

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

www.cottons.co.uk



PROPERTY AUCTION

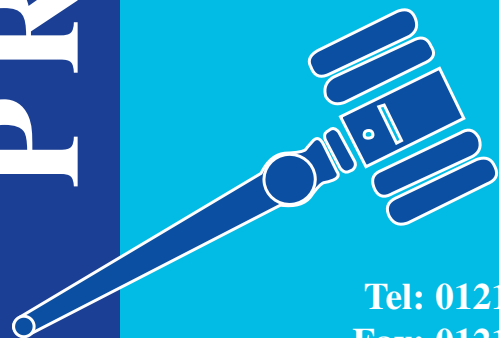
Cottons

Chartered Surveyors

15TH SEPTEMBER 2005

AT 11.00 AM

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



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.

2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.

3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.

4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.

5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.

6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances and electrical fittings. Prospective purchasers are advised to undertake their own investigations.

7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.

8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.

9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.

10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.

11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.

12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.

13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

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

Auction Sale

of 72 LOTS

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

- 38 Freehold Vacant Residential Properties
- 10 Residential Investment Properties
- 3 Leasehold Vacant Flats/Houses
- 3 Freehold Residential Development Opportunities
- 1 Freehold Place of Worship/ Public Hall
- 1 Freehold Smallholding
- 3 Freehold Commercial/ Residential Investments
- 4 Freehold Retail Shops
- 1 Freehold Industrial Workshop
- 7 Parcels of Freehold Land
- 1 Lock-Up Garage Investment

ORDER OF SALE

Lot	Property	
1.	5 Broome Avenue, Great Barr, Birmingham	Leasehold Vacant Possession
2.	109 Wychwood Crescent, Sheldon, Birmingham	Freehold Vacant Possession
3.	108 Ivyhouse Lane, Bilston, West Midlands	Freehold Vacant Possession
4.	18 Hobson Road, Selly Park, Birmingham	Freehold Vacant Possession
5.	77 Deykin Avenue, Witton, Birmingham	Freehold Investment
6.	9 Ettington Road, Aston, Birmingham	Freehold Investment
7.	27 Palace Road, Bordesley Green, Birmingham	Freehold Vacant Possession
8.	55 Flavell Road, Dudley, West Midlands	Freehold Vacant Possession
9.	3 Croft Street, Willenhall, West Midlands	Freehold Investment
10.	47 Herondale Road, South Yardley, Birmingham	Freehold Vacant Possession
11.	47 Piddock Road, Smethwick, West Midlands	Freehold Vacant Possession
12.	7 Woodacre Road, Erdington, Birmingham	Freehold Vacant Possession
13.	Plot 81 Little Hay Lane, Shenstone, Staffordshire	Freehold Land
14.	Plot 82 Little Hay Lane, Shenstone, Staffordshire	Freehold Land
15.	Plot 83, Little Hay Lane, Shenstone, Staffordshire	Freehold Land
16.	123 High Road, Willenhall, West Midlands	Freehold Vacant Possession
17.	46 Lewis Street, Tipton, West Midlands	Freehold Vacant Possession
18.	79 North Road, Selly Oak, Birmingham	Freehold Investment
19.	81 North Road, Selly Oak, Birmingham	Freehold Vacant Possession
20.	Portway Farm, 49 Portway Hill, Rowley Regis, West Midlands	Freehold Vacant Possession
21.	Hillcrest Hse, Grimstock Hill, Lichfield Rd, Coleshill, Birmingham	Freehold Investment
22.	137 Kingsbury Road, Erdington, Birmingham	Freehold Vacant Possession
23.	Devel Land R/O 1-7 Oval Road, Erdington, Birmingham	Freehold Development Land
24.	Bldg Plot Adj 10 & 11 Parkhill Street, Dudley, West Midlands	Freehold Building Plot
25.	28 Coleshill Road, Marston Green, Birmingham	Freehold Vacant Possession
26.	111 Middleton Hall Road, Kings Norton, Birmingham	Leasehold Vacant Possession
27.	52 Dando Road, Dudley, West Midlands	Freehold Vacant Possession
28.	34 Park Lane East, Tipton, West Midlands	Freehold Vacant Possession
29.	651 Birmingham New Road, Bilston, West Midlands	Freehold Vacant Possession



30.	4 Edgbaston Road, Smethwick, West Midlands	Freehold Investment
31.	65 Wellington Road, Bilston, West Midlands	Freehold Vacant Possession
32.	Paddock 10 ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
33.	Paddock 12 ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
34.	Paddock 13 ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
35.	Paddock 14 ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
36.	113 Myvad Road, Wednesbury, West Midlands	Freehold Vacant Possession
37.	52 Harrowby Place, Willenhall, West Midlands	Freehold Vacant Possession
38.	101 Gorsebrook Road, Wolverhampton, West Midlands	Freehold Vacant Possession
39.	29 Douglas Road, Acocks Green, Birmingham	Freehold Vacant Possession
40.	Garages 1-22 Gayhurst Drive, Yardley, Birmingham	Freehold Garages Investment
41.	40, 40A, 40B & 40C Gorse Farm Road, Great Barr, Birmingham	Freehold Investment
42.	11 High Street, Chasetown, Burntwood, Staffordshire	Freehold Vacant Possession
43.	127 Flaxley Road, Stechford, Birmingham	Freehold Investment
44.	20 High Street, Sutton Coldfield, West Midlands	Freehold Vacant Possession
45.	633 Chester Road, Sutton Coldfield, West Midlands	Leasehold Vacant Possession
46.	5 Carlton Avenue, Handsworth, Birmingham	Freehold Vacant Possession
47.	48 Durverville Road, Wolverhampton, West Midlands	Freehold Vacant Possession
48.	Workshop (Pro Dev Engineering) Ward Street, Willenhall	Freehold Vacant Possession
49.	1 Wellesley Road, Oldbury, West Midlands	Freehold Vacant Possession
50.	Thanksgiving Hall, 151 London Road, Leicester	Freehold Vacant Possession
51.	70 Blackwell Street, Kidderminster, Worcs	Freehold Vacant Possession
52.	18 Hellier Street, Dudley, West Midlands	Freehold Investment
53.	49 Hellier Street, Dudley, West Midlands	Freehold Investment
54.	15 Holcroft Street, Tipton, West Midlands	Freehold Vacant Possession
55.	53 Trysull Road, Bradmore, Wolverhampton	Freehold Vacant Possession
56.	55 Trysull Road, Bradmore, Wolverhampton	Freehold Investment
57.	143 Caledonia Road, Wolverhampton	Freehold Vacant Possession
58.	1 Tamerton Road, Bartley Green, Birmingham	Freehold Vacant Possession
59.	42 Parkdale Close, Erdington, Birmingham	Leasehold Investment
60.	375 Moat Road, Oldbury, West Midlands	Freehold Vacant Possession
61.	131 Glebe Farm Road, Stechford, Birmingham	Freehold Investment
62.	Bldg Plot 20 Bowling Green Lane, Bedworth, Warks	Freehold Building Plot
63.	107 Wappenbury Road, Wood End, Coventry	Freehold Vacant Possession
64.	19 Craners Road, Coventry	Freehold Vacant Possession
65.	2 Strawberry Walk, Wood End, Coventry	Freehold Vacant Possession
66.	51 Greenhill Road, Handsworth, Birmingham	Freehold Vacant Possession
67.	112 Vicarage Road, Smethwick, West Midlands	Freehold Vacant Possession
68.	59 Corser Street, Dudley, West Midlands	Freehold Vacant Possession
69.	119 Kings Road, Kings Heath, Birmingham	Freehold Vacant Possession
70.	51 Beddow Avenue, Bilston, West Midlands	Freehold Vacant Possession
71.	23 Slade Road, Sutton Coldfield, West Midlands	Freehold Investment
72.	39 Slade Road, Sutton Coldfield, West Midlands	Freehold Vacant Possession

IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

- **Bank/Building Society Draft**

- **Personal/Company Cheque**

- **Debit/Credit Card**

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

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

- **Full UK Passport or Driving Licence (for identification)**

- **Either a Recent Utility Bill, Council Tax Bill or Bank Statement**
(as proof of your residential address)

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

AUCTION TEAM
Andrew J. Barden MRICS
John Day FRICS
Ian M. Axon MNAEA
Sharon M. O'Malley MNAEA
Peter C. Longden FRICS
Mark M. Ward TechRICS
Kenneth F. Davis FRICS

MISREPRESENTATION ACT

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

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



LOT 1**Leasehold Vacant Possession**

**5 Broome Avenue,
Great Barr,
Birmingham, B43 5AL**

Property Description:

A semi detached property with rendered front surmounted by a tile clad roof set back from the road behind a paved foregarden. The property benefits from having well laid out accommodation and some UPVC double glazed windows but does require modernisation and improvement. Broome Avenue is set in an established residential area and can be located off Hamstead Road (B4167) which in turn runs from Newton Road (A4041). The property is approximately one quarter of a mile distance from Sandwell Valley Country Park and approximately one mile from the main shopping area in Great Barr providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Sun Room/Utility Room.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room having shower cubicle, pedestal wash hand basin and high level WC.
Outside
Front – paved foregarden.



Rear – lawned garden and garage accessed via a side road.

Term: 80 years from the 29th September 1949

Ground Rent: £7 per annum

Vendors Solicitors:

Baches Solicitors
Lombard House
Cronehills Linkway
West Bromwich B70 7PL

Telephone No – 0121 553 3286

Ref: Mr B Boyle

Viewings:

Via Cottons – 0121 247 2233

LOT 3**Freehold Vacant Possession**

**108 Ivyhouse Lane, Bilston,
West Midlands WV14 9LA**

**Property Description:**

A traditional semi detached house of rendered brick construction, surmounted by a hipped slate clad roof, having a single storey extension at the rear and benefiting from UPVC double glazed windows and gas-fired central heating. The property requires modernisation and repair. Ivyhouse Lane itself leads directly off Birmingham New Road (A4123), and the property is located approximately three and a half miles to the south of Wolverhampton City Centre.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Utility Room, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Lawned fore-garden and Tarmacadam driveway providing off- road parking, covered side passageway/store area.
Outside (rear) – Paved patio and garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

LOT 2**Freehold Vacant Possession**

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

**Property Description:**

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

Accommodation:

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

Vendors Solicitors:

Thomas Guise Solicitors
5 Foregate Street
Worcester
WR1 1DB

Telephone No – 01905 723131

Ref: Mr Stuart Bailey

Viewings:

Via Cottons – 0121 247 2233

LOT 4**Freehold Vacant Possession**

**18 Hobson Road,
Selly Park, Birmingham,
B29 7QH**

**Property Description:**

A traditional style mid terraced house of part rendered brick construction, surmounted by an interlocking tile clad roof, offering well laid out accommodation and benefiting from gas-fired central heating. The property has been let to students for a number of years and is situated in the popular Selly Park area, located directly off Pershore Road (A441).

Accommodation:

Ground Floor
Reception Hall, Front Reception Room/Bedroom 4, Lounge, Kitchen, Shower Room with modern suite comprising glazed shower enclosure, wash basin & WC.
First Floor
Stairs and Landing, Cloakroom with WC and wash basin, Three Bedrooms.

Outside (front) – Small walled forecourt.
Outside (rear) – Paved yard and garden with shed and shared pedestrian rear access.

Vendors Solicitors:

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

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233




77 Deykin Avenue, Witton, Birmingham, B6 7BE
Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. Deykin Avenue leads directly off Brookvale Road (A4040). The property is conveniently located within approximately one quarter of a mile from Witton Railway Station and within approximately one mile distance from the University of Central England in Birmingham. The property is currently let on a Regulated Tenancy at a registered rental of £43.00 per week (£2,236 per annum) effective from 23 January 2002.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.

First Floor

Three Bedrooms
Outside
Front – walled foregarden.
Rear – Garden.

Vendors Solicitors:

G S Sira BA Solicitors
33 Market Street
Lichfield
Staffordshire
WS13 6LA

Telephone No: 01543 254 382

Ref: Mr I R Cockayne

Viewings:

No Viewings


9 Ettington Road, Aston, Birmingham B6 6ES
Property Description:

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, set back from the road behind a small walled foregarden and situated close to the junction with Bevington Road. Ettington Road itself leads directly off Witton Road (B4140) which in turn leads off Birchfield Road (A34). The property is let on a Regulated Tenancy.
Rental - £70.00 per week (£3640 per annum).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen with cellar access, Lobby, Bathroom with panelled bath, pedestal wash basin & WC.

First Floor

Stairs and Landing, Three Bedrooms.

Vendors Solicitors:

Putzman Wlc
Britannia House
50 Great Charles Street
Birmingham
B3 2LT

Telephone No – 0121 237 3000

Ref: Mr R Crawford

Viewings:

Via Cottons – 0121 247 2233



**27 Palace Road, Bordesley Green,
Birmingham, B9 5ET**

Property Description:

An end terraced property of predominantly rendered brick construction surmounted by a pitched replacement tile clad roof having a timber framed single storey extension to the rear and providing well laid out and flexible accommodation by offering potential for four double bedrooms. The property benefits from having UPVC double glazed windows, gas fired central heating and ample off road parking. Palace Road itself is situated directly between Bordesley Green and Green Lane.

Accommodation:

Ground Floor
Canopy Entrance, Reception Hall, Cloakroom with WC, Front Reception Room, Middle Reception Room/Bedroom 4, Dining Room, Dining Kitchen with range of modern wooden effect units.

First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom having panelled bath, pedestal wash hand basin, Separate WC.
Outside
Front – full width block paved forecourt providing ample off road parking, pedestrian gated access to rear, paved side yard which may provide scope for a lean-to garage.
Rear – lawned garden and shed.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



**55 Flavell Street,
Dudley, West Midlands
DY1 4NU**

Property Description:

A traditional end terraced house of brick construction, surmounted by a tile clad roof, directly fronting the pavement and requiring modernisation and improvement throughout. Flavell Street itself forms part of an established residential area situated directly off Vicarage Road West, which in turn runs between Sedgley Road (A457) and Birmingham New Road (A4123). The property benefits from a recently installed gas-fired central heating system.

Accommodation:

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms (bedroom 2 intercommunicating), Bathroom with panelled bath, pedestal wash basin & WC.
Outside (rear) – Shared pedestrian access to paved yard, garden, brick-built outhouse and shed.

Vendors Solicitors:

Manby & Steward
George House
St John's Square
Wolverhampton
WV2 4BZ
Tel: 01902 578000

Ref: Ms N Atkinson

Viewings:

Via Cottons – 0121 247 2233



**3 Croft Street,
Willenhall,
West Midlands
WV13 2NU**

Property Description:

A traditional end terraced house of brick construction, surmounted by a slate clad roof directly fronting the pavement and situated in a cul-de-sac located off Field Street (B4484). The property is currently let on an Assured Shorthold Tenancy Agreement Rental - £110.00 per week (£5720.00 per annum).

Accommodation:

Ground Floor
Front Reception Room, Dining/Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms (bedroom 2 intercommunicating).

Vendors Solicitors:

VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton WV1 3AD

Telephone No – 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



**47 Herondale Road, South Yardley,
Birmingham, B26 1NE**

Property Description:

A traditional semi detached house of brick construction, surmounted by a pitched tile clad roof benefiting from a side extension, part UPVC double glazed windows, off road parking and requiring modernisation and improvement throughout. Herondale Road itself forms part of an established residential area and is located via Sunnymead Road off Coventry Road (A45) which contains a range of local shops and amenities and provides direct access to Birmingham City Centre and the M42 Motorway (Junction 6) both being within approximately five miles distance.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Area, Through Lounge/Dining Room, Extended L-Shaped Kitchen, Rear Verandah, Brick Built Store and WC.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath and wash basin, Shower Room with shower and wash basin, Separate WC.
Outside
Front – lawned foregarden with tarmac driveway providing off road parking.
Rear – paved patio and predominantly lawned garden.

Vendors Solicitors:

Harris Cooper Walsh
King Edward Building
48 High Street
Solihull B91 3TB
Telephone No – 0121 705 2255

Ref: Mr T Harris

Viewings:

Via Cottons – 0121 247 2233

**47 Piddock Road, Smethwick,
West Midlands, B66 3BL**



Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a hedged foregarden. The property benefits from having well laid out accommodation however does require full modernisation and improvement. Piddock Road can be located off High Street (A4030) and is approximately one quarter of a mile from Victoria Park and one quarter of a mile from Smethwick High Street providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash basin, Separate WC having low level WC.
First Floor
Stairs and Landing, Three Bedrooms (Bedroom Two intercommunicating).
Outside
Front – hedged foregarden.
Rear – garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

**7 Woodacre Road,
Erdington, Birmingham,
B24 9PA**



Property Description:

A semi detached house of brick construction surmounted by a tile clad roof standing behind a walled foregarden providing well laid out accommodation but in need of some modernisation, and situated virtually opposite Hollyfields Sports Centre. Woodacre Road itself is in an established popular residential area leading directly off Holly Lane and is located within less than one miles distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre.

Accommodation:

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

First Floor

Stairs and Landing, Three Bedrooms, Bathroom comprising Bath and wash basin
Separate WC.

Outside (front) Walled foregarden
Outside (rear) Garden and pedestrian access

Vendors Solicitors:

R R Williams & Son
Warwick House
9 High Street
Sutton Coldfield
West Midlands
B72 1XP

Telephone No – Tel: 0121 354 7870

Ref: Mr R Williams

Viewings:

Via Cottons – 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card

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

Personal/Company Cheque

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

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



LOT 13**Plot 81, Little Hay Lane,
Shenstone,
Staffordshire****Land Description:**

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

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

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

**Vendors Solicitors:**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

Freehold Land**LOT 15****Plot 83, Little Hay Lane,
Shenstone,
Staffordshire****Land Description:**

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

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

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

**Vendors Solicitors:**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

Freehold Land**LOT 14****Plot 82, Little Hay Lane,
Shenstone,
Staffordshire****Land Description:**

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

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

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

**Vendors Solicitors:**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

Freehold Land**LOT 16****Freehold Vacant Possession
123 High Road, Willenhall,
West Midlands WV12 4JN****Property Description:**

A traditional mid terraced house of rendered brick construction, surmounted by a predominantly slate clad roof, benefiting from UPVC double glazed windows, two double bedrooms, modern bathroom fittings and informal off-road car parking, located at the rear. The property has recently undergone some internal redecoration and new fitted carpets. The property is situated fronting High Road (A462) opposite the junction with Bentley Lane and is conveniently within approximately half a mile distance from Roughwood Country Park and Nature Reserve.

**Accommodation:**

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, (bedroom 2 intercommunicating), Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.

Outside (rear) – Paved yard/garden with rear gated access to a yard (not included in the title) providing informal off road car parking.

Vendors Solicitors:

Carltons
503 Coventry Road
Small Heath
Birmingham
B10 0LN

Telephone No – 0121 766 7447

Ref: Mr R Padia

Viewings:

Via Cottons – 0121 247 2233



LOT 17**Freehold Vacant Possession**

46 Lewis Street, Tipton,
West Midlands, DY4 7ED

**Property Description:**

A semi detached property of brick construction surmounted by a tile clad roof, set back from the road behind a walled hedged foregarden. The property benefits from having well laid out accommodation, some double glazed windows however is generally in need of modernisation and improvement. Lewis Road can be located off Horseley Heath Road (A461) and Tame Road (B4166). The property is approximately three quarters of a mile distance from Dudley Port Train Station and within one quarter of a mile from the main shopping area in Great Bridge providing a wide range of local shops and amenities.

Vendors Solicitors:

Lin & Co
95 Chester Road
Sutton Coldfield
West Midlands
B73 5BA

Telephone No – 0121 244 2300

Ref: Mr R Mason

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

First Floor
Stairs and Landing, Two Bedrooms, Outside
Front – walled hedged foregarden.
Rear – paved yard and brick built store.

LOT 18

79 North Road, Selly
Oak, Birmingham
B29 6AN

Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof, directly fronting the pavement. The property is situated directly off Bristol Road (A38), and forms part of an area popular with students, situated in the heart of the Bournbrook/Selly Oak area, and within close proximity of Birmingham University, being within approximately one quarter of a mile distance. The property itself benefits from gas-fired central heating and has mains fitted smoke alarms and emergency lighting.

The property is currently let to three students at a current rental of £620.00 per calendar month (£7,440 per annum).

Total rental income (when fully let to four students) - £758.33 per calendar month (£9100.00 per annum).

Accommodation:

Ground Floor
Front Reception Room/Bedroom 4, Lobby, Living Room, Kitchen, Bathroom with modern suite comprising panelled bath having shower over, pedestal wash basin & WC.

Freehold Investment

First Floor
Stairs and Landing, Three Bedrooms.

Outside (rear) – Yard

Vendors Solicitors:

Vendors Solicitors
Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

LOT 19**Freehold Vacant Possession**

81 North Road,
Selly Oak, Birmingham
B29 6AN

Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof, and having a single-storey extension to the rear. The property is situated directly off Bristol Road (A38), and forms part of an area popular with students, situated in the heart of the Bournbrook/Selly Oak area, and within close proximity of Birmingham University - being within approximately one quarter of a mile distance. The property itself benefits from gas-fired central heating and has mains fitted smoke alarms and emergency lighting.

The property has been let to four students for a number of years but will be sold with vacant possession. Potential total rental income - £758.33 p.c.m. approx. (£9100.00 per annum).

Accommodation:

Ground Floor
Reception Hall, Front Reception Room/Bedroom 4, Living Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath having shower over, pedestal wash basin & WC.



First Floor
Stairs and Landing, Three Bedrooms.
Outside (rear) – Small yard with rear pedestrian access

Vendors Solicitors:

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

Ref: Mr E Ribchester

Viewings:

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Portway Farm, 49 Portway Hill, Rowley Regis, West Midlands, B65 9DJ

Property Description:

A rare opportunity to purchase a smallholding within the West Midlands, comprising of a detached Grade II Listed Farmhouse of brick and tile construction, a range of outbuildings with car parking and paddocks. The farmhouse itself provides extensive accommodation and has been partly renovated to include gas fired central heating and further benefits from a two storey attached annexe which could provide additional living accommodation/bedroom space. The property may be suitable for various business uses and any interested parties are strongly advised to discuss any potential proposals for the property with the local planning authority prior to bidding. The site itself extends to approximately 1.71 acres (0.694 hectares) and is conveniently situated within one and a half miles distance from the M5 Motorway (Junction 2) providing direct access to the Midlands Motorway Network, one mile distance from local services at Black Heath and two miles distance from Dudley town centre providing a wide range of retail amenities and services.

Accommodation:

Farmhouse

Ground Floor
Open Plan Lounge/Dining Room with Oak beamed ceilings, Inglenook fireplace and hardwood floor, Kitchen,

Rear Entrance Hall, Reception Area, Study, Bathroom with bath, pedestal wash basin, Separate WC.

First Floor

Stairs and Landing, Three Double Bedrooms, Cloakroom with WC and wash basin.

Gross Internal Area – 182 square metres (1,960 square feet).

Annexe

Two storey accommodation totalling 61.65 square metres (663 square feet) and including Cloakroom with WC and wash basin.

Outside

Driveway and yard area providing car parking, front and rear gardens, a range of various brick and timber built outbuildings including a traditional barn, stores and stable blocks (some in disrepair), large paddock and a small paddock/allotment garden.

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3PG

Telephone No – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233



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E-mail: auctions@cottons.co.uk





Hillcrest House, Grimstock Hill, Lichfield Road, Coleshill, Birmingham, B46 1LD

Property Description:

A mixed use freehold investment property comprising a large detached dwelling house of brick construction with pitched tile clad roof converted into six self-contained flats, a brick built vehicle repair garage and a storage/vehicle salvage yard with office. The site is located adjacent to Hillcrest (Shell) Petrol Filling Station occupying a prominent position fronting Lichfield Road (A446) which comprises of a dual carriageway and provides access to the M42 Motorway (Junction 9), the M6 Toll (T1) and the M6 Motorway (Junction 4). Local services are available in nearby Coleshill town centre being within approximately a half mile distance and Hams Hall Distribution Park is within approximately one and a half miles distance.

Rental Income

Hillcrest House

Flat 1 – let on an Assured Shorthold Tenancy Agreement - Rental £295 per calendar month (£3,540 per annum).
Flat 2 – let on an Assured Shorthold Tenancy Agreement - Rental £325 per calendar month (£3,900 per annum).
Flat 3 – let on an Assured Shorthold Tenancy Agreement - Rental £325 per calendar month (£3,900 per annum).
Flat 4 – let on an Assured Shorthold Tenancy Agreement – Rental £395 per calendar month (£4,740 per annum).
Flat 5 - let on an Assured Shorthold Tenancy Agreement - Rental £395 per calendar month (£4,740 per annum).
Flat 6 – currently let on an Agreement for use as an office – Rental £395 per calendar month (£4,740 per annum).

Vehicle Repair Garage – Let on a full repairing and insuring lease for a term of nine years (Rent Review every three years) from 24th October 2003 – Rental £18,000 plus VAT per annum.

Storage/Salvage Yard and Office – Let on a full repairing and insuring lease for a term of nine years (Rent Review every three years) from 10th April 2004 – Rental £18,000 plus VAT per annum.

Total Rental Income - £61,560 per annum.

Accommodation:

Hillcrest House

Flat 1 (Ground Floor) – Lounge, Open Plan Kitchen, Double Bedroom, Shower Room (not inspected).
Flat 2 (First Floor) - Entrance Hall, Lounge, Kitchenette, Double Bedroom, En-Suite Shower Room (not inspected).
Flat 3 (First Floor) – Lounge, Kitchen, Double Bedroom, Shower Room (not inspected).
Flat 4 (Ground Floor) – Gated driveway providing off road parking, Lounge, Double Bedroom, Shower Room and Kitchen.
Flat 5 (Ground Floor) – Lounge, Double Bedroom, Kitchen, Shower Room (not inspected).
Flat 6 – Lounge, Dining Room, Kitchen, Shower Room, Two Double Bedrooms. (Note: this accommodation is currently used for office purposes).

Vehicle Repair Garage (Coleshill Repair Centre)

Gross Internal Area – 187.53 square metres (2,018 square feet) and including two vehicle workshops, spray booth, paint store along with store and WC.

Outside – Front and side storage yard/car park.

Storage/Salvage Yard (Skyways of Birmingham) – 812 square metres approximately (8,740 square feet approximately) with gated entrance and office – 24.7 square metres (267 square feet) with Reception Area, Cloakroom with WC, Kitchen and Office.

Vendors Solicitors:

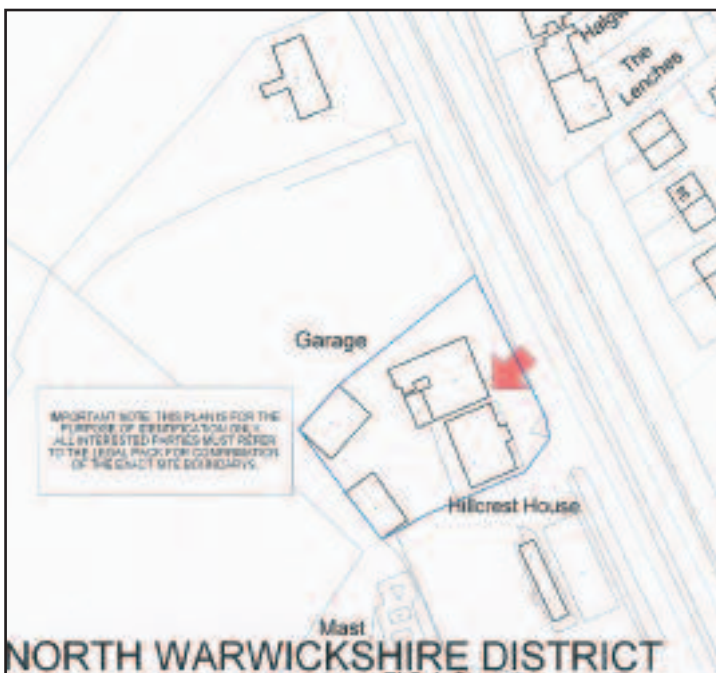
Wildings Solicitors
864 Washwood Heath Road
Ward End
Birmingham B8 2NG
Telephone: 0121 786 2555

Ref: Mr P Wilding

Viewings:

Via Cottons – 0121 247 2233

NOTE: V.A.T. at the rate of 17.5 per cent will payable by the purchaser on the full purchase price.



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**137 Kingsbury Road, Erdington,
Birmingham B24 8QT**

Property Description:

A substantial three-storey detached residence of brick construction, surmounted by a pitched tile clad roof, along with the addition of a single storey extension to the rear, offering extensive accommodation, which we understand, from the vendor, has been used as a care home since 1986, until becoming vacant in February this year. The property itself is generally well maintained and benefits from gas-fired central heating, Fifteen Bedrooms along with ancillary kitchen, bathroom and communal accommodation and a Staff Flat.

The property fronts Kingsbury Road, set back behind a Tarmacadam car park and occupies a sizeable rectangular site, extending to approximately 1218 sq m (0.3 acres) and the rear of the site backs on to a cul-de-sac, known as Ullrik Green. The property and site may be suitable for a wide range of residential uses and possible redevelopment, and all interested parties should contact the local planning department at Birmingham City Council prior to bidding, in order to establish the current planning use along with the viability of any proposed use or redevelopment scheme.

Accommodation:

Entrance Hall, Reception Hall with Cellar off, Inner Hall with Lift and Stair Access, Two Offices/Store Rooms, Shower

Room, Bathroom, Cloakroom, Staff Cloakroom, Kitchen, Two Large Sitting Rooms, Dining Room, 7 Bedrooms each with wash basin.

First Floor
Stairs and Lift Access to Landing with store cupboard, Laundry Room, Shower Room, Bathroom, Cloakroom, 8 Bedrooms each with wash basin.

Second Floor (Staff Flat)
Stairs and Landing, Bedroom, Living/Kitchen.

Gross Internal Area – 408 sq m (4396 sq ft) approximately.

Outside (front) – Full width Tarmacadam forecourt providing ample car-parking.

Outside (rear) – Paved patio, pedestrian side access with boiler cupboard located off and a predominantly lawned garden extending to approximately 49 metres (160 ft).

Vendors Solicitors:

Glenisters Solicitors
Television House
269 Field End Road
Eastcote
Ruislip
Middlesex HA4 9LS

Telephone No – 0208 868 4343

Ref: Ms M Bradley

Viewings:

Via Cottons – 0121 247 2233



**Residential Development Site Rear of 1-7 Oval
Road, Erdington, Birmingham B24 8PN**

Site Description:

A parcel of Freehold Residential Development Land, comprising a former lock-up Garage Yard and situated to the rear of numbers 1-7 Oval Road and accessed by way of a central driveway, which is included in the sale. The total site area extends to approximately 882 sq m (0.218 acres). Oval Road itself is situated directly off Wheelwright Road and the site is conveniently located within approximately one quarter of a mile distance from Gravelly Hill Railway Station, approximately a third of a mile distance from the M6 Motorway (junction 6) and within one mile distance from Erdington High Street, providing a wide range of retail amenities and services.

Planning:

The site has the benefit of full planning consent granted by Birmingham City

Council (reference N/03546/03/FUL dated 12 December 2003) for the erection of three detached dwellings with garages and parking. A copy of the planning consent and plans are available for inspection at the auctioneer's offices.

Vendors Solicitors:

Silks
368 High Street
Smethwick
West Midlands
B66 3PG

Telephone No – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233





Building Plot Adjacent 10 & 11 Parkhill Street, Dudley, West Midlands DY2 8LX

Property Description:

A parcel of freehold building land, approximately rectangular in shape, situated between Numbers 10 and 11 Parkhill Street which forms part of an established residential area located off Dixons Green Road (B4171) and within approximately half a miles distance from Dudley town centre providing a wide range of amenities and services.

Planning:

The site benefits from planning consent granted by Dudley Metropolitan Borough Council (dated 22 July 2005 Reference P05/1318) for the erection

of a single residential dwelling house. A copy of the planning consent is available for inspection at the Auctioneer's offices.

Vendors Solicitors:

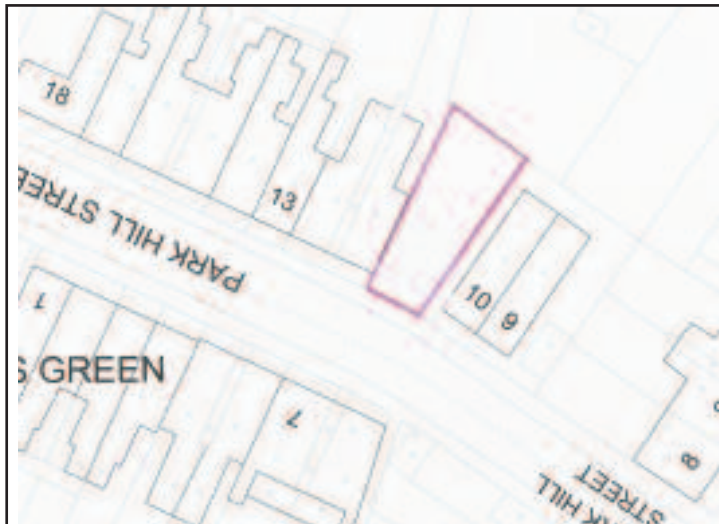
Powell & Co
9-11 Coleshill Street
Sutton Coldfield
West Midlands B72 1SD

Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons – 0121 247 2233



28 Coleshill Road, Marston Green, Birmingham B37 7HN

Property Description:

An excellently presented traditional detached family residence, offered for sale due to the vendors emigration and having been modernised and much improved to a high standard. The property benefits from well laid out family accommodation, benefiting from a single storey rear extension, UPVC double glazed windows, gas-fired central heating, security alarm, modern kitchen and bathroom fittings, ample off-road parking and landscaped rear gardens. Coleshill Road itself forms part of a popular residential area and the property is conveniently within approximately one third of a mile distance from Marston Green village, providing a range of local amenities and services including Marston Green Railway Station, which provides easy commuting to Birmingham and Coventry City Centres, along with the National Exhibition Centre and a range of other locations.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Breakfast/Kitchen with an extensive range of wooden panelled units along with built-in oven, hob, cooker hood, dishwasher, fridge & freezer, breakfast bar and built-in Pantry Cupboard, Through Lounge and Dining Room, Double Doors to Rear Reception Room. First Floor



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

Outside (front) – Full width block paved forecourt providing ample off-road parking, pedestrian side access to rear. Outside (rear) – Paved patio, landscaped and predominantly lawned garden with substantial shed.

Vendors Solicitors:

Sydney Mitchell
Shakespeare Building
2233 Coventry Road
Sheldon
Birmingham B26 3NL

Telephone No – 0121 722 2969

Ref: Mr D McCorry

Viewings:

Via Cottons – 0121 247 2233



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LOT 26**Leasehold Vacant Possession**

**111 Middleton Hall Road, Kings Norton,
Birmingham, B30 1AN**

**Property Description:**

A one bedroomed ground floor maisonette of brick construction set back from the road behind a paved and gravelled driveway leading to garage and lawned garden. The property benefits from having well laid out accommodation, UPVC double glazed windows, electric heaters and is offered for sale in presentable condition. Middleton Hall Road (B4121) can be located off the Pershore Road South (A441) and is approximately half a mile distance from Kings Norton Train Station and the main shopping area in Cotteridge providing a wide range of local shops and amenities.

Vendors Solicitors:

England Stickland & Hampton
Bank Chambers
1 Wood End Road
Erdington
Birmingham B24 8AA

Telephone No – 0121 377 7773

Ref: Ms V Treloar

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom having panelled bath, pedestal wash basin and low level WC.
Outside
Front - gravelled and paved driveway leading to garage and communal lawned area.
Rear – communal lawned garden.

Term: From 11 March 2005 to 24 March 2147

Ground Rent: Refer to Solicitors

Service charge: £250 per annum

**LOT 27****Freehold Vacant Possession**

**52 Dando Road, Dudley,
West Midlands, DY2 8NH**

**Property Description:**

A traditional mid terraced house of brick construction surmounted by an interlocking tile clad roof set back from the road slightly elevated 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. Dando Road can be located off Blackacre Road which in turn runs off the Southern By-Pass (A461) and is approximately half a mile distance from Dudley town centre providing a wide range of shops and amenities.

Vendors Solicitors:

David Bunn & Co
National Westminster Bank Chambers
815 Bristol Road South
Northfield
Birmingham B31 2NQ

Telephone No – 0121 476 8481

Ref: Mr D Faulkner

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen with dining area.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom having panelled bath, shower cubicle, low level WC and pedestal wash basin.
Outside
Front – walled foregarden.
Rear – patio area leading to lawned garden.

LOT 28**Freehold Vacant Possession**

**34 Park Lane East,
Tipton, West Midlands,
DY4 8RD**

**Property Description:**

A mid terraced retail premises of traditional construction, benefiting from a modern aluminium shop front and a prominent position in a parade of shops. The property comprises of a ground floor retail unit, with living accommodation above, both in need of some modernisation and improvement. Park Lane East itself runs directly off Lower Church Lane (B4163), which in turns runs directly off Horseley Heath. (A461).

Vendors Solicitors:

Simpson and Co.
Norwich House
Poplar Road
Solihull B91 3AW

Tel – 0121 704 1212

Ref: Mrs S Paul

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Retail Area – 34.7sq.m. max (374sq.ft.), Rear Retail Area – 15.1sq.m. max (163sq.ft.), Cold Store Room measuring 9.2cu.m. (324cu.ft.)
First Floor
Stairs to Gallery Landing, Bathroom with W.C., panelled bath and wash hand basin, Bedroom, Living Room

LOT 29**Freehold Vacant Possession**

**651 Birmingham New
Rd, Bilston, West
Midlands WV14 9JL**

Property Description:

A mid terraced Retail Unit of traditional brick construction with rendered elevations and a tiled roof. The property forms part of a Busy Parade of Shops having Service Road Parking on the Birmingham New Road (A4123) situated between the junctions of Bank Street and Ivyhouse Lane.

Accommodation:

Ground Floor
Retail Shop having modern shop front with electric roller shutter protection - 4.95 m x 5.35 m. Rear Living Room / Potential Shop Extension, Kitchen and Bathroom.
First Floor
Stairs and Landing, Three Bedrooms (one interconnecting).

Outside (rear) – Paved yard with covered area

**Vendors Solicitors:**

Waldrons
Wychbury Court
2 Woods Land
Brierley Hill
West Midlands
DY5 1TA

Telephone No – 01384 811811

Ref: Mr J Day

Viewings:

Via Cottons – 0121 247 2233





4 Edgbaston Road, Smethwick, West Midlands, B66 4LA

Property Description:

A substantial three storey mid terraced house of brick construction surmounted by an interlocking tile clad roof and having been converted to provide two well laid out self-contained flats, each benefiting from separate gas fired central heating systems, separate gas and electricity meters and part UPVC double glazed windows. Edgbaston Road itself runs directly between Smethwick High Street and Waterloo Road and the property is conveniently located less than one quarter of a mile distance from local services at Cape Hill which includes a new Superstore Retail Development. Each flat is currently let on Assured Shorthold Tenancy Agreements at the following rental:- Flat 1 - £395 per calendar month. Flat 2 - £450 per calendar month. Total rental income - £845 per calendar month (£10,140 per annum). A copy of each Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Flat 1
Reception Hall, Lounge, Kitchen,

Bathroom with panelled bath, pedestal wash basin and WC, Double Bedroom.
Flat 2
Rear Access Stairs to First Floor
Entrance Hall and Landing, Lounge, Kitchen, Bathroom having panelled bath, pedestal wash hand basin and WC, Bedroom One (Double)
Second Floor
Stairs to Double Attic Bedroom.
Outside
Front – walled foregarden, shared pedestrian entry access to rear.
Rear – yard and lawned garden.

Vendors Solicitors:

Lincoln-Lewis & Co
48 Frederick Road
Edgbaston
Birmingham B15 1HN

Telephone No – 0121 454 7011

Ref: Mr J Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233



65 Wellington Road, Bilston, West Midlands WV14 6AQ

Property Description:

A substantial double-fronted, three-storey residence of rendered brick construction, surmounted by a replacement tile clad roof, and requiring modernisation and improvement. The property provides extensive accommodation throughout, having four reception rooms, six bedrooms and benefits from UPVC double glazed windows, gas-fired central heating and further benefits from a coach house/workshop located in the rear garden and has vehicular access off Green Lanes which also provides access for off road parking. Wellington Road itself (A41) leads directly to Wolverhampton City Centre, which lies approximately two miles distance to the north west.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Front Reception Room 1, Front Reception Room 2, Rear Reception Room 1, Rear Reception Room 2, Breakfast/Kitchen.
First Floor
Stairs and Landing, Bedrooms 1, Bedroom 2, Large Bathroom with panelled bath, pedestal wash basin & WC, Bedroom 3 (intercommunicating), Bedroom 4.
Second Floor
Stairs to Bedroom 5 (intercommunicating), Bedroom 6.

Outside (front) – Walled fore-garden.
Outside (rear) – Brick yard, garden, two-storey coach house/workshop, gates vehicular access, providing off-road parking and served by a shared driveway leading off Green Lanes.

Vendors Solicitors:

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

Telephone No – 0121 553 3211

Ref: Ms L Trott

Viewings:

Via Cottons – 0121 247 2233



LOT 32**Freehold Land****Paddock 10, 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.

**Vendors Solicitors:**

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

LOT 34**Freehold Land****Paddock 13, 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.

**Vendors Solicitors:**

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

LOT 33**Freehold Land****Paddock 12, 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.

**Vendors Solicitors:**

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

LOT 35**Freehold Land****Paddock 14, 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.

**Vendors Solicitors:**

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

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings:

External Viewings

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.





**113 Myvod Road, Wednesbury,
West Midlands WS10 9QD**

Property Description:

A semi detached house of rendered brick construction, surmounted by a hipped tile clad roof, set back from the road behind a fore-garden and driveway and in need of some modernisation and improvement. The property itself is situated virtually opposite the junction with Coleman Road and Myvod Road itself is located off Wood Green Road (A461) which provides direct access onto the M6 Motorway (junction 9), being within approximately three quarters of a mile distance and is conveniently located for Wednesbury Town Centre, being within approximately one mile distance, providing a wide range of local retail amenities and services.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen,
Cloakroom with WC.

First Floor

Stairs and Landing, Three Bedrooms,
Bathroom.

Outside (front) – Lawned fore-garden
and driveway providing off road parking,
pedestrian gated access to rear.
Outside (rear) – Lawned garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



**52 Harrowby Place, Willenhall,
West Midlands, WV13 2RA**

Property Description:

A traditional style semi-detached house of rendered brick construction with a hipped tile clad roof and situated in a cul-de-sac located just off The Crescent. The property itself benefits from UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings, garage and a single storey extension to the rear.

Accommodation:

Ground Floor
UPVC Double Glazed Porch, Reception
Hall, Front Reception Room, Rear
Reception Room, Kitchen,
Breakfast/Dining Room.
First Floor
Stairs and Landing, Three Bedrooms,
Bathroom with modern suite

comprising pedestal wash hand basin,
WC and panelled bath.

Outside

Front – walled foregarden with paved
parking area and driveway to garage.
Rear – yard and garden.

Vendors Solicitors:

BK Solicitors
Crown House
28 George Street
Birmingham
B12 9RG

Telephone No – 021 440 1881

Ref: Mr M Ali

Viewings:

Via Cottons – 0121 247 2233



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101 Gorsebrook Road, Wolverhampton, West Midlands WV6 0PD



Property Description:

A mid terraced property of brick construction, surmounted by a tiled clad roof, set back from the road behind a walled foregarden. The property has been informally converted into two separate self contained flats one benefiting from gas fired central heating and the other from UPVC double glazed windows. Both flats are offered for sale in presentable condition. Gorsebrook Brook can be located off Stafford Road (A449) and is approximately one and a half miles distance from the University of Wolverhampton and Wolverhampton City Centre providing access to a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Porch providing separate access to Flat One and Flat Two.
Flat One
Entrance Room, Reception Room/Bedroom, Kitchen, Inner Lobby, Bathroom having panelled bath, pedestal wash hand basin and low level WC.
First Floor
Flat Two
Stairs and Landing, Reception/Bedroom, Kitchen, Shower Room with shower cubicle, low level

WC and pedestal wash basin.
Outside (front) – Walled foregarden.
Outside (rear) – Lawned garden.

Vendors Solicitors:

Bukhari & Co
14-16 Carr Road
Nelson
Lancashire BB9 7JS
Tel No. 01282 611234

Ref: Mr N Bukhari

Viewings:

Via Cottons – 0121 247 2233

29 Douglas Road, Acocks Green, Birmingham B27 6HH

Property Description:

A substantial three-storey semi detached house of brick construction, surmounted by a pitched tile clad roof, providing well laid out accommodation and benefiting from three reception rooms, five bedrooms, part UPVC double glazed windows and gas-fired central heating. The property requires some modernisation and cosmetic improvement. Douglas Road runs directly between Stockfield Road (A4040) and Yardley Road (B4146) and is conveniently within approximately one quarter of a mile distance from Acocks Green Railway Station and within approximately half a mile distance from Acocks Green Shopping centre, providing a wide range of retail amenities.

Accommodation:

Ground Floor
Porch, Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Utility Room/Rear Entrance Hall, Cloakroom with WC.
First Floor
Stairs and Landing, Three Bedrooms, Large Bathroom with panelled bath, having electric shower over, pedestal wash basin & WC.
Second Floor
Stairs and Landing with built-in cupboard, Two Further Bedrooms.



Outside (front) – Concrete forecourt, providing off-road parking, shared access to rear.
Outside (rear) – Concrete hard-standing leading to Garage, yard and lawned garden.

Vendors Solicitors:

Sehgal Solicitors
456 Stratford Road
Sparkhill
Birmingham B11 4AE

Telephone No – 0121 772 2226

Ref: Mr Tareq Ali

Viewings:

Via Cottons – 0121 247 2233



Garages 1-22 Gayhurst Drive, Yardley, Birmingham, B25 8YN

Property Description:

A freehold garage yard investment containing a total of twenty two lock-up garages situated in two blocks to the rear of Gayhurst Drive which is served by a pedestrian access and having vehicular access from Jennifer Walk which leads directly off Church Road. The garage yard is hard surfaced with tarmac and the garages themselves are of brick construction with corrugated roofs.

Rental Income:

Each garage is fully let at a rental income of £160.00 per annum paid in quarterly instalments as follows:-
Twenty Two Garages @ £160.00 per

annum. Total rental income (£3,520 per annum). A schedule of tenancies is available for inspection at the Auctioneer's office.

Vendors Solicitors:

William Sturges & Co
39 The Mall
Ealing
London W5
Telephone No: 0208 5671481

Ref: Mr R Wrench

Viewings:

Via Cottons – 0121 247 2233





40, 40A, 40B & 40C Gorse Farm Road, Great Barr, Birmingham, B43 5LT

Property Description:

A freehold investment opportunity comprising of two retail shop units along with a first floor flat and office situated in a parade of various shops fronting Gorse Farm Road at the junction with Langford Avenue. The property is of two storey brick construction and underwent a good quality refurbishment during December 2004 which included mostly UPVC double glazed windows and doors, rewiring, replastering, redecoration and in addition the flat also benefits from modern kitchen and bathroom fittings, gas fired central heating, laminate floors, internal fire doors and mains fitted smoke alarms. The property is currently fully let as follows:-

Rental Income:

40 Let on a lease for a term of two years from 29 July 2005 - Rental £100 per week (£5,200 per annum).

40A Let on an assured shorthold tenancy agreement for a term of six months from 2 April 2005 – Rental £150 per week (£7,800 per annum).

40B and 40C Let on a lease for a term of six years from 1 August 2005 – Rental £150 per week (£7,800 per annum).

Current Rental Income:

£20,800 per annum.

Accommodation:

Ground Floor

40 - Retail Shop T/A Sunspots Abroad Overseas Property - 24.8 square metres

(266 square feet approximately) with laminate floor, Inner Hall with built in understairs cupboard, Office – 14.78 square metres (159 square feet).

40B – Retail Shop T/A Little Pockets - 22.03 square metres (237 square feet) maximum with sink unit and rear French doors

Shared Service Accommodation comprising Inner Hall, Kitchen – 6.43 square metres (69 square feet) with range of laminate units, Cloakroom with pedestal wash basin, WC and built in cupboard.

First Floor

Secure entrance off Gorse Farm Road, Entrance Hall, Stairs and Landing.

40A – Self Contained Flat - Reception Hall, Lounge, Kitchen with range of modern laminate units including built in oven, hob and cooker hood, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.

40C – Office - 9.57 square metres (103 square feet).

Vendors Solicitors:

Shepherds Solicitors
6 Birmingham Road
Great Barr
Birmingham B43 6NR

Telephone No – 0121 358 7001

Ref: Mr B Shepherd

Viewings:

Via Cottons – 0121 247 2233



11 High Street, Chasetown, Burntwood, Staffordshire WS7 8XE

Property Description:

A three-storey mid terraced property, constructed of rendered brick, surmounted by a slate clad roof and comprising of a Ground Floor Retail Shop along with two Self-contained Flats over. The property itself occupies a prominent town centre position adjacent to the local post office and within close proximity to a public car park providing customer parking. The property has formerly traded as a grocery shop and off licence and Chasetown itself comprises of a small town attached to Burntwood and is conveniently situated a short distance north of the A5 Watling Street along with the M6 Northern Relief Road giving direct access to the Midlands Motorway Network including the M6, M54 and M42 Motorways.

Accommodation:

Ground Floor

Retail Shop – 142 sq m (1534 sq ft) with modern shop front, suspended ceiling and a range of fitted counters and shelving, deep freeze cabinets, wash basin and food preparation area, Kitchen & WC

Rear Cold Room – 7 sq m (75 sq ft)

Store Room – 10 sq m (108 sq ft)

Rear Car Park/Yard – 51.8 sq m (558

sq ft) with access from High Street and a secondary access from the public car park.

Flat Accommodation

Separate access from High Street to:

First Floor Flat 1

Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom with panelled bath, wash basin & WC.

Note: Flat 1 benefits from gas-fired central heating.

Second Floor

Flat 2

Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom with panelled bath, wash basin & WC.

Note: Flat 2 benefits from electric storage heating.

Vendors Solicitors:

B A Solicitors
436 Stratford Road
Sparkhill
Birmingham
B11 4AD

Telephone No – 0121 773 4200

Ref: Mr J Singh

Viewings:

Via Cottons – 0121 247 2233

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**127 Flaxley Road, Stechford,
Birmingham, West Midlands, B33 9HQ**

Property Description:

A nicely presented end-terrace retail unit, with a self contained two bedroom flat above, set back behind a large forecourt and located close to the junction with Old Farm Road. The property benefits from gas fired central heating and the flat benefits from uPVC double glazed windows.

The ground floor is currently let as a hairdressing studio and the flat is let on an Assured Shorthold Tenancy agreement. To the rear there is a garage/workshop which is currently vacant.

The tenancy details are as follows:

Hairdressing Studio

Let on a Full Repairing and Insuring lease, expiring 31/7/2010 at a Rental of £7,250 per annum

Flat

Let on an Assured Shorthold Tenancy Agreement at a Rental of £80pw (£4,160 per annum)

Total Current Rental Income

£11,410 per annum

Potential Income When Fully Let

£12,610 per annum

Accommodation:

Ground Floor

Front Salon Area – 44.3sq.m.

(476sq.ft.), Rear Salon Area – 7.8sq.m. (83sq.ft.), Staffroom – 17.3sq.m. (186sq.ft.),

Total Floor Area – 69.4sq.m. (747sq.ft.)

Garage/Workshop

Unit measuring 39.3sq.m. (423sq.ft.),

with vehicular access off Old Farm Road.

First Floor

Flat – Entrance Hall, Kitchen, Two Bedrooms, Bathroom, Living Room

Outside (front) – Property Fronts onto a large paved forecourt, set back from Flaxley Road

Outside (rear) – Enclosed Rear Yard, with Outside W.C. and access to Rear Garage/Workshop

Vendors Solicitors:

Garner Canning

2 Bolebridge Street

Tamworth

Staffordshire

B79 7PA

Tel: 01827 57272

Ref: Mr Ian Webster

Viewings:

Via Cottons – 0121 247 2233



**20 High Street, Sutton Coldfield,
West Midlands, B72 1UX**

Property Description:

A Grade II* Listed Residence, of traditional construction and benefiting from substantial accommodation across Four Floors, including Six Bedrooms and Three Living Rooms. The property also boasts many original character features, as well as modern comforts such as Gas Fired Central Heating.

The property which was formerly run as a Hairdresser's now has Full Planning Permission for conversion back to a family dwelling.

High Street (A5 127) itself runs off Mill Street and the property is located close to its junction with Midland Drive.

Planning:

The property benefits from Full Planning Permission for conversion back to a family dwelling, as granted by Birmingham City Council, dated 1 February 2005, Ref No – N/08100/04/FUL. For any further details, please contact Birmingham City Council Planning Department – 0121 303 1115

Accommodation:

Ground Floor

Reception Hall, Lounge, Rear Living

Room, Inner Hall, Kitchenette

Lower Ground Floor

Room 1, Room 2, Garden Lounge, Inner Hall, Outer Hall, Breakfast Room, Kitchen

First Floor

Half Landing, Two Bedrooms, Bedroom/Living Room, Kitchen

Second Floor

Three Bedrooms and Cloakroom

Outside (front) – Property Fronts Directly onto High Street

Outside (rear) – Cobbled Terrace leading to Extensive Lawned Garden, with Two Storey 'Apple Store'. There are also parking spaces to the rear.

Vendors Solicitors:

Williams Freeman Lloyd

1490 Stratford Road

Hall Green

Birmingham B28 9EU

Tel – 0121 744 4416

Ref: Mr Christopher

Viewings:

Via Cottons – 0121 247 2233

633 Chester Road, Sutton Coldfield, West Midlands, B73 5HY


Property Description:

A converted ground floor two bedroomed apartment being offered for sale in presentable condition and benefiting from well laid out accommodation. The property can be located on Chester Road (A452) close to the junction with Marston Road and is approximately one hundred yards from Chester Road Train Station allowing easy access to both Sutton Coldfield Town Centre and Birmingham City Centre being approximately one and a half miles distance from Sutton Coldfield Town Centre providing access to a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Reception Room, Bedroom One, WC having low level WC and pedestal wash hand basin, Kitchen/Dining Room, Bedroom Two, (Bathroom intercommunicating) Bathroom having panelled bath, pedestal wash hand basin and low level WC.
Outside
Front – paved foregarden allowing off road parking.
Rear – patio area leading to lawned garden.

Term:

99 Years from 5 December 1986

Ground rent: £35 rising to £120

Service Charge: Refer to Solicitors

Vendors Solicitors:

Davisons
254 Lichfield Road
Four Oaks
Sutton Coldfield
B74 2UH

Telephone No: 0121 323 2525

Ref: Mr N Middleton

Viewings:

Via Cottons – 0121 247 2233

5 Carlton Avenue, Handsworth, Birmingham, B21 8AN


Property Description:

A traditional semi detached property of rendered brick construction surmounted by a hipped tile clad roof offering flexible and well laid out accommodation benefiting from a single storey full width extension to the rear, UPVC double glazed windows, gas fired central heating, two bathrooms, three reception rooms and three bedrooms. Carlton Avenue itself is situated in an established residential area located just off Rookery Road (A4040).

Accommodation:

Ground Floor
UPVC Double Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen with range of modern laminate units, Side Passageway/Utility Area, Bathroom with modern corner suite comprising panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Outside

Front – paved walled forecourt.
Rear – paved patio and lawned garden.

Vendors Solicitors:

Lumsdons Solicitors
223 Rookery Road
Handsworth
Birmingham B21 9PX
Telephone No – 0121 523 8431

Ref: Mr R Doug

Viewings:

Via Cottons – 0121 247 2233

48 Durberville Road, Wolverhampton WV2 2EX


Property Description:

A semi detached house of part clad brick construction, surmounted by a hipped tile roof, offered for sale in a presentable and much improved condition, benefiting from well laid out accommodation, gas-fired central heating, mostly UPVC double glazed windows, security alarm, modern kitchen fittings, good decorative order and fitted carpets and floor coverings. Durberville Road itself is situated off Dixon Street which in turn leads off Thompson Avenue (A4123) and the property lies approximately one and a half miles distance to the south east of Wolverhampton City Centre.

Accommodation:

Ground Floor
Reception Hall, 'L' shaped Lounge, Dining Room, Open Plan Kitchen with a range of attractive wooden effect panelled units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.

brick built WC and stores, lawned garden and further patio area with pagoda.

Vendors Solicitors:

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

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

Outside (front) – Block paved forecourt and driveway providing off road parking, gated access to car port/covered yard area.
Outside (rear) – Block paved yard/patio,

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Workshop (formerly Prodev Engineering), Ward Street, Willenhall, West Midlands WV13 1EP


Property Description:

A single storey industrial unit/workshop of brick construction, surmounted by a part pitched and a part flat roof, situated in a predominantly industrial area and located opposite a public car park, adjacent to St Anne's Church. Ward Street itself leads off Ann Street, which leads directly off St Anne's Road. The property benefits from mains gas independent heating (not tested), and has a fitted security alarm.

Accommodation:

Main Workshop
53.38 sq m (574 sq ft) with sliding double door entrance, toilet and wash basin.
Eaves height – 3.28 m (10' 9")
Rear Workshop – 31.82 m (342 sq ft)

Office – 21.43 sq m (230 sq ft)
Outside – Gated yard area – 13.81 sq m (148 sq ft)
Gross Internal Area – 106.63 sq m (1147 sq ft)
Site Frontage – 9.9 m (32' 6")
Total Depth – 13.25 m (43' 6")

Vendors Solicitors:

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

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233

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1 Wellesley Road, Oldbury, West Midlands B68 8RY

Property Description:

An end terraced house of rendered brick construction surmounted by a hipped slate clad roof, occupying a corner position at the junction with Tat Bank Road. The property benefits from gas fired central heating, UPVC double glazing and has recently been refurbished and modernised throughout including new kitchen fittings, redecoration and carpets. The property provides flexible well laid out accommodation and has previously been let to four individual tenants.

Accommodation:

Ground Floor
Reception Hall, Reception Room One, Reception Room Two, Living Room, Store Room, Kitchen with range of modern fitted units, built in electric oven and hob, Lobby, Shower Room with

shower enclosure, wash basin and WC, Cloakroom with WC and wash basin.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside
Front – brick paved forecourt.
Rear – garden.

Vendors Solicitors:

Keith Bright Solicitors
30 Walmley Road
Sutton Coldfield
West Midlands
B76 1QN

Telephone No – 0121 351 6296

Ref: Mr K Bright

Viewings:

Via Cottons – 0121 247 2233



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Thanksgiving Hall, 151 London Road, Leicester LE2 1EF

Property Description:

A substantial public hall and place of worship, which has been occupied by the Independent Holiness Movement for many years, and directly fronts London Road, situated virtually opposite the junction with Highfield Street and adjacent to the Marquis Wellington Public House. The single storey accommodation is of brick construction, surmounted by a slate clad roof and benefits from a gas-fired central heating system which is currently unused and has not been tested. London Road (A6) provides one of the main routes into Leicester City Centre and comprises of a busy and vibrant road containing a diverse range of commercial and retail premises, and further provides access to Leicester Railway Station being within approximately half a mile distance, and is also within close proximity to DeMontford Hall and gardens, Victoria Park and Leicester University. Leicester City Centre lies approximately three quarters of a mile distant to the north west.

Accommodation:

Ground Floor
Public Hall – 222 sq m (2390 sq ft)



with internal Reception Area and Stage.
Vestry – 15.4 sq m (165 sq ft) with Cloakroom having WC and wash basin.
School Room – 37.77 sq m (406 sq ft)
Rear Entrance Hall, Wash Room with wash basin & WC.
Outside (front) – A gated Tarmacadam full length side yard.
Outside (rear) – Tarmacadam yard with wash room having WC and wash basin, external access to Cellar containing gas-fired boiler (not tested).

Gross Internal Floor Area – 275.17 sq mtrs (2962 sq ft)

Vendors Solicitors:

Payne & Payne
The Square
1a Kingston Road
Wilerby
Hull
HU10 6AD

Telephone No – 01482 326446

Ref: Mr P E Craft

Viewings:

Via Cottons – 0121 247 2233



70 Blackwell Street, Kidderminster, Worcester, DY10 2EL

Property Description:

An end terraced two storey retail shop of traditional brick construction surmounted by a slate clad roof situated in a parade of shops at the junction with Union Street and directly fronting Blackwell Street (A45 1) which provides one of the main routes in and out of Kidderminster and connects with St Mary's Ringway (A456). Kidderminster Town Centre is within approximately half a miles distance. The property is in need of repair and improvement.

Planning

The property benefits from planning consent granted by Wyre Forest District Council (dated 12 May 2005, Reference WF.285/05) for A5 consent allowing use as a Hot Food Takeaway.

Accommodation:

Ground Floor
Retail Shop – 18.85 square metres

(202 square feet) with recessed entrance. Rear Retail Area – 18.47 square metres (198 square feet) with side entrance. Rear Lobby and WC – 4.9 square metres (52 square feet).
First Floor
Stairs to Room One – 16.2 square metres (174 square feet), Room Two – 16.76 square metres (180 square feet).
Cloakroom with WC and wash basin.

Vendors Solicitors:

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

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233



**18 Hellier Street, Dudley,
West Midlands, DY2 8RE**

Property Description:

A mid terraced house of traditional construction surmounted by a replacement tile clad roof. Hellier Street is located within one mile of Dudley Town Centre and is within easy reach of Dudley Southern Bypass (A461). The property is currently let on a Company Tenancy Agreement, at a Rental of £7,150 per annum, expiring 23 August 2006.

NOTE: The tenant has paid the full rental in advance up until the expiry of the Tenancy Agreement and the proportionate balance will be transferred by the vendors solicitor to the purchaser on completion.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen

First Floor

Two Bedrooms, Bathroom

Please Note The Property Has Not Been Internally Inspected By The Auctioneers

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3PG

Tel – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233



**49 Hellier Street, Dudley,
West Midlands, DY2 8RF**

Property Description:

A mid terraced house of traditional construction surmounted by a replacement tile clad roof. The property is located on a pedestrian walkway, running off Hellier Street. Hellier Street is located within one mile of Dudley Town Centre and is within easy reach of Dudley Southern Bypass (A461). The property is currently let on a Company Tenancy Agreement, at a Rental of £7,150 per annum.

NOTE: The tenant has paid the full rental in advance up until the expiry of the Tenancy Agreement and the proportionate balance will be transferred by the vendors solicitor to the purchaser on completion.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen

First Floor

Two Bedrooms, Bathroom
Second Floor
Bedroom

Please Note The Property Has Not Been Internally Inspected By The Auctioneers

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3PG

Tel – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

LOT 54**Freehold Vacant Possession**

**15 Holcroft Street, Tipton,
West Midlands, DY4 7SW**

**Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement benefiting from having well laid out accommodation and UPVC double glazed windows. Holcroft Street can be located off Tivdale Street and Gate Street, both of which run from Tivdale Road (A4033). The property is approximately one quarter of a mile distance from Burnt Tree Island and a further three quarters of a mile from Dudley town centre providing access to a wide range of local shops and amenities.

Accommodation:

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

Vendors Solicitors:

Gangar & Co Solicitors
323 High Street
West Bromwich B70 8LU

Telephone No – 0121 553 4166

Ref: Mr Gangar**Viewings:**

Via Cottons – 0121 247 2233

LOT 55**Freehold Vacant Possession**

**53 Trysull Road, Bradmore, Wolverhampton,
West Midlands, WV3 7JE**

**Property Description:**

A traditional mid terraced cottage style residence of brick construction, surmounted by an interlocking tile clad roof, having accommodation on three floors and set back from the road behind a small foregarden. The property itself is located in a popular residential area and forms part of a small terrace located adjacent to The Gunmakers Arms public house close to the junction with Maple Road and within approximately one and a half miles distance from Wolverhampton city centre. The property requires modernisation and improvement throughout.

Accommodation:

Ground Floor
Front Reception Room, Inner Hall with Cellar access, Rear Reception Room, Kitchen, Shower Room with shower cubicle, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Second Floor
Stairs to Double Attic Bedroom.
Outside
Front – Small paved foregarden.

Vendors Solicitors:

Williams Freeman & Lloyd
1490 Stratford Road
Hall Green
Birmingham
B28 9EU

Telephone No – 0121 744 4416

Ref: Mr C J Waters**Viewings:**

Via Cottons – 0121 247 2233

LOT 56**Freehold Investment**

**55 Trysull Road, Bradmore, Wolverhampton,
West Midlands, WV3 7JE**

Property Description:

A traditional mid terraced cottage style residence of brick construction, surmounted by an interlocking tile clad roof, offering two storey accommodation and set back from the road behind a small foregarden. The property itself is located in a popular residential area and forms part of a small terrace located adjacent to The Gunmakers Arms public house close to the junction with Maple Road and within approximately one and a half miles distance from Wolverhampton city centre. The property is currently let on an Assured Tenancy at a rental of £260 per calendar month (£3,120 per annum).

Accommodation:

Ground Floor
Front Reception Room, Inner Hall with Cellar off, Rear Reception Room,

Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor
Stairs and Landing, Two Double Bedrooms.

Outside
Front – Paved foregarden.
Rear – Yard, shared pedestrian access and garden.

Vendors Solicitors:

Williams Freeman & Lloyd
1490 Stratford Road
Hall Green
Birmingham
B28 9EU

Telephone No – 0121 744 4416

Ref: Mr C J Waters**Viewings:**

Via Cottons – 0121 247 2233





**143 Caledonia Road, Wolverhampton,
West Midlands, WV2 1JA**

Property Description:

A mid terraced property with rendered front surmounted by an interlocking tile clad roof set back from the road behind a paved front garden. The property benefits from having well laid out accommodation, gas fired central heating and is offered for sale in generally a presentable condition. Caledonia Road can be located off Steelhouse Lane which in turn runs off Bilston Road (A41) and the property is approximately one and a quarter miles distance from Wolverhampton city centre providing a wide range of local shops and amenities.

Accommodation:

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

First Floor
Stairs and Landing, Three Bedrooms,
Bathroom.
Outside
Front – Paved foregarden.
Rear – Lawned garden.

Vendors Solicitors:

Sehgal Solicitors
1 Nexus House
456 Stratford Road
Sparkhill
Birmingham B11 4AE
Telephone No – 0121 772 2226

Ref: Mr Mohammed Kamran

Viewings:

Via Cottons – 0121 247 2233



**1 Tamerton Road, Bartley Green,
Birmingham, B32 HE**

Property Description:

An extended five bedroomed semi detached property surmounted by a tile clad roof set back from the road behind a gravelled foregarden/driveway allowing for plentiful off road parking. The property benefits from having well laid out accommodation. UPVC double glazed windows and gas fired central heating and is offered for sale in presentable condition. Tamerton Road is set in an established residential area and can be located off Kingsbridge Road and Bickington Road and is within walking distance to Senneleys Park.

shower cubicle.

First Floor
Stairs and Landing, Five Bedrooms.
Outside
Front – gravelled foregarden/driveway.
Rear – paved garden.

Vendors Solicitors:

Hadgkiss Hughes and Beale
26 High Street
Harborne
Birmingham B17 9NG

Telephone No – 0121 427 3401

Ref: L Hancox

Accommodation:

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

Viewings:

Via Cottons – 0121 247 2233



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**42 Parkdale Close, Erdington,
Birmingham, B24 8JU**

Property Description:

A semi detached house of brick construction surmounted by a tile clad roof occupying a cul-de-sac location, and benefiting from well laid out accommodation. Parkdale Close itself is in an established popular residential area leading directly off Erdington Hall Road, which in turn leads off Bromford Lane (A4040) and is located within less than a mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre. The property is currently let on an Assured Tenancy at a rental of £500 per calendar month (£6,000 per annum)

Term: 99 years from 25 March 1971

Ground Rent: £30

Vendors Solicitors:

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

Ref: Mr H K Athi

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Porch Entrance, Entrance Hall,
Reception Room, Kitchen

First Floor

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

Outside (front) Garden and driveway
leading to integral garage

Outside (rear) Garden and pedestrian
access

Freehold Vacant Possession
**375 Moat Road, Oldbury,
West Midlands, B68 8EH**

Property Description:

A mid terraced property with rendered front surmounted by a tile clad roof set back from the road behind a paved driveway allowing for off road parking. The property benefits from having well laid out accommodation and some double glazed windows however requires some modernisation and improvement. Moat Road can be located off Joinings Bank (B4169) and close to Brandhall Road which in turn runs off the Wolverhampton Road (A4123). The property is approximately one and half miles distance from Bearwood High Street, providing access to a wide range of shops and amenities.

Vendors Solicitors:

Jordans Solicitors
35 Payne Street
Rowley Regis
West Midlands
B65 0DH
Telephone No – 0121 559 2922

Ref: Mr J Jordan

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

First Floor

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

Outside

Front – Paved driveway allowing for off
road parking.

Rear – Patio area leading to lawned
garden.


**131 Glebe Farm Road, Stechford,
Birmingham B33 9NE**
Property Description:

A modern link detached house of cavity brick construction, surmounted by a pitched interlocking tile clad roof, providing well laid out accommodation and benefiting from UPVC double glazed windows, gas-fired central heating, two bathrooms, modern kitchen fittings and off-road parking. The property overlooks Glebe Farm Recreation Ground and is situated close to the junction with Middle Leaford and is approximately one mile distance from Bordesley Green East (B4128) which provides access to Birmingham City Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £125.00 per week (£6,500 per annum)

Accommodation:

Ground Floor
Reception Hall, Shower Room with
glazed shower cubicle, wash basin &
WC, Through Lounge/Dining Room,
Open Plan Kitchen with a range of
modern fitted units, built-in oven and
hob.

First Floor

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

Outside (front) – Partly paved fore-
garden and Tarmac driveway
providing off-road parking.
Outside (rear) – Paved patio, Lawned
garden and workshop (previously
garage).

Vendors Solicitors:

Hearne & Co
120-121 Poplar Road
Smethwick
West Midlands
B66 4AP

Telephone No – 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

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Building Plot 20 Bowling Green Lane, Bedworth, Warwickshire, CV12 0HP

Property Description:

A parcel of freehold building land, rectangular in shape, situated fronting Bowling Green Lane, adjacent to No 22. The site extends to approximately 144 square metres (172 square yards) having a frontage of 9.5 metres (10.38 yards), and previously contained a derelict cottage which has been demolished by the Vendor in accordance with the Planning Consent granted which grants permission for the erection of a detached dwelling.

Bowling Green Lane itself is situated within the green belt on the outskirts of Bedworth and is conveniently located for Bedworth town centre which lies approximately two miles to the north west and provides a wide range of local retail amenities and services and the M6 Motorway (Junction 3) which is within approximately two miles distance by road via the A444 dual carriageway.

Planning

The site benefits from planning consent granted by Nuneaton and Bedworth Borough Council dated 10 December 2003 (Ref: TP/0760/03) for the demolition of the original dwelling known as No 20 Bowling Green Lane and the erection of single detached dwelling house.

Vendors Solicitors:

Tustain Jones & Co
9 Bulkington Road
Bedworth
Warwickshire
CV12 9DG

Telephone No – 02476 643 222

Ref: Mr P Tustain

Viewings:

Via Cottons – 0121 247 2233



107 Wappenbury Road, Wood End, Coventry, CV2 1HD



Property Description:

A two storey mid terraced house having rendered walls surmounted by a pitched tile clad roof set back from the road behind a foregarden and requiring complete repair and modernisation. Wappenbury Road itself is situated off Hillmorton Road which in turn leads off Deedmore Road. The property lies approximately three and a half miles distance to the North East of Coventry City Centre and local services are available at nearby Bell Green which is within approximately half a mile distance.

Accommodation:

Ground Floor
Entrance Hall, Lounge/Dining Room, Kitchen (no fittings).
First Floor
Stairs and Landing, Three Bedrooms, Bathroom (no fittings).
Outside
Front – garden.
Rear – garden.

Vendors Solicitors:

Powell & Co
9 - 11 Coleshill Street
Sutton Coldfield
West Midlands B72 1SD
Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons – 0121 247 2233

19 Craners Road, Coventry CV1 5AZ



Property Description:

A traditional mid terraced house of brick construction, surmounted by a pitched slate clad roof, directly fronting the pavement and requiring modernisation and repair throughout. Craners Road itself comprises of a one-way street, which leads off Newnham Road which in turn leads off Swan Lane. The property is situated in an established residential area located approximately one mile to the north east of Coventry City Centre.

Accommodation:

Ground Floor
Front Reception Room, Dining/Kitchen, Rear Entrance Hall, Bathroom with bath, wash basin & WC.
First Floor
Stairs and Landing, Two Double Bedrooms.

Outside (rear) – Small yard and garden.

Vendors Solicitors

Kidd Rapinet
14-15 Craven Street
London WC2N 5AD

Telephone No – 0207 925 0303:

Ref: Mr P Taylor

Viewings:

Via Cottons – 0121 247 2233



2 Strawberry Walk, Coventry, CV32 1SU

Property Description:

A modern detached house of cavity brick construction surmounted by a pitched tile clad roof benefiting from having well laid out accommodation, gas fired central heating, off road parking and requiring some cosmetic improvement. Strawberry Walk comprises of a cul-de-sac forming part of a modern estate and is situated off Baytree Close.

Accommodation:

Ground Floor
Reception Hall, Lounge, Full Width Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside
Front – lawned foregarden and full length tarmacadam driveway providing ample off road parking.
Rear – paved garden.

Vendors Solicitors:

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

Tel No: 0121 356 1161

Ref: Mr A Curtis

Viewings:

Via Cottons – 0121 247 2233



51 Greenhill Road, Handsworth, Birmingham B21 8DX

Property Description:

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, requiring some modernisation and cosmetic improvement. Greenhill Road itself forms part of an established residential area and leads directly off Rookery Road (A4040), close to the junction with Oxhill Road.

Accommodation:

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms (bedroom two intercommunicating), Bathroom with panelled bath having shower over, pedestal wash basin & WC.

Outside (front) – Small walled foregarden.

Outside (rear) – Paved yard, brick WC and store, lawned garden with shed and rear pedestrian access.

Vendors Solicitors:

Butler Hall
214 Hagley Road
Edgbaston
Birmingham B16 9PH
Telephone No – 0121 456 3171

Ref: Mr I Butler

Viewings:

Via Cottons – 0121 247 2233



112 Vicarage Road, Smethwick, West Midlands, B67 7AP

Property Description:

A mid terraced property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation and gas fired central heating however does require some modernisation and improvement. Vicarage Road is set in an established residential area and can be located between Littlemoor Hill and Church Hill. The property is approximately half a mile distance from Smethwick High Street providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Cellar and Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,

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

Second Floor
Stairs and Landing, Bedroom.
Outside
Front – walled foregarden.
Rear – paved and gravelled garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



**59 Corser Street, Dudley,
West Midlands DY1 2QR**

Property Description:

A traditional end terrace house of brick construction surmounted by a hipped tile clad roof, requiring complete modernisation and improvement throughout. The property itself is situated in a cul-de-sac and Corser Street leads off Dibdale Street which in turn leads off Himley Road (B4176) and the property is conveniently within one miles distance to the west of Dudley town centre.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Through Lounge/Dining Room, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, vanity wash basin and WC.

Outside

Front – gravelled forecourt with pedestrian side access to rear.
Rear – overgrown garden.

Vendors Solicitors:

Hearne & Co
120-121 Poplar Road
Smethwick
West Midlands
B66 4AP

Telephone No – 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

**119 Kings Road, Kings Heath,
Birmingham B14 6TN**


Property Description:

A mid terrace house of brick construction, surmounted by a replacement tile clad roof, offered for sale in presentable condition and benefiting from well laid out accommodation, UPVC double glazed windows, gas-fired central heating and Garage to the rear. The property is situated close to the junction with Partons Road and Kings Road itself is located directly off Vicarage Road (A4040) and is conveniently located within approximately one mile distance from Kings Heath High Street, providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Shared Entrance, Front Reception Room, Inner Hall, Dining/Kitchen with a range of modern fitted units, Lobby, Bathroom with panelled bath, pedestal wash basin, Separate WC.
First Floor
Stairs and Landing, Three Bedrooms.

Vendors Solicitors:

Harbans Singh
366-372 Soho Road
Handsworth
Birmingham
B21 9QL

Telephone No – 0121 551 4496

Ref: Mr G Bhatia

Outside (front) - Paved fore-garden.




Outside (rear) – Enclosed rear garden with concrete sectional Garage, having both vehicular and pedestrian access off a rear driveway which leads directly off Partons Road.

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**51 Beddow Avenue, Bilston,
West Midlands, WV14 9EG**

Property Description:

A semi detached property of non traditional "Cornish" type construction surmounted by a tiled mansard roof providing well laid out accommodation and benefiting from UPVC double glazed windows, gas fired central heating and substantial rear garden. The property itself has been well maintained but requires some cosmetic improvement and modernisation. Beddow Avenue leads off Sangwin Road and is located a short distance from Birmingham New Road (A4123) which provides direct access to Wolverhampton City Centre.

Three Bedrooms.

Outside

Front – partly paved foregarden, pedestrian side access to rear.

Rear – brick built store/workshop, concrete yard and patio, extensive predominantly lawned garden extending to the rear of Numbers 47 and 49 Beddow Avenue.

Vendors Solicitors:

Elliott & Allen
3a Dudley Street
Sedgley
West Midlands
DY3 1SA

Telephone No – 01902 677203

Ref: Mrs V Elliott

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Kitchen, Bathroom with panelled bath and wash basin.
First Floor
Stairs and Landing, Cloakroom with WC,



**23 Slade Road, Sutton Coldfield,
West Midlands B75 5PA**

Property Description:

A traditional semi detached house of brick construction, surmounted by a hipped interlocking tile clad roof, set back from the road behind a lawned fore-garden. Slade Road (B4151) forms part of a popular and established residential area and is conveniently located within approximately three quarters of a mile distance from Mere Green, providing a wide range of local amenities and services, approximately one mile distance from Sutton Park and three and a half miles distance from Sutton Coldfield Town Centre. The property is currently let on an Assured Tenancy.
Rental - £70 per week (£3640 per annum).

Room, Kitchen.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom.

Outside (front) – Lawned fore-garden.
Outside (rear) – Pedestrian side access, yard and lawned garden.

Vendors Solicitors:

Eastleys
The Manor Office
Victoria Street
Paignton
Devon
TQ4 5DW

Telephone No – 01803 559257

Ref: Mr D Wilkinson

Accommodation:

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

Viewings:

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**39 Slade Road, Sutton Coldfield,
West Midlands B75 5PA**

Property Description:

A traditional semi detached house of brick construction, surmounted by a hipped interlocking tile clad roof, set back from the road behind a lawned fore-garden, benefiting from UPVC double glazed windows (except small kitchen window) and gas-fired central heating, but requiring cosmetic improvement and modernisation. Slade Road (B4151) forms part of a popular and established residential area and is conveniently located within approximately three quarters of a mile distance from Mere Green, providing a wide range of local amenities and services, approximately one mile distance from Sutton Park and three and a half miles distance from Sutton Coldfield Town Centre.

Accommodation:

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

First Floor

Stairs and Landing, Three Bedrooms,
Bathroom with panelled bath, pedestal

Outside (front) – Lawned fore-garden.
Outside (rear) – Pedestrian side access,
yard and lawned garden.

Vendors Solicitors:

Eastleys
The Manor Office
Victoria Street
Paignton
Devon
TQ4 5DW

Telephone No – 01803 559257

Ref: Mr D Wilkinson

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