staffordshire

#### Land Description:

A parcel of land extending to approximately 380 sq m (0.093 acres) and currently comprising of open countryside within the Green Belt and on the outskirts of the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date.

All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

The present owners will be



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

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

Via Cottons – 0121 247 2233

## LOT 16

## Freehold Vacant Possession

### 184 Bloxwich Road, Walsall, WS2 7BQ



#### Property Description:

A three bedroom mid terraced property of brick construction with rendered frontage surmounted by a tile clad roof set back from the road behind a walled foregarden. The property provides well laid out accommodation and is offered for sale generally in presentable condition, however does require some modernisation and improvement. 184 Bloxwich Road (B4210) is located close to the junction with Essex Street and is approximately one and a half miles from Manor Hospital and Walsall City Centre providing a wide range of shops and amenities.

#### Accommodation:

Ground Floor

Front Reception Room, Understairs Storage, Rear Reception Room, Kitchen, Inner Lobby and Bathroom having panelled bath, pedestal wash basin & low level WC.

First Floor

Stairs and Landing, Three Bedrooms.

Outside

Front – walled foregarden

Rear – small lawned garden

#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

Via Cottons – 0121 247 2233





**374 Penn Road, Penn,  
Wolverhampton, WV4 4DB**

**Property Description:**

A substantial imposing detached property occupying a sizeable corner plot and of brick construction with tiled roof set back from the road behind a walled foregarden and driveway allowing access to the main building and separate brick built annexe providing further living accommodation. The property benefits from having well laid out accommodation, gas fired central heating, generous sized garden, separate living accommodation above the garage and is offered for sale in presentable condition. 374 Penn Road (A449) is located at the junction with Pennhouse Avenue and is set within the popular and established residential area of Penn. The property is also within approximately one quarter of a mile from Woodfield Junior and Infant School and Penn Road itself provides direct access to Wolverhampton City Centre providing a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Porch, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, WC having high level WC, Cloakroom, Utility Room, Side Hallway.  
First Floor  
Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three having access to loft room,

Bathroom having panelled bath, pedestal wash basin and low level WC.

Annexe  
Ground Floor  
Double Garage  
First Floor  
Stairs and Landing, Studio Room and kitchenette with mezzanine above, Shower Room having shower cubicle, low level WC and pedestal wash hand basin and Sauna Room, Separate Central Heating Boiler.

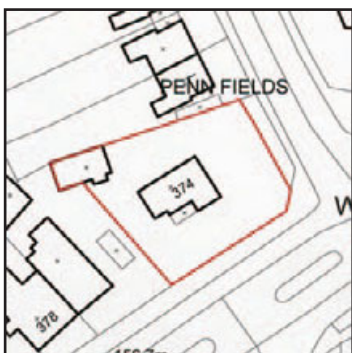
Outside  
Decorative lawned gardens to front, rear and side, Driveway allowing access to Garage.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





## 29 Barn Close, Stourbridge, West Midlands, DY9 7PA

### Property Description:

A semi detached property of brick construction surmounted by a pitched tile clad roof occupying a slightly elevated position and offered for sale in a presentable condition. The property provides well laid out accommodation and benefits from mostly electric heating, UPVC double glazed windows, off road parking and generous gardens with scope for a side garage/extension subject to obtaining planning consent from the Local Planning Authority. Barn Close itself is situated off New Farm Road which in turn leads off Grange Lane (A4036) and the property is conveniently located within approximately one miles distance from Stourbridge Town Centre.

### Accommodation:

Ground Floor  
Reception Hall, Lounge, Dining Kitchen, Rear Entrance Hall with

brick stores and WC.

First Floor

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

Outside

Front – lawned foregarden with driveway providing off road parking.

Rear – large paved patio and yard area to rear and side providing potential for a side garage/extension (subject to obtaining planning approval from the local Planning Authority), large lawned garden and brick shed/workshop.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233







## 10 Hayfield Road, Moseley, Birmingham B13 9LF

### Property Description:

A former nursing/care home comprising of a substantial three-storey detached Victorian residence of rendered brick construction, surmounted by a pitched slate clad roof, offering extensive accommodation, extending to Gross Internal Area of approximately 383 sq m (4122 sq ft). Hayfield Road itself runs directly between Yardley Wood Road and Wake Green Road (B4217) and forms part of an established and popular residential area containing a number of similar dwellings. The property benefits from mains fitted fire alarm and emergency lighting, gas-fired central heating, lift access to all floors, ample off-road parking, however does require modernisation and improvement throughout.

### Planning:

We understand that the property benefits from C2 planning consent, enabling use of the property for provision of residential accommodation and care to people in need of care, use as a hospital or nursing home and use as a residential school, college or training centre. All interested parties should make their enquiries with the local planning department at Birmingham City Council, prior to bidding, to satisfy themselves that the property has planning consent for their intended use.

### Accommodation:

**Ground Floor**  
Entrance Hall, Reception Hall with Cellar access having Two Rooms, Two Cloakrooms each with WC and wash basin, Shower Room with shower, wash basin & WC, Laundry Room, Lounge, Kitchen, Lobby with lift access, Dining Room, Office, Bedroom 1 with wash basin, Bedrooms 2 with wash basin.  
**First Floor**  
Stairs and Landing with lift access, Bedroom 3 with wash basin, Bedroom 4 with wash basin, Bedroom 5 with wash basin, Cloakroom with WC and wash basin, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom 6 with wash basin,

Bedroom 7 with wash basin, Bedroom 8.  
**Second Floor**  
Stairs and Landing with store cupboard and lift access, Bedroom 9 with wash basin and Separate Dressing Room, Bedroom 10 with wash basin, Bedroom 11 with wash basin, Bedroom 12 with wash basin, Bedroom 13 (currently fitted out as a Kitchen).

**Outside (front)** – Tarmacadam forecourt providing multi-car, off-road car parking.

**Outside (rear)** – Large paved patio, brick Lobby with fire escape stairs, large lawned garden.

### Gross Internal Areas:

#### Ground Floor

140 sq. mtrs (1506 sq. ft.)

#### First Floor

121 sq. mtrs (1302 sq. ft.)

#### Second Floor

122 sq. mtrs (1313 sq. ft.)

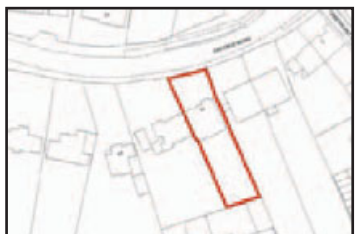
#### Total Floor Area

383 sq. mtrs (4,122 sq. ft.)

N.B. No services, including the lift or fire detection system, have been tested by the auctioneers.

### Viewings:

Via Cottons – 0121 247 2233





## Heathlands Farm Cottages, Birmingham Road, Whitacre Heath, Coleshill, Birmingham, B46 2ER

### Property Description:

A unique opportunity to purchase a holiday home development/investment opportunity comprising of a range of converted and partly converted barns situated to the rear of Heathlands Farm and accessed by way of a private gated lane leading off Birmingham Road. The property lies on the edge of Whitacre Heath which comprises of a small village, located approximately nine miles to the East of Birmingham and benefits from convenient access to a range of facilities including the M42 Motorway (Junction 9), The Belfry Hotel, Lea Marston Hotel and Kingsbury Water Park, all being within approximately two and a half miles distance, Coleshill town centre being four miles distance and the NEC, Drayton Manor Theme Park and Tamworth Snowdome all within seven miles distance. The site extends to total area of approximately 1.093 acres (0.442 hectares) and contains a total of seven cottages with planning consent for residential holiday accommodation, one cottage with planning consent for a live/ work unit, a barn/ unit with planning consent for use as a gym/ garage and a double barn/unit with no planning permission. The properties are in various conditions, ranging from some units having been converted to a high standard with character features, some partly converted units and some units which are basic shells. The site has been partly landscaped with roadways, parking areas and gardens but requires further works in connection with the unimproved units.

A brief summary of all the cottages/ units is outlined below.

**Stable Cottage (Unit 5)** - A former stable block with Planning Consent for a live/work unit granted on 19 December 2001 by North Warwickshire Borough Council.  
Accommodation  
Ground Floor  
Lounge with inglenook fireplace, Dining Kitchen with attractive range of units, Hallway, Two Bedrooms, Shower Room.  
Outside  
Front – lawned foregarden and two parking bays.  
Rear – garden.

**The Barn (Unit 1)** – Planning Consent for use as a Holiday Cottage granted by North Warwickshire Borough Council on 10 November 1999.  
Accommodation  
Lounge, Kitchen, Dining Area/Hallway.  
First Floor  
Spiral Stairs to Landing, Three Bedrooms and Bathroom.  
Outside  
Front - Two parking bays.  
Rear – patio garden.  
Note: some finishing works and provision of a kitchen is required.

**Meadow Cottage (Unit 2)** - A former pig unit having Planning Consent for use as a Holiday Cottage granted by North Warwickshire Borough Council on 10 November 1999.  
Accommodation  
Lounge with feature brick fireplace, Dining Room, Kitchen with range of fitted units, Inner Hall, Two Double Bedrooms, Bathroom, Office and Store.  
Outside  
Front - lawned foregarden with two parking bays.  
Rear – garden.

# Opportunity with Investment Potential



**Ivy Cottage (Unit 3)** - A former pig unit having Planning Consent for use as a Holiday Cottage granted by North Warwickshire Borough Council on 10 November 1999.

Accommodation

Lounge with inglenook fireplace, Bedroom One, Office, Hallway, Dining Room, Kitchen with range of fitted units, Inner Hall, Bedroom Two, Bathroom, Store Cupboard.

Outside

Front - two parking bays.

Rear - gravelled and decked garden.

**The Small Barn (Unit 4)** -

benefiting from Planning Consent granted on 10 November 1999 for Holiday Accommodation suitable for a disabled person.

Accommodation

Lounge, Kitchen, Dining Area, Bathroom, Bedroom One, Spiral Staircase to Bedroom Two located on the first floor.

Outside

Front - small foregarden and parking bay.

Rear - garden.

Note: Various conversion works and finishing required.

**Three Holiday Cottage Shells**

**(Units 6, 7 & 8)** - Planning Consent granted on 3 July 2000 and 24 July 2002 for Holiday Cottages. The properties have been rebuilt with new outer shells constructed around the existing buildings with an attic truss roof surmounted by reclaimed tiles. When completed each cottage will benefit from Lounge, Kitchen, Bathroom and Two Bedrooms however provide scope for conversion of the first floor loft areas, subject to applying for an amendment to the existing Planning Consent.

**Units 9 and 10** - benefiting from Planning Consent for conversion to a Gym/Garage granted by North



Warwickshire Borough Council on 23 March 2001. The shell of the property has been rebuilt with a new roof but no further works have taken place.

**Units 11 and 12** - currently an agricultural building with no Planning Consent for conversion.

## Planning

A full copy of the Planning History including Decision Notices, Full Plans Approval (where applicable) and Architects Drawings are available for inspection at the Auctioneers offices. All interested parties are advised that they should contact North Warwickshire Borough Council Planning Department to discuss their intentions in detail prior to bidding. Furthermore, the Vendor has prepared a detailed information pack for the site, providing information on the history, layout etc. and this is also available for inspection at the Auctioneers offices or the site

## Vendors Solicitors

Refer to Auctioneers

## Viewings:

Via Cottons - 0121 247 2233



**COTTONS**  
THE AUCTIONEERS





## 59 Alexander Road, Acocks Green, Birmingham, B27 6ER

### Property Description:

A substantial end terraced house of traditional brick construction surmounted by a pitched tile clad roof and benefiting from gas fired central heating, mostly UPVC double glazed windows, mains fitted fire detectors and emergency lighting. The property has been extended to the rear and is offered for sale in a presentable condition and whilst it is currently vacant we understand from the Vendor that the property was previously informally arranged into five separate letting rooms each having electric coin meters. Alexander Road leads directly off Yardley Road (B4146) and the property is conveniently within approximately one quarter of a mile distance from Acocks Green Railway Station and half a mile distance from Acocks Green Shopping Centre.

### Accommodation:

Ground Floor  
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Extended Kitchen, Shower Room with glazed shower enclosure, pedestal wash basin and WC.



First Floor  
Stairs and Landing, Three Good Sized Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.  
Outside  
Front – paved and gravelled foregarden.  
Rear – pedestrian side access to paved yard and lawned garden.

### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233

## LOT 22

## 61 Alexander Road, Acocks Green, Birmingham, B27 6ER

### Property Description:

A substantial mid terraced house of traditional brick construction with replacement tile clad roof and benefiting from gas fired central heating, UPVC double glazed windows, mains fitted fire detectors and emergency lighting. The property has been extended to the rear and is offered for sale in a presentable condition. Alexander Road leads directly off Yardley Road (B4146) and the property is conveniently within approximately one quarter of a mile distance from Acocks Green Railway Station and half a mile distance from Acocks Green Shopping Centre. The property is currently let on a Shorthold Periodic Tenancy to a group of eight individuals each paying a rental of £35 per week. The total current rental income £14,560 per annum. (Note: we are advised by the vendor that the property was previously let to ten people each paying a rental of £35 per week and producing a potential total rental income of £18,200 per annum)

### Accommodation

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



Room, Dining Room, Extended Kitchen, Shower Room with glazed shower enclosure, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three Good Sized Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.  
Outside  
Front – paved and gravelled foregarden.  
Rear – pedestrian side access to paved yard and lawned garden.

### Vendors Solicitors

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233



## 15 Wolverhampton Street, Willenhall, West Midlands, WV13 2NF

### Property Description:

A centrally located end terraced property with a part rendered front elevation, timber framed glazing to the shop front and tile clad roof. The property is currently split into a Ground Floor Retail Unit, benefiting from A5 Planning Consent and a self contained, two bedroom flat. Wolverhampton Street itself is located just off Market Place, in the centre of Willenhall, and accesses New Road (B4464) and The Keyway (A454)

The property is currently fully let on the following terms. –

### Ground Floor Unit

Currently let at £5,200 per annum on a 10 year, Full Repairing and Insuring Lease, from 12 March 2005

### First Floor Flat

Currently let on a six-month Assured Shorthold Tenancy at £100pw (£5,200 per annum) from 3 March 2006

### Total Rental Income

£10,400 per annum

### Accommodation:

Ground Floor  
Retail Unit, currently let as a Take-Away  
First Floor Flat  
Living Room, Kitchen, Two Bedrooms and Bathroom with bath, wash hand basin and W.C.  
Outside (rear) – Small lawned garden.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233



## IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th July 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





**41/43 Ablow Street, Wolverhampton,  
West Midlands, WV2 4ER**

**Property Description:**

A steel framed industrial unit, with full height brick walls and a working height of 3.4m approximately. The property benefits from a secure timber framed 'Concertina' door to the front elevation and has four allocated parking spaces on the unit forecourt.

Ablow Street itself is located just off Penn Road (A449 and is within one mile of Wolverhampton City Centre, which provides good access to the M54 (Junction 2)

The property is currently let as follows;

Car Repair Workshop at a rental of £8,000 per annum, for a term of three years (Commenced 30

September 2005). The lease is on Full Repairing and Insuring Terms.

**Accommodation:**

The Gross Internal Area of the building is as follows;

TOTAL FLOOR AREA:  
307.06sq.m. (3,304sq.ft.)

Outside (front) – Forecourt providing four car parking spaces

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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

**6th July 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**



## Building Plot Adj To 241 Lichfield Road, Shelfield, Walsall

### Land Description:

A parcel of land extending to approximately 3,196 sq ft (297 sq m) situated adjacent to No 241 Lichfield Road having the benefit of full planning permission for the erection of a three bedroom single detached dwelling. 241 Lichfield Road (A461) is located in a popular area of Shelfield within approximately three miles of Walsall City Centre which in turn provides access to a wide range of shops, amenities, bars and restaurants.

### Planning:

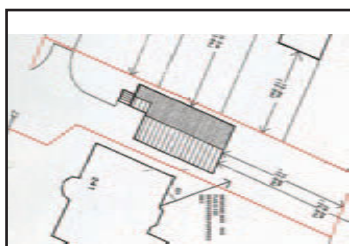
The land benefits from planning consent granted by Walsall Metropolitan Borough Council (Reference 04/1583/FL/E5 dated 21 July 2004) for the erection of a single dwelling house with new vehicular crossing at land adjacent to 241 Lichfield Road.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons - 0121 247 2233



# Bridging Finance

**that won't cost  
you the shirt  
off your back!**

*Residential and  
semi-commercial*



- £25,001 - £3m
- Up to 80% LTV (even for bridges)
- Highly competitive rates
- Solutions to all scenarios

Talk to Geoff Philpot on  
**01249 822 999** for possibly the  
lowest bridging rates available today



DMI Finance, PO Box 3000  
Calne, Wilts.,  
SN11 0XZ

Tel: 01249 822 999 Fax: 01249 822 211







## 59 Stockfield Road, Acocks Green, Birmingham, B27 6AR

### **Property Description:**

A traditional style three storey terraced house of part rendered brick construction surmounted by a slate clad roof set back from the road behind a concrete forecourt providing for off road parking. The property itself is located to the lower part of Stockfield Road and is approximately one quarter mile distance from Warwick Road Railway Station and within approximately three quarters of a mile distance from Acocks Green Shopping Centre. The property has been informally converted to provide two self contained flats each offering well laid out accommodation.

### **Accommodation:**

Ground Floor  
Shared Reception Hall.

Flat 1

Large Lounge/Dining Room, Double Bedroom, Breakfast Kitchen, Rear Entrance Lobby, Bathroom with

corner bath, vanity wash basin and WC.

First Floor

Flat 2

Stairs and Landing, Large Lounge, Bedroom 1 (Double), Cloakroom with WC and wash basin, Large Dining Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

Second Floor

Large Attic Bedroom 2

Outside

Front – concrete forecourt providing off road parking.

Rear – concrete yard and lawned garden with shared pedestrian entry access.

### **Vendors Solicitors:**

Refer to Auctioneers

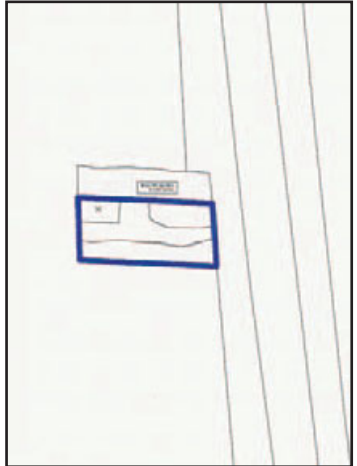
### **Viewings:**

Via Cottons – 0121 247 2233

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

**Site Description:**

A parcel of freehold land, extending to approximately 140 sq m (0.0346 acres), containing a brick building, previously used by British Telecom, and situated in a rural area directly fronting onto Tamworth Road (A4091) and lying approximately half way between Brick Kiln Lane and Wishaw Lane. The Belfry Hotel is located approximately one and a half miles distance to the south of the site. Part of the site has been surfaced to provide car parking and the building/site may be suitable for a variety of uses, subject to obtaining any necessary planning consent from the local authority. All interested parties are advised to discuss any proposal for the site with the local authority, prior to bidding.



**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

External Viewings Only

# Investment Finance

**that won't cost  
you an arm  
and a leg!**



***Vacant, Tenanted, and Owner Occupied***

- Short, medium and long term
- Status and Non-Status
- Buy to Lets
- Portfolio restructuring

Talk to Geoff Philpot on  
**01249 822 999** all enquiries  
welcomed...from the  
straightforward to the more  
unusual or complex



DMI Finance, PO Box 3000  
Calne, Wilts.,  
SN11 0XZ

Tel: 01249 822 999 Fax: 01249 822 211





## Apartment 16 Chester Court, 565 Chester Road, Sutton Coldfield, West Midlands B73

### Property Description:

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

### Accommodation:

Ground Floor  
Entrance Hallway with secure entry

system and stairs to.

First Floor

Flat 16

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

**Term:** 125 years from 25 December 2003

**Service Charge:** £732.12 per annum

**Ground Rent:** £225 per annum

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233







## 24 Azalea Grove, Bordesley Green, Birmingham, B9 5NW

**Property Description:**

A modern extended semi detached property offering spacious accommodation and benefiting from a detached garage, gas fired central heating and UPVC double glazing. The property occupies a cul-de-sac location and Azalea Grove itself is situated directly off Bordesley Green (B4128) within approximately two miles distance to the west of Birmingham City Centre and within approximately half a mile distance from Heartlands Hospital.

**Accommodation:**

Ground Floor  
Entrance Hall, WC, Front Reception

Room, Rear Reception Room, Kitchen

Side extension providing a further room

**First Floor**

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

Outside (front) Driveway and detached garage  
(rear) Lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

## 23 Pennine Road, Bromsgrove, Worcs, B61 0TA


**Accommodation:**

Ground Floor  
Stairs to  
First Floor  
Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom having panelled bath, pedestal wash basin and low level WC.  
Outside  
Communal lawned gardens.

**Property Description:**

A first floor purpose built one bedroomed flat of brick construction benefiting from UPVC double glazed windows, having well laid out accommodation and being offered for sale in generally presentable condition. Pennine Road can be located off Stourbridge Road (B4091) and is within walking distance of The Princess of Wales Community Hospital and a further half a mile distance from Bromsgrove town centre providing a wide range of local shops and amenities.

**Ground Rent:** £17.50 rising to £35

**Service charge:** Refer to legal pack.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**Term:** 99 years from 25 March 1973





## **North Lodge, Hampton Lane, Solihull, West Midlands, B91**

### **Property Description:**

A excellent opportunity to purchase a prominently located lodge cottage set within a woodland site of two thirds of an acre (0.267 hectares) and situated on the Northern entrance to the Berry Hall Estate fronting Hampton Lane which is regarded as one of Solihull's most popular and sought after addresses. The property itself comprises of a detached Victorian lodge cottage constructed in 1905 of brick with a pitched tile clad roof and further benefits from a range of single storey brick built outbuildings. The property itself has been unoccupied and boarded up for a number of years and requires complete refurbishment and repair throughout. The grounds included with the property contain some garden and predominantly woodland. Hampton Lane itself leads directly off Solihull By-Pass (A41) and the property is conveniently located within approximately one and a quarter miles distance from both Solihull town centre providing a wide range of retail amenities and services and the M42 Motorway (Junction 5).

### **Planning:**

We understand from our discussions with Solihull Metropolitan Borough Council Planning Department that the property lies within the green belt and that the woodland area contained within the site is protected by a tree preservation order. The site is further classed as a "Site of Interest and Nature Conservation" (SINC). In respect of the lodge we are advised that there would be no objections to the refurbishment and renovation of the existing cottage and outbuildings and we understand that as the property is within the green belt a purchaser would be entitled to

apply for planning consent to extend the current property up to a maximum of twenty per cent of the existing total cubic area. All interested parties should discuss their intentions with the local Planning Department at Solihull Metropolitan Borough Council (North Team) on 0121 704 6375.

### **Accommodation**

Ground Floor  
Covered Entrance, Reception Hall with Pantry Cupboard, Reception Room One, Kitchen, Reception Room Two, Bathroom.  
First Floor  
Stairs and Landing, Three Bedrooms  
Outside  
Designated surrounding gardens and a woodland area to the rear.

Note The vehicular access drive leading from Hampton Lane will remain within the ownership of the Berry Hall Estate with the occupiers of North Lodge enjoying an unrestricted right of way over to access their property.

### **Vendors Solicitors**

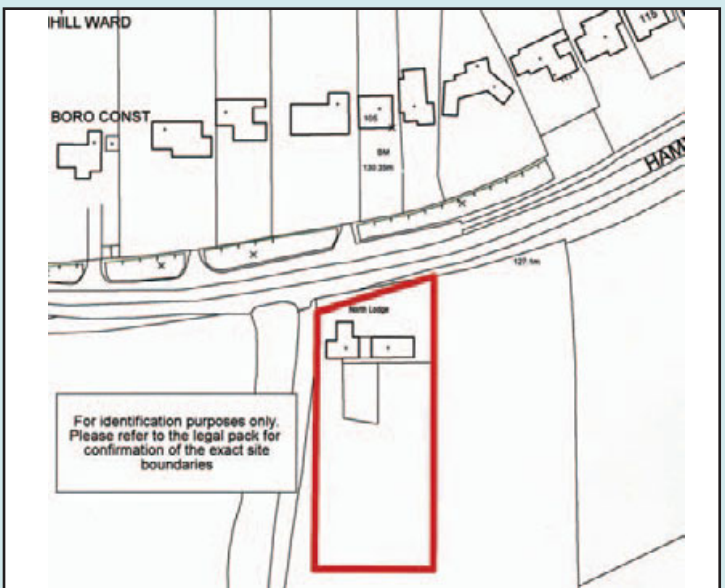
Refer to Auctioneers

### **Viewings:**

Via Cottons – 0121 247 2233



# Freehold Vacant Possession







## Smallholding, Houndsfield Lane, Truemans Heath, Wythall, Birmingham, B47 5QR

### Property Description:

A unique opportunity to purchase a smallholding which comprises of a newly constructed Norwegian log cabin, various outbuildings and grazing land extending to a total site area of 6.34 acres (2.56 hectares). The site has previously been used for stabling and grazing of horses and furthermore the warehouse/hangar located to the North West of the site has previously been used for storage purposes. The site benefits from three separate electricity supplies connecting to the cabin, the stable yard and warehouse and would be suitable for either investment purposes or owner occupation. The property is accessed by way of a gated driveway leading off Houndsfield Lane and is located on the edge of Truemans Heath which forms part of Wythall. The entrance to the property is approximately one quarter of a mile distance to the East of the junction of Houndsfield Lane and Lea Green Lane.

### Accommodation:

Cabin – comprising of a transportable log home with a pitched roof and providing well laid out accommodation, benefiting from electric heating system, double glazed windows and security alarm. The cabin is brand new and requires some minor internal finishing and comprises Reception Hall, Utility Room, Lounge, Dining Kitchen, Master Bedroom with En-Suite Shower Room having glazed shower enclosure, pedestal wash basin and WC, Family Bathroom with panelled bath, pedestal wash basin and WC, Bedroom Two, Bedroom Three, A decked terrace to front and side.

Gross Internal Area – 100 sq m (1,079 sq ft).

Stable Yard with a range of temporary built stables/outbuildings.

Warehouse/Hangar – 240 sq m (2,583 sq ft) with vehicular access doors

Car parking area to site entrance and pasture/grazing land.

### Planning

The property benefits from a Certificate of Lawful Use or Development granted by Bromsgrove District Council dated 22 October 2004 for the use of the land as a caravan site for one residential caravan. A copy of the Certificate is available for inspection at the Auctioneer's offices. The literature provided by the Cabin manufacturer (Norwegian Log Transportable Homes) states that the cabin complies fully with the Caravan Act as a mobile home. The Cabin also benefits from a manufacturers warranty in respect of defective workmanship or materials in relation to the main structure for a period of 5 years expiring on 10/01/2011.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233

# Smallholding with Vacant Possession



**18 Stoney Lane, West Bromwich, B71 4EP**

**Property Description:**

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating and is offered for sale in presentable condition. Stoney Lane is set in an established residential area and can be located off Lindon Lane which in turn runs from All Saints Way (A4031). The property is within one quarter of a mile from Sandwell District General Hospital and within half a mile from West Bromwich town centre.

**Accommodation:**

Ground Floor  
Front Reception Room, Cellar, Rear Reception Room, Inner Lobby having door to rear, Kitchen and Bathroom having panelled bath, pedestal wash basin and low level WC.  
First Floor

Two Double Bedrooms.

Outside

Front – walled foregarden.

Rear – lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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

**Property Description:**

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

**Accommodation:**

Ground Floor  
Entrance Hall, Bedroom, Bathroom, Reception Room/Kitchen.

Outside

Garage and Communal Gardens.

**Ground Rent:**

£20 rising to £100

**Service Charge:**

Refer to legal pack

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**Term:**

99 Years from 25 March 1974





## 21 Elmdon Road, Oxley, Wolverhampton, WV10 6XN

### Property Description:

A semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a lawned foregarden and benefiting from having well laid out accommodation and gas fired central heating. Elmdon Road itself is situated off Probert Road and is within approximately one third of a mile distance from Stafford Road (A449) which provides direct access to both Wolverhampton City Centre and the M54 Motorway (Junction 2) both being within approximately two miles distance. The property is currently let on a Assured Shorthold Tenancy Agreement at rental of £80 per week (£4,160 per annum).

### Accommodation:

Ground Floor  
Covered Entrance, Reception Hall, Lounge, Kitchen with range of modern fitted units, Dining Room.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin, Separate WC.  
Outside  
Front – lawned foregarden and shared parking bay.  
Rear – paved patio, lawned garden and a rear yard area.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233



## IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th July 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.







## 103 Minstead Road, Erdington, Birmingham, B24 8PR

### Property Description:

A Mid Terraced Property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a small walled foregarden. The property has been informally converted to provide two separate self contained flats. Each flat contains well laid out accommodation and both benefit from having UPVC double glazed windows and gas fired central heating and are offered for sale in presentable condition. Minstead Road can be located off Gravelly Hill, (A5127) close to the junction of Salford Circus. The property is approximately a quarter of a mile from Junction 6 of the M6 Motorway and one mile from Erdington High Street providing a wide range of shops and amenities. Both flats are currently let on Assured Shorthold Tenancies as follows:

Ground Floor Flat – Rental - £100 per week (£5,200 per annum)  
First Floor Flat – Rental - £100 per

week (£5,200 per annum).  
Total rental income £10,400 per annum.

### Accommodation:

Ground Floor  
Shared Entrance Hallway  
Ground Floor Flat - Reception Room/Bedroom, rear Reception room, Kitchen, Bathroom having panelled bath, pedestal wash hand basin and low level WC, Bedroom.  
First Floor  
Stairs and Landing  
First Floor Flat - Hallway, Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash hand basin and WC, Two Bedrooms.

Outside  
Rear: Lawned Garden  
Front: Walled Foregarden

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233



**LOT 37****Freehold Vacant Possession**

**84 Neville Road, Erdington,  
Birmingham, B23 7SB**

**Property Description:**

A traditional style semi detached house of brick construction occupying an elevated position set back behind a sloping fore-garden and benefiting from gas fired central heating and UPVC double glazing. Neville Road itself occupies a cul-de-sac location and runs directly off George Road, which in turn leads off Slade Road which forms part of an established residential area and is located within approximately half a mile distance from Erdington High Street providing a wide range of shops and local amenities.

**Accommodation:**

Ground Floor  
Entrance Porch, Hallway, Through Lounge, Kitchen. Utility

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

Outside: (front) Foregarden  
(rear) Lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 38****Freehold Vacant Possession**

**66 Deakin Road, Erdington,  
Birmingham B24 9AH**

**Property Description:**

A semi detached bungalow of rendered brick construction, surmounted by a pitched interlocking tile clad roof and having been extended to the rear. The property provides well laid out accommodation benefiting from gas-fired central heating, part UPVC double glazing and forms part of an established residential area. Deakin Road itself leads directly off Wood End Road (A4040) and the property is conveniently within approximately one quarter of a mile distance from Erdington High Street providing a wide range of local shops and amenities.

**Accommodation:**

Ground Floor  
Reception Hall, Lounge/Dining Room, Bedroom 1 (previously two rooms), Bathroom with panelled bath, pedestal wash basin & WC, Kitchen, Bedroom 2 (double).  
Outside (front) – Paved and gravelled fore-garden.  
Outside (rear) – Pedestrian side access to paved yard and lawned garden.

**Vendors Solicitors:**

Refer to auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



**COTTONS**  
THE AUCTIONEERS



## 4 Pritchard Close, Smethwick, West Midlands, B66 3PT

### Property Description:

A five bedroom three storey mid terraced property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a small lawned foregarden. The property benefits from having well laid out accommodation, five good sized bedrooms, gas fired central heating, allocated parking space and is offered for sale in generally presentable condition. Pritchard Close is located off Corbett Street and is within walking distance to Victoria Park and the recently constructed Windmill Shopping Centre and also within approximately three quarters of a mile distance from City Hospital on the Dudley Road (A457).

### Accommodation:

Ground Floor

Entrance, Hallway, Front Reception Room, Kitchen, WC having low level WC.

First Floor

Stairs and Landing, Two Double Bedrooms, One with En-Suite Shower Room having shower cubicle, low level WC and pedestal wash hand basin.



Second Floor

Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin, low level WC.

Outside

Front – lawned foregarden and allocated parking space.

Rear – Lawned garden.

### Vendors Solicitors:

Refer to Auctioneers.

### Viewings:

Via Cottons – 0121 247 2233

## 2 Elliott Road/1 Lottie Road, Selly Oak, Birmingham, B29 6LA

### Property Description:

A substantial residential investment opportunity, located in a vibrant and popular student area. The property, originally two dwellings, has been combined to form a seven bedroom student flat.

The property is located at the junction of Elliott Road and Lottie Road and is located approximately 100 yards from Bristol Road (A38), which provides direct access to Birmingham City Centre, Birmingham University and the M5 motorway (junction 4). Birmingham University is located less than one mile from the property.

The property has been pre-let on an Assured Shorthold tenancy agreement from 1st July 2006 until 30th June 2007 to a group of students at a rental of £1,733.28pcm (£20,799.36pa). A copy of the signed tenancy agreement is available with the Legal Pack.



### Accommodation:

Ground Floor

Two Reception Rooms, Two Kitchens, Two Bathrooms, Separate W.C., Four Bedrooms, Lobby with Stairs to First Floor

Three Bedrooms, Kitchen, Two Bathrooms.

Outside

Front – walled foregarden on Lottie Road elevation

### Vendors Solicitors

Refer to Auctioneers

### Viewings :

Via Cottons – 0121 247 2233



## **2A Elliott Road, Selly Oak, Birmingham, B29 6LA**

### **Property Description:**

A substantial corner property of traditional brick construction surmounted by a pitched tile clad roof, located at the junction of Lottie Road and Elliott Road and within approximately 100 yards from Bristol Road (A38), which provides direct access to Birmingham City Centre and Birmingham University which is within approximately one miles distance. The property comprises of a ground floor Pizza/Hot Food Take-Away which is currently let along with substantial living accommodation to the remaining ground floor and first and second floors over which is currently vacant and available to let. The living accommodation benefits from gas fired central heating, modern bathroom fitments and the rear of the property benefits from gated vehicular access.

### **Tenancy Information**

Pizza/Take-Away – currently let for a term of three years with effect from 15 December 2003 at a rental of £5,500 per annum. We understand that the tenant further pays by way of an informal Licence the sum of £1,000 per annum in respect of the rear store/shed.

Living Accommodation – currently vacant. Note: We understand that this has previously been let to students at a rental of £1,000 per calendar month and the property is currently being advertised to let for the sum of £1,083.33 per calendar month (based on five students at £50 per week each).  
Total Current Rental Income - £6,500 per annum.  
Potential Rental Income (when fully let) – In excess of £18,500 per annum.

### **Accommodation**

Ground Floor  
Pizza/Take-Away – 26 sq m (280 sq ft) with laminate flooring and a range of fitted units, Preparation Area – 1.95 sq m (21 sq ft) with stainless steel sink and gas hob.  
Living Accommodation  
Reception Hall, Utility Room/Store, Lounge, Kitchen with range of units, built in oven, hob and cooker hood, Rear Entrance Lobby, Bathroom with modern suite comprising panelled bath with electric shower over, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Four Bedrooms.  
Second Floor  
Stairs to Attic Bedroom.  
Outside  
Rear – Gated vehicular access to rear yard and store.

### **Planning**

The property benefits from planning consent granted by Birmingham City Council (Reference S/04392/03/FUL and dated 3 October 2003) for the erection of a single storey rear extension. A copy of the Planning Consent and Plans are available for inspection at the Auctioneer's offices.

### **Vendors Solicitors**

Refer to Auctioneers

### **Viewings**

Via Cottons – 0121 247 2233







### 178 Bridge Street West, Hockley, Birmingham, B19 2YT

#### Property Description:

A substantial property of traditional construction surmounted by a part pitched, part flat roof. The property offers substantial accommodation over four floors, which in total measures 198.8sq.m. (2,141sq.ft.). The property has formerly been used for storage, trading as Dougherty Display and Shop Fittings Ltd, and requires improvement and modernisation. There are currently plans for re-development in the immediate area, and hence this property may suit re-development subject to obtaining appropriate Planning Consents. The premises are located at the junction of Bridge Street West and Hospital Street. There are good transport links to the area, with the Inner Ring Road (A4540) being located less than 200 yards away. This provides easy access to New Town Row (A34) and the M6 via the A38(M).

#### Accommodation:

Ground Floor  
Workshop measuring 42.2sq.m. (454sq.ft.)  
Intermediate Ground Floor  
Workshop measuring 37.6sq.m. (404sq.ft.)  
First Floor  
Workshop measuring 40.6sq.m. (437sq.ft.)  
Second Floor  
Workshop measuring 41.6sq.m. (447sq.ft.) and Workshop 2 measuring 36.9sq.m. (397sq.ft.)

Total Floor Area  
198.8sq.m. (2,141sq.ft.)

Outside (rear) – Small Internal Yard with Fire Escape

#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

Via Cottons – 0121 247 2233

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

**6th July 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**







## 64 Lozells Street, Lozells, Birmingham B19 2AT

### Property Description:

A traditional mid terraced house of rendered brick construction, surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating and mains fitted smoke alarms, emergency lighting and fire doors. The property has been informally divided to provide six lettable rooms, each with shared facilities.

At the time of preparing the catalogue one room is currently let on a licence at a rental of £90.00 per week (housing benefit), and three rooms have been let on licences (rental claim currently being assessed by housing benefit). Two rooms are vacant. An up to date schedule of current tenancies is available from the

auctioneer's offices.

### Accommodation:

Ground Floor  
Reception Hall, Room 1, Lounge, Kitchen, Lobby, Bathroom with bath, pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Room 2, Room 3, Room 4, Room 5.  
Second Floor  
Stairs to Room 6.

Outside (rear) – Paved yard and garden with shared pedestrian entry access.

### Vendors Solicitors:

Refer to auctioneers

### Viewings:

Via Cottons – 0121 247 2233





## **66 Lozells Street, Lozells, Birmingham B19 2AT**

### **Property Description:**

A traditional mid terraced house of rendered brick construction, surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating and mains fitted smoke alarms, emergency lighting and fire doors. The property has been informally divided to provide six let-able rooms, each with shared facilities.

At the time of preparing the catalogue two rooms are currently let on licences at an interim rental of £42.50 per week each (housing benefit). N.B. We understand from the vendor that the interim payment is likely to be increased to £90.00 per week when the claim has been assessed.

One room is currently let on a licence (housing benefit currently assessing the rental claim). Three rooms are vacant.

An up to date schedule of current tenancies is available from the auctioneer's offices.

### **Accommodation:**

Ground Floor  
Reception Hall with Cellar access, Room 1, Lounge, Kitchen, Lobby, Bathroom with bath, pedestal wash basin, Separate WC.  
First Floor  
Stairs and Landing, Room 2, Room 3, Room 4, Room 5.  
Second Floor  
Stairs to Room 6.

Outside (rear) – Shared pedestrian access to rear yard and garden.

### **Vendors Solicitors:**

Refer to auctioneers

### **Viewings:**

Via Cottons – 0121 247 2233



## Units 14B and 15A, Hive Development Centre, Factory Road, Handsworth, Birmingham,

### Property Description:

A pair of industrial units, now internally connected, located on the popular Hive Development Centre. The property benefits from a concrete floor and fluorescent strip lighting. Unit 14B consists of one large room, with a partitioned Office and Separate W.C. Unit 15A consists of two rooms with kitchen and W.C.

Hive Development Centre is located on Factory Road in Handsworth. Factory Road itself runs directly off Benson Road, which in turn runs directly off Bacchus Road.

There is a Service Charge payable of £20pcm (£240pa) for each unit, to cover the general upkeep of the Estate.

### Accommodation:

#### Unit 14B

Gross Internal Area (Including Office and W.C.)

18.16m x 9.2m = 167sq.m.  
(1,789sq.ft.)

#### Unit 15A

Front Room measuring 13.99m x 4.27m

59.7sq.m. (643sq.ft.)

Rear Room measuring 8.01m x 6.78m

54.3sq.m. (584sq.ft.)

#### TOTAL FLOOR AREA

281sq.m. (3,024sq.ft.)

#### Outside

The property fronts onto a covered access road, with a shared Right of Way to and from the entrance of the Estate

Tenure: Unit 14B is Leasehold (Lease commenced 24 June 1984 for a term of 99 years with a Ground Rent of £1 per annum)  
Unit 15A is Freehold

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233

## IMPORTANT NOTICE

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

Bank/Building Society draft

Debit/Credit card

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

Personal/Company Cheque

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

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





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

**Property Description:**

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

**Accommodation:**

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

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

**Gross Internal Area**

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

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

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

**Term:**

99 years from 24 June 1950

**Ground Rent::**

£45.00 per annum

**Vendors Solicitors :**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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

**6th July 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**



## LOT 47

### Paddock 18, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

#### Description:

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

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

Local Authority - Malvern District Council.

## Freehold Land



#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

External Viewings

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

## LOT 48

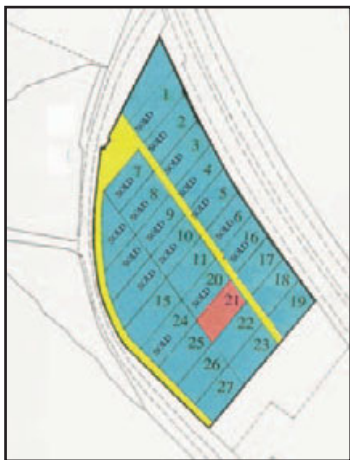
### Paddock 21, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

#### Description:

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

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

## Freehold Land



Local Authority - Malvern District Council.

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

External Viewings

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





## LOT 49

### Paddock 22, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

#### Description:

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

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

## Freehold Land



Local Authority - Malvern District Council.

#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

External Viewings

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

## LOT 50

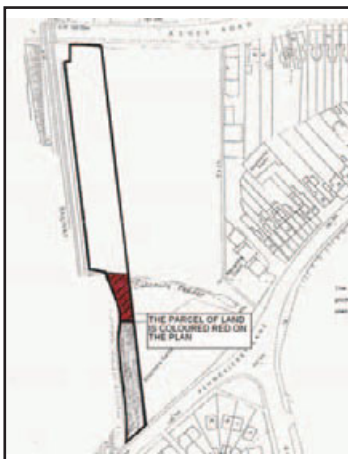
### Land Between Pennccricket Lane and Ashes Road, Oldbury, West Midlands, B69

#### Description:

A parcel of freehold land extending to approximately 290 sq.m. (0.072 acres) and roughly rectangular in shape. The plot of land forms part of a woodland area with small stream known as Cakemore Feeder, and is situated adjacent to a railway embankment and public open space in an area of predominately residential property but also contains a variety of industrial premises. The site is located within one quarter of a mile distance from Wolverhampton Road (A4123) which provides direct access to the M5 Motorway (Junction 2), Dudley and Wolverhampton Centres and Birmingham City Centre via Hagley Road (A456).

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

## Freehold Land



#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

External Viewings





## 21a St. Helens Passage, off Vittoria Street, Jewellery Quarter, Birmingham, B1

### Property Description:

A recently redecorated and nicely located block of offices in the heart of the Jewellery Quarter. The property is of traditional construction and benefits from three floors.. The Ground and First floor are Office Space, and the Basement level would be best employed as storage. There is the possibility to sub-let the building into two segments (The First Floor as one unit, the Ground and Basement Areas as another unit.) St. Helens Passage is a small cul-de-sac running off Vittoria Street. There is easy access to Summer Row (A457) and Ickniel Street (A4540).

Half Landing, Open Plan Office Space measuring 97.5sq.m. (1,049sq.ft.), Separate W.C., Access to Sovereign Court

First Floor

Four Offices, Kitchen, Roof Terrace overlooking Sovereign Court, Two W.C.'s. The Gross Internal Area measures 88.4sq.m. (951sq.ft.)

Total Floor Area

289sq.m. (3,110sq.ft.)

Outside (rear) – Fire Escape to Sovereign Court

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233

### Accommodation:

Ground Floor

Open Plan Office Space measuring 103.1sq.m. (1,110sq.ft.),

Basement



## IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th July 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





## 24 Victory Avenue, Wednesbury, West Midlands, WS10 7RR

### Property Description:

A three bedroom semi detached property of brick construction, surmounted by tile clad roof set back from the road behind a walled foregarden and driveway allowing for off road parking and access to garage . The property benefits from well laid out accommodation, UPVC double glazed windows however does require some slight modernisation. Victory Avenue is located off Dangerfield Lane which in turn runs between Moxley Road (A4038) and the Black Country New Road (A41). The property is set in an established residential area and is within approximately half a mile distance from the main shopping area in Darlaston.

### Accommodation:

Ground Floor  
Porch, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and low level WC.  
Outside  
Front – walled foregarden and driveway leading to garage.  
Rear – lawned garden.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233





**1 Ash Grove, off Clifton Road,  
Balsall Heath, Birmingham, B12 8RZ**

**Property Description:**

A traditional style mid terraced house of brick construction, surmounted by a pitched replacement tile clad roof and situated in a row of similar terraced properties, accessed by way of a pedestrian footpath directly off Clifton Road, which runs between Ladypool Road and Stoney Lane. The property forms part of an established residential area. The sale of the property includes various parcels of land in and around ash grove as detailed in the legal pack. The property is currently let on a Regulated Tenancy at a rental of £46.50 per week (2418.00 per annum) effective from 23 September 2003 (Rent re - registration now overdue).

**Accommodation:**

Ground Floor  
Entrance Hall, Front Reception Room, Rear Reception Room, Inner Lobby, Kitchen  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom comprising panelled bath, wash basin and WC.

Outside (front) Paved fore-garden (rear) Paved yard with two brick stores and shared pedestrian access leading off Clifton Road.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233







## 36 Matlock Road, Tyseley, Birmingham, B11 3JB

### Property Description:

A mid terraced property of brick construction surmounted by a pitched slate clad roof benefiting from gas fired central heating, UPVC double glazed windows, three bedrooms and requiring some cosmetic improvement. Matlock Road itself is situated off Olton Boulevard West, conveniently within approximately one third of a mile distance from Spring Road Railway Station and approximately one mile distance from local services at both Acocks Green and Stratford Road, Sparkhill.

### First Floor

Stairs and Landing, Three Bedrooms.

### Outside

Front – paved foregarden.

Rear – paved yard and lawned garden.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233

### Accommodation:

#### Ground Floor

Reception Hall, Lounge/Dining Room, Kitchen, Bathroom with panelled bath having shower over and WC.



## IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th July 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.







## **Land @ Acorn Grove, off Marine Crescent, Green Way, Stourbridge DY8 4XJ**

### **Land Description:**

A parcel of freehold land, currently grassed, and situated on Acorn Grove, directly opposite numbers 1-23 and overlooking the Stourbridge canal to the rear boundary. The site extends to an area of approximately 0.24 hectares (0.6 acres). Acorn Grove itself comprises of a cul-de-sac, forming part of a modern residential estate, located off Marine Crescent (Via Greenway Avenue), which in turn leads off Camp Hill (A491) and within approximately one mile distance to the north of Stourbridge Town Centre.

### **Planning:**

Whilst neither the vendors, nor the auctioneers, can provide any warranty in respect of the suitability of the site for residential development, the site may well offer potential for this purpose, and all interested parties should contact the local planning department at Dudley Borough Council on 01384 818181, in order to discuss their proposals for the site, prior to bidding.

### **Vendors Solicitors:**

Refer to Auctioneers

### **Viewings:**

Via Cottons – 0121 247 2233

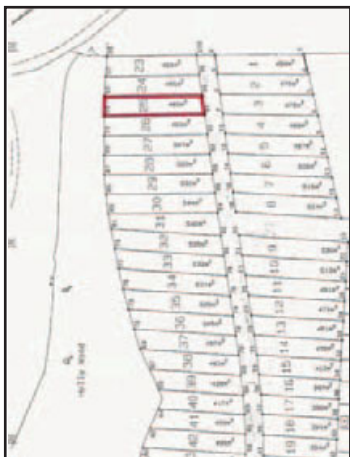


**Find us on the web @**

**[www.cottons.co.uk](http://www.cottons.co.uk)**

**E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)**



**LOT 56****Freehold Land****Plot 25, Land off Queslett Road,  
Great Barr, Birmingham B43****Land Description:**

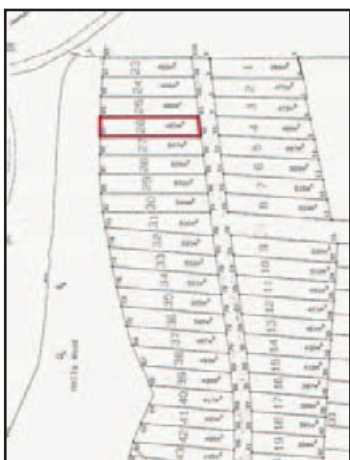
A parcel of land extending to approximately 480 sq m (0.118 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 57****Freehold Land****Plot 26, Land off Queslett Road,  
Great Barr, Birmingham B43****Land Description:**

A parcel of land extending to approximately 493 sq m (0.121 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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

**6th July 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**





## **46 Cemetery Road, Smethwick, West Midlands B67 6BQ**

### **Property Description:**

A traditional end terraced house of brick construction, with a replacement tile clad roof, occupying a corner position at the junction with The Uplands, and benefiting from gas-fired central heating, UPVC double glazed windows and off-road vehicular parking to the rear. Cemetery Road forms part of an established residential area and the property is conveniently within approximately half a mile distance from Bearwood Road providing access to a wide range of amenities and services. The property is currently let to Heartland Homes (under The Supporting People Scheme) until 31 March 2008 at a current rental of £400.00 per calendar month (£4,800.00 per annum).

### **Accommodation:**

Ground Floor  
UPVC double glazed Porch, Front Reception Room, Inner Hall, Rear Reception Room, Kitchen with a range of modern fitted units, Bathroom with panelled bath, pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms.

Outside (front) – Paved and walled front and side gardens.

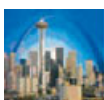
Outside (rear) – Paved rear garden with vehicular gated access off The Uplands providing off-road parking.

### **Vendors Solicitors:**

Refer to auctioneers

### **Viewings:**

Via Cottons – 0121 247 2233



**CITY ESTATES**  
(Midlands) Limited



**COTTONS**  
THE AUCTIONEERS





## 65 Beakes Road, Smethwick, West Midlands B67 5RS

### Property Description:

A traditional mid terraced house of part rendered brick construction, surmounted by a pitched tile clad roof, set back behind a lawned fore-garden and benefiting from UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fittings, mains fitted smoke alarms and emergency lighting. Beakes Road itself leads directly off Bearwood Road which provides access to a wide range of amenities and services. The property is currently let to Heartland Homes (under The Supporting People Scheme) until 31 March 2008 at a current rental of £693.33 per calendar month (£8,320.00 per annum).

### Accommodation:

Ground Floor  
Reception Hall, Front Room, Lounge, Inner Hall, Kitchen, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Three Bedrooms.

Outside (front) – Lawned fore-garden.  
Outside (rear) – Shared pedestrian entry access to yard and garden.

### Vendors Solicitors:

Refer to auctioneers

### Viewings:

Via Cottons – 0121 247 2233







### 70 Poplar Road, Smethwick, West Midlands B66 4AN

#### Property Description:

A traditional mid terraced house of brick construction, surmounted by a pitched tile clad roof, providing well laid out accommodation, benefiting from gas-fired central heating, mains fitted smoke alarms and emergency lighting. Poplar Road itself runs directly between Sandon Road (B4182) and Bearwood Road (A4040) forming part of an established area, popular with investors and providing convenient access to a wide range of retail shop and amenities, located on Bearwood Road.

The property is currently let to Heartland Homes (under The Supporting People Scheme) until 31 March 2008 at a current rental of £693.33 per calendar month (£8,320.00 per annum).

#### Accommodation:

Ground Floor  
Entrance Hall, Reception Hall, Front Room, Lounge, Kitchen with a range of modern fitted units, Bathroom with panelled bath, Glazed Shower enclosure, pedestal wash basin & WC.

First Floor  
Stairs and Landing, Three Bedrooms.

Outside (front) – Paved yard set behind privet hedge.

Outside (rear) – Partly paved yard and garden.

#### Vendors Solicitors:

Refer to auctioneers

#### Viewings:

Via Cottons – 0121 247 2233





**7, 7A, 9, 9A Ramsden Avenue, Nuneaton,  
Warwickshire, CV10 9EB**

**Property Description:**

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

**Tenure:**

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25 per annum rising on 25 December 2012 to £50 per annum and rising again on 25 December 2045 to £75 per annum for the remainder of the term.

**Current Ground Income:**

Four flats @ £25 per annum.

**Total Current Ground Rent Income:**

£100 per annum

Landlord and Tenant Act 1987  
Offer notices for sale by auction have been served upon all lessees under Section 5B of the above Act.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Not Applicable

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



**11, 11A, 13 & 13A Ramsden Avenue,  
Nuneaton, Warwickshire, CV10 9EB**

**Property Description:**

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

**Tenure:**

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25 per annum rising on 25 December 2012 to £50 per annum and rising again on 25 December 2045 to £75 per annum for the remainder of the term.

**Current Ground Income:**

Four flats @ £25 per annum.

**Total Current Ground Rent Income:**

£100 per annum

Landlord and Tenant Act 1987  
Offer notices for sale by auction have been served upon all lessees under Section 5B of the above Act.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Not Applicable

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



**15, 15A, 17 & 17A Ramsden Avenue,  
Nuneaton, Warwickshire, CV10 9EB**

**Property Description:**

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

have been served upon all lessees under Section 5B of the above Act.

**Vendors Solicitors:**

Refer to Auctioneers

**Current Ground Income:**

Four flats @ £25 per annum.

**Viewings:**

Not Applicable

**Total Current Ground Rent Income:**

£100 per annum

NOTE: THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £250 PLS VAT AS A CONTRIBUTION TOWARDS THE

**Landlord and Tenant Act 1987:**

Offer notices for sale by auction



**25 & 25A Ramsden Avenue, Nuneaton,  
Warwickshire, CV10 9EB**

**Property Description:**

A freehold ground rent investment secured against two maisonettes forming part of a two storey block of four, each with two bedrooms.

**Total Current Ground Rent Income:**

£50 per annum

**Landlord and Tenant Act 1987:**

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

**Tenure:**

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25 per annum rising on 25 December 2012 to £50 per annum and rising again on 25 December 2045 to £75 per annum for the remainder of the term.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons - 0121 247 2233

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

**Current Ground Income:**

Two flats @ £25 per annum.







## 27, 27A , 29 & 29A Ramsden Avenue, Nuneaton, Warwickshire, CV10 9EB

### Property Description:

A freehold ground rent investment secured against a two storey block of four maisonettes, each with two bedrooms.

### Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25 per annum rising on 25 December 2012 to £50 per annum and rising again on 25 December 2045 to £75 per annum for the remainder of the term.

### Current Ground Income:

Four flats @ £25 per annum.

### Total Current Ground Rent Income:

£100 per annum

Landlord and Tenant Act 1987  
Offer notices for sale by auction have been served upon all lessees under Section 5B of the above Act.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Not Applicable

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

## Land Adj 6 Augustus Road, Stoke, Coventry, CV1 5BZ

### Land Description:

A parcel of freehold land situated adjacent to Number 6 Augustus Road and being rectangular in shape having a frontage of 3.7 m (12 ft) and extending to a total area of approximately 82 sq m (882 sq ft). Augustus Road itself is situated off Nicholls Street which leads directly of Harnall Lane East (B4110) and forms part of an established and predominantly residential area which contains a range of traditional turn of the century terraced housing. The property lies approximately three quarters of a mile distance to the North East of Coventry City Centre.

### Planning:

We understand from the Vendor that the site was granted Planning Consent for the erection of one dwelling however we are advised that this lapsed approximately five years ago. The Auctioneers cannot verify this information and any interested party must contact the Local Planning Department at Coventry City Council to discuss planning matters relating to the site prior to bidding.

## Freehold Land



### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233







**149 Whieldon Road, Fenton,  
Stoke-On-Trent, ST4 4JG**

**Property Description:**

A nicely located mid terraced property currently trading as the 'Whieldon Fish Bar'. The shop is in excellent internal order having been recently refurbished and benefits from a fully tiled waiting area, suspended ceiling, full extraction system and has living accommodation to the floors above. Whieldon Road is located just off Queensway (A500) which provides easy access to both Stoke City Centre and the M6 at Junction 15. The property is currently fully let on the following terms. –

The whole property is currently let to one tenant at a rental of £8,000pa, on a 25 year lease, commenced 8 November 2005. There is a rent review due on 8 November 2010 and every five years thereafter.

**Total Rental Income**

£8,000 per annum

**Accommodation:**

Ground Floor  
Retail Unit, currently let as a Take-Away. Front Waiting Area measuring 24.6sq.m. (265sq.ft.), Two Rear Preparation Rooms with a total floor area of 19.1sq.m. (205sq.ft.), Small Store, Rear Lobby and Separate W.C.

First Floor Flat  
Separate access from rear yard, Modern Kitchen, Living Room, Lobby, Separate W.C. with ladder access to attic Bedroom with shower cubicle

Outside (rear) – Paved yard with brick built W.C. and right of way across rear.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**Find us on the web @**

**www.cottons.co.uk**

**E-mail: auctions@cottons.co.uk**





## 6 & 6A Knights Close, Top Valley, Nottingham, NG5 9AJ

### Property Description:

An investment opportunity comprising of a ground floor Take-Away Shop with A5 (formerly A3) Planning Consent along with a well laid out duplex flat over. The Take-Away has been established for many years and is currently trading as Top Balti and is situated at the end of a three storey parade of six shops which include a Hairdressers, Newsagents, Betting Shop, General Stores and Pharmacy. The property is of brick construction with a pitched tile clad roof and the flat benefits from gas fired central heating. Knights Close is situated off Horsham Drive which in turn leads off Old Farm Road and is within approximately four miles distance to the North East of Nottingham City Centre and a similar distance from the M1 Motorway (Junction 26). The property is situated on an estate in a predominantly residential location which also serves as its catchment area.

### Tenancy Information

6 Knights Close (Top Balti) is let on a Lease for a term of 15 years from 16 September 2005 at an initial rental of £6,500 per annum on internal repairing and insuring terms and subject to three yearly upward only rent reviews.

6A Knights Close (Duplex Flat) is let on an Assured Shorthold Tenancy Agreement at a rental of £400 per calendar month (£4,800 per annum).

Total Current Rental Income – £11,300 per annum.

### Accommodation

6 Knights Close (Top Balti)  
Ground Floor  
Reception Area – 11.9 sq m (128 sq ft) with electric roller shutter front, Kitchen - 25.63 sq m (275 sq ft) having fully tiled walls and floor, Counter and a range of stainless

steel fitments (belonging to the tenant), Preparation Area/Store – 21.7 sq m (234 sq ft) having tiled walls and floor, stainless steel double sink and wash basin, Rear Store/Delivery Area – 6.55 sq m (70 sq ft) having tiled walls and floor, gas fired boiler and double door delivery access, Washroom - 2.84 sq m (30 sq ft) with wash basin & WC.

Outside

Rear – shared service yard providing vehicular delivery access and an external store.

Accommodation

6A Knights Close (Duplex Flat)  
Separate external stairs to  
First Floor  
Reception Hall with store cupboard and cloak cupboard, Dining Kitchen, Lounge with rear door to Balcony/Yard area with brick store.  
Second Floor  
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wsh basin, Separate WC.

Gross Internal Areas

Ground Floor – 68 sq m (738 sq ft)  
First Floor – 39 sq m (419 sq ft)  
Second Floor – 39 sq m (419 sq ft)

**Lease Term:** 125 years from 30 September 1988  
Ground Rent: Refer to Legal Pack  
Service Charge: Refer to Legal Pack

### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233



# **51 Park Street South, Wolverhampton, WV2 3JG**

**Property Description:**

A mid terraced property of brick construction with rendered frontage surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Park Street South can be located off Goldthorn Hill Road (A4039) which runs from Wolverhampton Road (A459) giving direct access to both Birmingham City Centre and Wolverhampton City Centre, the latter being approximately a mile in distance and could provide a potential letting opportunity for the University of Wolverhampton, however the city itself provides a wide range of shops and amenities.

**Accommodation:**

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



First Floor  
Stairs and Landing, Three Bedrooms.  
Outside  
Front – walled foregarden  
Rear – lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

# **46 All Saints Way, West Bromwich, B71 1PZ**


**Property Description:**

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. 46 All Saints Way (A4031) can be located close to the junction with Wilford Road and is within approximately one quarter of a mile from Sandwell District General Hospital and within half a mile from West Bromwich town centre providing a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Porch, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin and low level WC.

Outside  
Front – walled foregarden  
Rear – lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





**231 Birmingham Road, Shenstone Wood End,  
Lichfield, Staffordshire, WS14 0PD**

**Property Description:**

A traditional mid terraced cottage of rendered brick construction, surmounted by a pitched tile clad roof obscured behind a parapet wall, and benefits from UPVC double glazed windows but requires modernisation and improvement through out. The property is located in a semi rural position overlooking the countryside and in an area popular with commuters being conveniently located within approximately two miles distance from the M6 Toll Road providing access to the Midlands Motorway Network and six miles to the North of Sutton Coldfield town centre and within approximately half a miles distance from Blake Street Railway Station providing direct access to Sutton Coldfield and Birmingham city centre.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside  
Front – cottage garden  
Rear – concrete yard and small garden with outside WC, rear driveway (subject to rights of way for adjoining properties) and a separate lawned garden.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



**Find us on the web @**

**[www.cottons.co.uk](http://www.cottons.co.uk)**

**E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)**







## Land rear 164 Yew Tree Lane, Yardley, Birmingham

### Land Description:

A parcel of freehold land, irregular in shape, and extending to approximately 690 sq m (0.17 acres). The land generally comprises of a fore-garden to 164 Yew Tree Lane, side driveway, of which the occupiers of number 164 have a vehicular right over, and a land parcel to the rear, which was previously used as a builders yard, but has been unoccupied now for

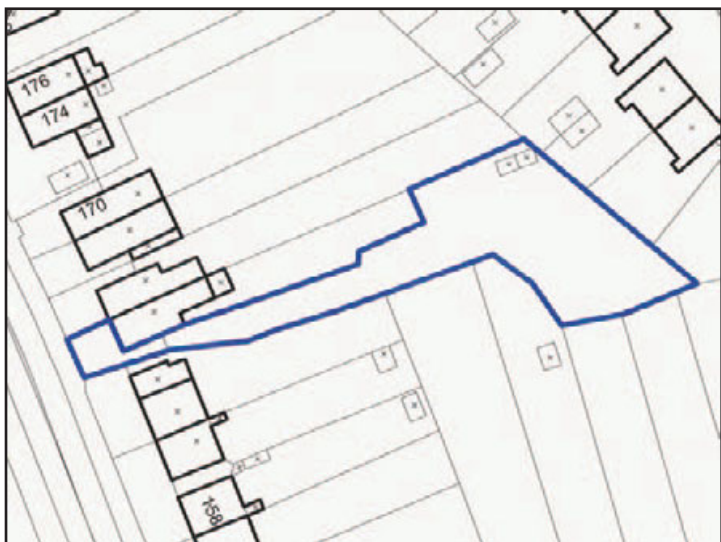
some time. The site is conveniently situated within approximately 50 metres distance from Yardley Centre, which provides a wide range of retail amenities and services.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233





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

### Property Description:

A traditional end of terraced residence of brick construction with a replacement roof covering benefiting from gas fired central heating. Charles Road itself is located directly off Coventry Road (A45) which forms part of an established and popular residential area along with a wide range of shops and local amenities.

### Accommodation:

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

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

Outside (front) Front walled fore-garden  
(rear) Pedestrian side access, garden and WC

**Term:** 50 years, commencing 26 March 1991

**Ground rent:** £850 per annum

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons - 0121 247 2233

## 217 Tiverton Road, Selly Oak, Birmingham B29 6DB



### Property Description:

A traditional mid terraced house of brick construction, surmounted by a slate clad roof, requiring complete modernisation and repair throughout. Tiverton Road itself leads directly off Bristol Road (A38) which provides a wide range of retail amenities and services and forms part of an established area, popular with investors. The property is conveniently located within approximately one quarter of a mile distance from both the University of Birmingham and Selly Oak Railway Station.

### Accommodation:

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

Outside (front) – Small walled fore-garden, shared pedestrian entry access to rear.

Outside (rear) – Yard and overgrown garden.

### Vendors Solicitors:

Refer to auctioneers

### Viewings:

Via Cottons – 0121 247 2233

**LOT 75****Freehold Vacant Possession**

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

**Property Description:**

A three bedroom semi detached property set back from the road behind a lawned foregarden and surmounted by an interlocking tile clad roof. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Talbot Road is located off Wanderers Avenue which in turn can be found off Dudley Road (A459). The property is approximately three quarters of a mile from Wolverhampton City Centre which benefits from having the University of Wolverhampton and a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Porch, Entrance Hall, Lounge, Dining/Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash basin and low level WC.

**Outside**

Front – lawned foregarden.  
Rear – lawned garden.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 76****Freehold Vacant Possession**

**57 Uplands Road,  
Handsworth,  
Birmingham, B21 8BU**

**Property Description:**

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, offered for sale in a presentable condition having recently undergone various refurbishment works and benefiting from UPVC double glazed windows and external doors, gas fired central heating and modern kitchen and bathroom fitments. Uplands Road itself runs directly between Sandwell Road and Rookery Road.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen with range of modern fitments, Bathroom having modern suite comprising panelled bath, pedestal wash basin and WC.

**First Floor**

Stairs and Landing, Three Bedrooms.

**Outside**

Front – small walled foregarden.  
Rear – paved yard and garden, two sheds and a shared rear pedestrian access.

**Vendors Solicitors**

Refer to Auctioneers

**Viewings -**

Via Cottons - 0121 247 2233



**CITY ESTATES**  
(Midlands) Limited



**COTTONS**  
THE AUCTIONEERS



## LOT 77

### 20 Perrott Street, Winson Green, Birmingham, B18 4NB

#### Property Description:

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating, mains fitted smoke alarms and emergency lighting. Perrott Street itself leads directly off Foundry Road, which in turn leads off Winson Green Road (A4040). The property is currently let to Heartland Homes (under The Supporting People Scheme) until 31 March 2008 at a current rental of £520.00 per calendar month (£6,240.00 per annum).

#### Accommodation:

Ground Floor

Reception Hall, Front Room, Lounge, Kitchen.

First Floor

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



Outside (rear) – Paved yard and concrete garden.

#### Vendors Solicitors:

Refer to auctioneers

#### Viewings:

Via Cottons – 0121 247 2233

## LOT 78

### Leasehold Investment

#### 5 Gadds Drive, Rowley Regis, West Midlands, B65 9LN



#### Property Description:

A well laid out ground floor maisonette forming part of a two storey block surmounted by a pitched tile clad roof and situated in a cul-de-sac located off Throne Crescent which in turn leads off Throne Road. The property itself benefits from UPVC replacement windows and electric storage heating and is ideally suited to a buy to let investor as it is currently let on an Assured Shorthold Tenancy Agreement at a rental of £375 per calendar month (£4,500 per annum).

#### Accommodation:

Ground Floor

Entrance Hall, Lounge, Inner Hall with built in storage cupboard, Kitchen, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.

Outside

Front – lawned foregarden.

Rear – communal gardens and drying area.

#### Lease Term:

125 years from 1 April 1999

#### Ground Rent:

£10 per annum

#### Service Charge:

Refer to Legal Pack

#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

Via Cottons – 0121 247 2233







**34 Park Avenue, Willenhall,  
West Midlands, WV13 3DP**

**Property Description:**

A semi detached property of rendered brick construction surmounted by a replacement tile clad roof and benefiting from UPVC double glazed windows, off road parking but requiring complete modernisation and improvement throughout. The property itself occupies a large plot having potential at the side for the addition of a garage/extension (subject to obtaining planning consent from the local Planning Authority) and the property backs onto Willenhall Memorial Park. Park Avenue leads directly off Pinson Road (B4484) and Willenhall town centre is conveniently within approximately one third of a mile distance.

Kitchen with built in Store Cupboard, Rear Entrance Hall with separate WC.

First Floor

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

Outside

Front – lawned foregarden with vehicular gated access to a paved driveway.

Rear – large paved patio and garden.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor

Entrance Hall, Lounge, Breakfast

**I M P O R T A N T   N O T I C E**

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

Bank/Building Society draft

Debit/Credit card

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

Personal/Company Cheque

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

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





**67 Murcroft Road, Pedmore, Stourbridge,  
West Midlands, DY9 9HT**

**Property Description:**

An end terraced house of part rendered brick construction surmounted by a hipped tile clad roof and benefiting from gas fired central heating, UPVC double glazed windows and off road parking. Murcroft Road itself is situated off Dobbins Oak Road which in turn leads off Pedmore Lane and is within approximately two miles distance from Stourbridge Town Centre. The property is currently let on an Assured Shorthold Tenancy at a rental of £450.00 per calendar month (£5400 per annum)

**Accommodation:**

Ground Floor  
Reception Hall, Through Lounge/Dining Room, Kitchen with range of laminate units and built in

pantry cupboard, Rear Entrance Hall with built in store cupboard.

**First Floor**

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

Front – walled tarmacadam forecourt providing off road parking. Rear – pedestrian side access to gravelled patio and partly paved/partly lawned garden and brick store.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**Find us on the web @**

**[www.cottons.co.uk](http://www.cottons.co.uk)**

**E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)**



**LOT 81****Freehold Vacant Possession**

**106 Victoria Road, Stechford,  
Birmingham B33 8AN**

**Property Description:**

A substantial three-storey end terraced house of traditional brick construction, surmounted by an interlocking replacement tile clad roof, and set back from the road behind a Tarmacadam and paved forecourt. The property provides generous accommodation and the layout has been modified internally to provide a total of four bedrooms and two bath/ shower rooms. The property further benefits from gas-fired central heating, but requires complete modernisation and improvement throughout.

**Accommodation:**

Ground Floor  
UPVC double glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen with Cellarette, Lobby, Separate WC with wash basin, Shower Room with wash basin.

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

Stairs to Attic Room with wash basin.

Outside (front) – Tarmacadam & paved fore-garden - providing off-road car parking, shared pedestrian entry access to rear.

Outside (rear) – Yard and garden.

**Vendors Solicitors:**

Refer to auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 82****Freehold Vacant Possession**

**38 Wilkinson Road, Wednesbury,  
West Midlands, WS10 8SJ**

**Property Description:**

An end terraced house of brick construction surmounted by a pitched tile clad roof and benefiting from UPVC replacement windows, gas fired central heating, modern kitchen and bathroom fittings and is offered for sale in a presentable condition. The property itself is situated close to the junction with Watson Road and Wilkinson Road leads directly off High Street (A41) which provides direct access to Wolverhampton City Centre being within approximately three and half miles distance.

**Accommodation:**

Ground Floor  
Reception Hall, Cloakroom with WC, Lounge, Dining Room, Kitchen with extensive range of modern fitted units, Rear Entrance Hall with store.

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

Outside

Front – lawned foregarden with pedestrian side access to rear.

Rear – paved patio, brick store/workshop and enclosed paved garden.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



**COTTONS**  
THE AUCTIONEERS





## 348 Somerville Road, Small Heath, Birmingham B10 9LL

### Property Description:

An end terraced house of rendered brick construction, surmounted by a hipped interlocking tile clad roof, set back behind a tarmacadam forecourt and requiring complete modernisation and improvement throughout. The property itself is situated in an established residential area, close to the junction with Starbank Road.

### Accommodation:

Ground Floor  
Entrance Hall, Lounge, Kitchen,  
Shower Room with glazed shower,  
pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Three  
Bedrooms.

Outside (front) – Tarmacadam  
forecourt providing off-road parking.  
Outside (rear) – Pedestrian side  
access to yard and overgrown rear  
garden.

### Vendors Solicitors:

Refer to auctioneers

### Viewings:

Via Cottons - 0121 247 2233

## 22 Bolton Road, Wolverhampton, WV11 1UA



### Property Description:

A four bedroom mid terraced property with rendered frontage, surmounted by an interlocking tile clad roof set back from the road behind a walled foregarden. The property benefits from well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Bolton Road is located off Neachells Lane which in turn runs from Wednesfield Way (A4124). The property is approximately one quarter of a mile from both Bentley Bridge Leisure Park and New Cross Hospital and is within three miles distance of Wolverhampton City Centre.

### Accommodation:

Ground Floor  
Entrance Hall, Front Reception  
Room, Rear Reception Room,  
Kitchen, Inner Lobby, Shower Room  
comprising low level WC, pedestal  
wash hand basin and shower  
cubicle.  
First Floor  
Stairs and Landing, Four Bedrooms,  
Bathroom with panelled bath,  
pedestal wash basin and low level  
WC.

### Outside

Front – walled foregarden  
Rear – lawned garden.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233





**77 - 79 Vivian Road, Harborne,  
Birmingham B17 0DT**

**Property Description:**

A traditional building of brick construction, surmounted by a pitched slate clad roof, and occupying a prominent corner position at the junction with Vivian Road and Greenfield Road, forming part of a popular and established area and conveniently located within 50 metres of Harborne High Street which provides a wide range of retail amenities and services. The property itself has previously been used as a shop and office premises, occupied for many years by an electrical contractor, and could be suitable for a variety of residential or retail uses (subject to obtaining appropriate planning consent). All interested parties are advised to discuss their proposals with the local planning department at Birmingham City Council, prior to bidding. The property requires complete modernisation and improvement throughout.

**Accommodation:**

Retail Shop – 22 sq m (238 sq ft) maximum, Reception Hall with separate front and rear entrances and Cellar access.  
Office 1 – 11.15 sq m (120 sq ft)  
Office 2 – 10.2 sq m (109 sq ft)  
Kitchen – 6.08 sq m (65 sq ft)  
First Floor  
Stairs and Landing  
Room 1 – 22 sq m (238 sq ft) maximum  
Room 2 – 11.12 sq m (119 sq ft)  
Room 3 – 10.37 sq m (111 sq ft)  
Kitchen – 6.88 sq m (74 sq ft)

Outside (rear) – Brick paved yard with outside WC and pedestrian side access to Greenfield Road.

**Vendors Solicitors:**

Refer to auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



**Find us on the web @**

**[www.cottons.co.uk](http://www.cottons.co.uk)**

**E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)**



# Specialists are our specialty.

Being a property investor demands a particular set of skills, which needs to be reflected in the financial advice you receive. That's why, at The Royal Bank of Scotland we have specialists experienced in this particular field. We call them Business Development Managers – although you'll get to know them on first name terms. They'll be appointed for at least 3 years giving them the time to understand your marketplace. And allowing them to offer informed advice on their range of award-winning financial services. They'll make speedy decisions and even visit you if you can't find the time to get away. So whether you're just starting out, re-financing or looking to expand, call Andy Blundell, Business Development Manager on 07818 427118. And talk to someone who knows what they're talking about.

## Make it happen

Call Andy Blundell on

**07818 427118**

[www.rbs.co.uk](http://www.rbs.co.uk)



**The Royal Bank  
of Scotland**



## **Do you own or manage a Portfolio of Investment Properties?**

If yes

Then our Property Division in  
association with Cottons can  
offer you

## **The Total Property Solution**

- ◆ Competitive Insurance Premiums
- ◆ Specialist Let Property Insurance
- ◆ Increased Peace of Mind with wider policy cover
- ◆ Fast Track Claims Service
- ◆ Simplified Administration
- ◆ Expertise from our in house Property Division

## **Bespoke Insurance Solutions for the Property Professional**

*You have nothing to lose by obtaining a quotation*

Call our Property Division

Tel 01905 26561 fax 01905 619302

Clarke Roxburgh  
Insurance Brokers Ltd

Jenkins House  
15 Foregate Street  
WORCESTER  
WR1 1DB

Tel: 01905 26561  
Fax: 01905 723413  
[www.clarkeroxburgh.co.uk](http://www.clarkeroxburgh.co.uk)

Registered in England  
Number 1428872

Member of the General Insurance Standards Council (10217)

# IMPORTANT NOTICE



We are currently updating our mailing list so, if you require a catalogue for our next auction on 6th July 2006 at Villa Park, please complete the slip below and either hand it to us at the auction or post it to us at the address below. If we do not receive this then your details will be erased from our Mailing List. Alternatively, you may wish to subscribe to our annual Mailing List at cost of £25.00 including VAT which should be enclosed when you return this form to receive Catalogues for the next 12 months from the date of subscription.

Name

Address

Telephone No's

Date

Signature

## Cottons

**Auction Department  
361 Hagley Road  
Edgbaston  
Birmingham  
B17 8DL**

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

**305 Bearwood Road  
Smethwick,  
West Midlands, B66 4DP**

**Tel: 0121 247 2233**

**Fax: 0121 247 1233**

**E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)**



# Cottons

## **'The Auctioneers'**

Cottons have been successfully disposing of property by Auction for well in excess of 50 years and are well established as one of the leading Auctioneers outside of London.

Our major auctions are held regularly at The Aston Villa Football Club and typically comprise of an extensive range of residential and commercial property, land and ground rent investments.

Whilst our catalogue will normally comprise of property within the Midlands Region, we have a proven track record for selling lots further afield and extending across the U.K.

**IF YOU HAVE A PROPERTY TO INCLUDE IN A FUTURE AUCTION CONTACT THE AUCTION TEAM NOW ON 0121 247 2233**

**In addition, our extensive knowledge and expertise developed over the years enables us to provide our clients with a comprehensive range of quality services comprising;**

## **'The Estate Agents'**

We now offer an unrivalled Estate Agency service from our offices at 305 Bearwood Road, Smethwick, and at 361 Hagley Road, Edgbaston. For a list of properties currently available or for a free market appraisal please telephone 0121 533 4747.

## **'The Letting Agents'**

We provide a specialised letting service for both Landlords and Tenants.

## **'The Property Managers'**

We currently manage an extensive range of residential, commercial and industrial property throughout the UK for both private and corporate clients.

## **'The Estate Managers'**

We specialise in managing estate property of all types whether it be a block of flats/apartments, an office development, an industrial estate or a ground rent portfolio.

## **'The Surveyors'**

Our survey and valuation department is experienced in the valuation of all types of residential and commercial property.

## **'The Property Insurance Specialists'**

In conjunction with our brokers we can offer an extensive range of Insurance services for all types of property including buildings and contents cover and landlord's rental guarantee.

**If you are looking for an Agent to provide unrivalled advice and service then please contact us.**

**WE ARE ASSEMBLING LOTS  
FOR OUR NEXT MAJOR AUCTION  
SALE ON**

**6TH JULY 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**