

Location



Cottons
Chartered Surveyors

Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL

Also at

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West Midlands, B66 4DP

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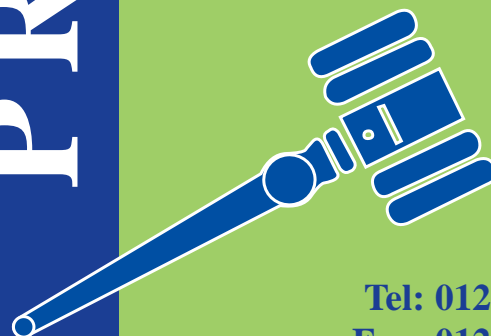


PROPERTY AUCTION

Cottons
Chartered Surveyors

**17TH JULY 2003
AT 11.00 AM**

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



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

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

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

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

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

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

6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary 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.

Cottons

'The Auctioneers'

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

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

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

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

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

'The Estate Agents'

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

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

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

'The Estate Managers'

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

'The Surveyors'

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

'The Property Insurance Specialists'

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

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

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

10 SEPTEMBER 2003

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0121 247-2233

Auction Sale

of 65 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with Freehold Land and Development Opportunities Comprising:

- 40 Freehold Vacant Residential Properties
- 11 Residential Investment Properties
- 5 Leasehold Vacant Flats/Houses
- 2 Freehold Shop Premises with Vacant Possession
- 4 Freehold Redevelopment Properties with Vacant Possession
- 1 Residential Development Site
- 1 Freehold Lock-up Garage Investment
- 1 Freehold Lock-up Garage

ORDER OF SALE

Lot	Property	
1.	194 Stoney Lane, Balsall Heath, Birmingham	Freehold Vacant Possession
2.	12 Foundry Road, Winson Green, Birmingham	Freehold Vacant Possession
3.	5 Bernhard Drive, Handsworth, Birmingham	Leasehold Vacant Possession
4.	733 Warwick Road, Tyseley, Birmingham	Freehold Vacant Possession
5.	77 Kentish Road, Handsworth, Birmingham	Leasehold Vacant Possession
6.	154 Hawkesford Crescent, Wolverhampton	Freehold Vacant Possession
7.	175 Churchill Road, Bordesley Green, B'ham	Freehold Vacant Possession
8.	19 Wharfdale Street, Wednesbury, West Midlands	Freehold Vacant Possession
9.	54 Dormston Drive, Weoley Castle, Birmingham	Freehold Vacant Possession
10.	56 Abbey Road, Bearwood, West Midlands	Freehold Vacant Possession
11.	10 Trinity Road, Birchfield, Birmingham	Freehold Vacant Possession
12.	340 Tyburn Road, Erdington, Birmingham	Freehold Vacant Possession
13.	66 Kipling Road, Wolverhampton, West Midlands	Freehold Investment
14.	5 Taylor Avenue, Bloxwich, Walsall	Freehold Vacant Possession
15.	127 Brettell Lane, Amblecote, Stourbridge	Freehold Vacant Possession
16.	37 Apsley Road, Oldbury, West Midlands	Freehold Vacant Possession
17.	105 Finch Road, Lozells, Birmingham	Freehold Vacant Possession
18.	77 Boulton Road, Handsworth	Freehold Vacant Possession
19.	5 Staghill Road, Walsall, West Midlands	Freehold Vacant Possession
20.	71 Carlisle Street, Winson Green, Birmingham	Freehold Vacant Possession
21.	47 Watt Street, Handsworth, Birmingham	Freehold Vacant Possession
22.	Sienna, Gilson Road, Gilson, Nr Coleshill	Freehold Vacant Possession
23.	2 & 3 Handsworth Drive, Great Barr, Birmingham	Freehold Vacant Possession
24.	Portobello School, Willenhall, West Midlands	Freehold Residential Dev Opportunity
25.	582 Moseley Road, Moseley, Birmingham	Freehold Redevelopment Opportunity
26.	25 Silver Street, Kidderminster, Worcestershire	Freehold Residential Dev Opportunity
27.	Land, Blair Drive, Bedworth, Warwickshire	Freehold Residential Development Site
28.	32 Heathside Drive, Kings Norton, Birmingham	Freehold Investment
29.	34 Heathside Drive, Kings Norton, Birmingham	Freehold Vacant Possession
30.	Garage 22A Wheatsheaf Road, Edgbaston	Freehold Vacant Possession
31.	95 Deepdale Avenue, Middlesborough	Freehold Vacant Possession



32.	Garage Site, Romford Close, Sheldon, B'ham	Freehold Investment
33.	12/14 Baker Street, Sparkhill, Birmingham	Freehold Residential Dev Opportunity
34.	651 Birmingham Road, Coseley, West Midlands	Freehold Vacant Possession
35.	Flat 2, 80 Warwick Road, Solihull, West Midlands	Leasehold Vacant Possession
36.	896 Pershore Road, Selly Park, Birmingham	Freehold Vacant Possession
37.	123 Josiah Road, Northfield, Birmingham	Freehold Vacant Possession
38.	25 Manderville House, Walnut Way, Northfield	Leasehold Vacant Possession
39.	119 Oxhill Road, Handsworth, Birmingham	Freehold Vacant Possession
40.	35 Temple Road, Willenhall, West Midlands	Freehold Vacant Possession
41.	45 Temple Road, Willenhall, West Midlands	Freehold Vacant Possession
42.	22 Park View Court, Bath Street, Nottingham	Leasehold Investment
43.	Flat 3, Briarley House, Beacon View Rd, W Brom	Leasehold Investment
44.	13 Selborne Road, Handsworth Wood, B'ham	Freehold Vacant Possession
45.	10 Franklin Road, Bournville, Birmingham	Freehold Investment
46.	30 Fifth Avenue, Bordesley Green, Birmingham	Freehold Vacant Possession
47.	104 Holden Crescent, Walsall, West Midlands	Freehold Vacant Possession
48.	4 Bailey Road, Bilston, Wolverhampton	Freehold Investment
49.	64 Trinity Road North, West Bromwich	Freehold Investment
50.	66 Trinity Road North, West Bromwich	Freehold Investment
51.	14 Friezeland Road, Walsall, West Midlands	Freehold Vacant Possession
52.	14 Woodland Street, Smethwick, West Midlands	Freehold Vacant Possession
53.	28 Earls Court Road, Harborne, Birmingham	Freehold Vacant Possession
54.	195 Cateswell Road, Sparkhill, Birmingham	Freehold Vacant Possession
55.	1 Poplar Avenue, Handsworth, Birmingham	Freehold Vacant Possession
56.	34 Baldwin Street, Smethwick, West Midlands	Freehold Vacant Possession
57.	129 Greets Green Road, West Bromwich	Freehold Vacant Possession
58.	28 Harleston Road, Great Barr, Birmingham	Freehold Investment
59.	119 Rookery Road, Handsworth, Birmingham	Leasehold Vacant Possession
60.	38 Fitzroy Road, Northfield, Birmingham	Freehold Vacant Possession
61.	68 Norman Street, Winson Green, Birmingham	Freehold Vacant Possession
62.	596 Tyburn Road, Erdington, Birmingham	Freehold Vacant Possession
63.	199 Holyhead Road, Handsworth, Birmingham	Freehold Vacant Possession
64.	22 Meadow Lane, Parr, St Helens, Lancashire	Freehold Investment
65.	28 Bearwood Road, Bearwood, West Midlands	Freehold Vacant Possession

LOT 1

Freehold Vacant Possession

194 Stoney Lane, Sparkhill,
Birmingham B12 8AN



Property Description:

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

Accommodation:

Ground Floor
Reception Hall, Lounge, Rear Living Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Dressing Room, Bathroom with panelled bath.
Outside (front) – Lawned fore garden
Outside (rear) – Brick paved yard, outside WC, brick-built store, lawned garden with pedestrian rear access.

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

LOT 2

Freehold Vacant Possession

12 Foundry Road, Winson Green,
Birmingham B18 4LW



Property Description:

A traditional mid terraced property of brick construction with a replacement tile clad roof set in a small parade of similar properties located off Winson Green Road adjacent to the junction with James Turner Street.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2 (intercommunicating), Bedroom 3.
Outside (rear) - Yard and garden with shared pedestrian access.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Street
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

AUCTION TEAM

Andrew J Barden MRICS

John Day FRICS

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 3**Leasehold Vacant Possession**

5 Bernhard Drive, Handsworth,
Birmingham B21 8AX

**Property Description:**

A modern mid terraced house of brick outer wall construction surmounted by a pitched interlocking tile clad roof and benefitting from UPVC double glazed windows. Bernhard Drive itself comprises of a cul-de-sac and is situated off Hamilton Road and within approximately quarter of a mile distance from Soho Road, which provides a wide range of local amenities.

Lease Term - 99 Years,
commencement date 29
September 1970 - Ground Rent -
£27.50 per annum

Accommodation:

Ground Floor
Entrance Hall, Reception Room,
Dining/Kitchen.
Second Floor
Stairs and Landing, Bedroom 1,
Bedroom 2, Bathroom with
panelled bath, pedestal wash basin
& WC.
Outside (front) - Lawned fore
garden.
Outside (rear) - Paved patio,
vegetable garden, gated pedestrian
access and shared driveway to
Garage located in adjacent block.

Vendors Solicitors:

Hawkins & Co
199 Wolverhampton Street
Dudley
West Midlands
DY1 1EA
Telephone No - 01384 253288

Ref: Mr M J Banahan

Viewings:

Via Cottons - 0121 247 2233

LOT 5**Leasehold Vacant Possession**

77 Kentish Road, Handsworth,
Birmingham, B21 0BB

**Property Description:**

A traditional style mid terraced house of part rendered brick construction with a replacement tile clad roof, requiring modernisation and improvement. Kentish Road is situated off Watville Road which in turn leads off Hollyhead Road (A41).

Term: 75 years from the 29
September 1949. Ground Rent
£5.00 per annum

Accommodation:

Ground floor
Porch, Reception Hall, Front
Reception Room, Rear Reception
Room, Kitchen, Verandah.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with panelled bath, wash
basin and WC.
Outside (front) - Small walled
foregarden
Outside (rear) - Yard with shared
pedestrian access and garden

Vendors Solicitors:

John Wilson & Co
31 Raddlebarn Road
Selly Oak
Birmingham
B29 6HH
Telephone: 0121 472-5700

Ref: Mr J Wilson

Viewings:

Via Cottons - 0121 247 2233

LOT 4**Freehold Vacant Possession**

733 Warwick Road, Tyseley,
Birmingham B11 2HA

**Property Description:**

A traditional mid terraced property of brick construction with a replacement interlocking tile clad roof requiring full modernisation and improvement throughout. The property is set back from the road behind a small fore garden situated between Reddings Road and Knights Road. The property was informally converted from a shop to a dwelling house some years ago.

Accommodation:

Ground Floor
Front Reception Room, Rear
Reception Room, Kitchen.
First Floor
Stairs and Landing, Bedroom 1,
Bedroom 2 (intercommunicating),
Bathroom with panelled bath,
pedestal wash basin & WC.
Outside (front) - Small fore garden
Outside (rear) - Yard and garden
with shared pedestrian access.

Vendors Solicitors:

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

Ref: Mr F E Windridge

Viewings:

Via Cottons - 0121 247 2233

LOT 6**Freehold Vacant Possession**

154 Hawkesford Crescent, Low Hill,
Wolverhampton WV10 9SN

**Property Description:**

A semi-detached brick-built property situated at the head of a cul-de-sac behind a lawned fore garden. The property is on a corner plot and benefits from aluminium and wood framed double glazed windows.

Accommodation:

Ground Floor
Entrance Hall, Reception Room,
Kitchen, Separate WC.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.
Outside (front) - Lawned garden
and parking area.
Outside (rear) - Lawned garden.

Vendors Solicitors:

Tanfields
Fountain Arcade Chambers
Dudley
West Midlands
DY1 1PE
Telephone No - 01384 252471

Ref: Ms L Burton

Viewings:

Via Cottons - 0121 247 2233



**175 Churchill Road, Bordesley Green,
Birmingham, B9 5NX**

Property Description:

An end of Terraced House having a tile clad roof set behind a fore garden. Churchill Road leads of Bordesley Green (B4128). The property forms part of an established residential area and is close to local amenities.

Accommodation:

Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen, WC
First Floor
Stairs & Landing, Three Bedrooms, Bathroom panelled bath and pedestal wash basin.

Outside (front) - Garden with side pedestrian access leading to rear garden. (rear) - Garden

Vendors Solicitors:

Simpson & Co Incorporating Taylors
Norwich House
45 Poplar Road
Solihull
B92 3AW
Telephone No: 0121 704 1212

Ref: Mr D Inman

Viewings:

Via Cottons – 0121 247 2233



**54 Dormston Drive, Weoley Castle,
Birmingham B29 5XD**

Property Description:

An end terraced house of part rendered construction and surmounted by a pitched interlocking tile clad roof set back from the road behind a fore garden and driveway. The property is situated virtually opposite the junction with Kinnerton Crescent and requires complete modernization and repair throughout.

garden and off-road parking with side pedestrian access to rear. Outside (rear) - Lawned garden.

Vendors Solicitors:

Brian Davies & Co
409 Bearwood Road
Smethwick
West Midlands
B66 4DJ
Telephone No - 0121 429 8041

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

N.B. ALL PARTIES VIEWING AT THIS PROPERTY, DO SO AT THEIR OWN RISK, AND ARE ADVISED TO TAKE CARE WHEN DOING SO.

Accommodation:

Ground Floor
Three Rooms, WC and Inner Lobby.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom.
Outside (front) - Lawned fore

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



Property Description:

A semi-detached house of brick construction set back from the road behind a small fore garden. Wharfedale Street runs between Spring Head & Corporation Street within easy walking distance of the centre of Wednesbury. Good public transport facilities are available including the Midland Metro Route joining Wolverhampton and Birmingham City Centres. The property is in need of modernisation throughout.

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

Accommodation:

Ground Floor
Hall, Two Reception Rooms, Kitchen.
First Floor
Three Bedrooms, Bathroom with bath, wash basin & WC.
Outside - Gardens to front and rear.

**56 Abbey Road, Bearwood,
West Midlands B67 5LQ**



Property Description:

A traditional style mid terraced house of brick construction with a part replacement tile clad roof and a part slate clad roof occupying an elevated position set back from the road behind a walled fore garden and situated in an established residential area within approximately half a mile distance from Bearwood High Street providing a wide range of local amenities. The property benefits from double glazed windows, gas-fired central heating and requires some cosmetic improvement.

Vendors Solicitors:

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

Ref: Mr N Brinble

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Through Lounge/Dining Room, Inner Hallway, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Box Room, Bathroom having panelled bath, pedestal wash basin & WC.
Outside (front) - Walled fore garden
Outside (rear) - Paved yard and garden.



**10 Trinity Road, Birchfield,
Birmingham B6 6AG**

Property Description:

A substantial and imposing semi detached house of traditional brick and tile construction, set back from the road behind a Tarmacadam forecourt, providing generous well laid out accommodation on three floors and benefitting from gas-fired central heating and part UPVC double glazed windows. The property formerly comprised of three self-contained flats, however is currently laid out as one dwelling house with eight separate rooms which have been let to students. Local amenities are conveniently located within half a mile distance at Perry Barr including The One Stop Shopping Centre, Perry Barr Railway Station and also The University of Central England. Birmingham City Centre is within approximately two miles distance.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with access to Cellar, Room 1, Room 2, Living Room, Kitchen, Shower Room with glazed shower, pedestal wash basin & WC.

First Floor

Stairs and Landing, Separate WC, Bathroom with panelled bath having shower over, pedestal wash basin, Room 3, Room 4, Room 5.
Second Floor
Stairs and Landing, Room 6, Room 7, Room 8, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Tarmacadam forecourt providing off road parking.
Outside (rear) - Paved yard having pedestrian access, brick store and garden.

Vendors Solicitors:

Simpson & Co incorporating Taylors
Norwich House
45 Poplar Road
Solihull
West Midlands
B91 3AW
Telephone No - 0121 704 1212

Ref: Mr D Inman

Viewings:

Via Cottons - 0121 247 2233



**340 Tyburn Road, Erdington,
Birmingham B24 8NA**

Property Description:

A presentable and much improved traditional semi-detached house of brick construction with a hipped tile clad roof having been modernised throughout to include gas-fired central heating, mostly UPVC double glazed windows and modern kitchen and bathroom fittings. The property is set from the road behind a fore garden and driveway and is situated close to the junction with Abbotts Road.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Through Lounge/Dining Room, Breakfast/Kitchen with a range of laminate units, Cloakroom with WC.
First Floor
Stairs and Landing, Three Bedroom, Bathroom with modern coloured

suite comprising panelled bath having electric shower over, pedestal wash basin & WC.
Outside (front) - Concrete driveway providing off-road parking with access to Garage, raised lawned garden.
Outside (rear) - Patio with raised lawned garden with established borders and paved hard standing.

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



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 10 September 2003 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.

www.cottons.co.uk

E-mail: auctions@cottons.co.uk

LOT 13**Freehold Investment**

**66 Kipling Road, Bushbury,
Wolverhampton WV10 6BL**

**Property Description:**

A mid terraced, former local authority house, rendered with a pitched slate clad roof. The property is set behind a walled fore garden which is on a residential development off Three Tons Lane and is close to a shopping centre which is located on the Stafford Road (A449). The property is let on an Assured Shorthold Tenancy Agreement for a term of 6 months with effect from 28 June 2003. Rental - £280 per calendar month (£3360 per annum)

Accommodation:

Ground Floor
Hallway, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (front) - Garden
Outside (rear) - Garden, side pedestrian access.

Vendors Solicitors:

County Conveyancing
8-10 Unicorn Hill
Redditch
Worcestershire
Telephone No - 01527 62993

Ref: Mr Atkinson

Viewings:

Via Cottons - 0121 247 2233

LOT 15**Freehold Vacant Possession**

**127 Brettell Lane, Amblecote, Stourbridge,
West Midlands DY8 4BA**

**Property Description:**

A brick built two-storey property with an interlocking tile clad roof comprising a ground floor retail shop and a first floor flat over. The property is prominently located fronting the A461 Brettell Lane close to the junction with the A491 Audnam and forming part of Amblecote Shopping Centre comprising of a range of various retail units and is also adjacent to Lidl Supermarket. The ground floor shop benefits from A3 planning consent for use as a coffee shop granted by Dudley Metropolitan Borough Council (Reference - P00/51879, dated 8 December 2000) and a copy of this consent is available for inspection at the auctioneers and solicitors offices.

Accommodation:

Ground Floor
Retail Shop - 19.5 sq m (210 sq ft)
Kitchen - 21 sq m (226 sq ft)
Store and Toilet
First Floor
Lounge, Bedroom, Kitchen and Bathroom.
Outside - Small garden to the rear.

Vendors Solicitors:

Adcock Solicitors
17-19 St Michael Street
West Bromwich
West Midlands
B70 7AB
Telephone No - 0121 553 7394

Ref: Mr N K Mcroft

Viewings:

Via Cottons - 0121 247 2233

LOT 14**Freehold Vacant Possession**

**5 Taylor Avenue, Bloxwich,
Walsall WS3 1JW**

**Property Description:**

A mid terraced house of brick construction surmounted by a pitched tile clad roof and set back from the road behind a fore garden and driveway. Taylor Avenue itself comprises of a cul-de-sac located off Well Lane and the property requires modernisation and improvement.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Breakfast/Kitchen, Rear Lobby, Cloakroom with WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin & WC.
Outside - Fore garden with driveway providing off-road parking, pedestrian side access to 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

LOT 16**Freehold Vacant Possession**

**37 Apsley Road, Oldbury,
West Midlands B68 0QY**

**Property Description:**

A traditional semi detached house of brick construction with a hipped tile clad roof set back from the road behind a lawned fore garden and benefitting from UPVC double glazed windows, gas-fired central heating, modern kitchen units and a Double Garage located at the rear. The property has been partly improved and modernised, however, requires a range of cosmetic works for completion.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units including built-in oven, gas hob and cooker hood.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Lawned fore garden, side pedestrian access to rear.

Outside (rear) - Block paved patio, long lawned garden and a detached brick & block built double garage with vehicular access by way of a shared rear driveway.

Vendors Solicitors:

Margetts & Richie
177 Corporation Steet
Birmingham B4 6RG
Telephone No - 0121 236 5517

Ref: Mr G Richie

Viewings:

Via Cottons - 0121 247 2233




105 Finch Road, Lozells, Birmingham B19 1HN
Property Description:

A substantial period built residence of brick construction with a slate clad pitched roof occupying a corner position at the junction with Roland Road and set back behind a forecourt parking area. Finch Road itself leads directly off Heathfield Road and the property is within less than a mile distance from Perry Barr, providing local amenities including the One Stop Shopping Centre and also the University of Central England. The property benefits from gas-fired central heating and provides generous well laid out accommodation including five bedrooms.

having shower and wash basin, Three Double Bedrooms, Bathroom with panelled bath, wash basin & WC.
Second Floor
Stairs and Landing, Two Double Bedrooms.
Outside (front) - Tarmacadam Forecourt, providing off-road parking.
Outside (rear) - Small garden.

Vendors Solicitors:

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

Ref: Mrs Maya Ali

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units, Utility Room, Cellar.
First Floor
Stairs and Landing, Shower Room


77 Boulton Road, Handsworth, Birmingham B21 ORB
Property Description:

A substantial end terraced house of brick construction with a slate clad roof providing accommodation on four floors which includes nine bedrooms and benefitting from UPVC double glazed windows, gas-fired central heating, newly fitted kitchen and bathroom fittings along with further recent improvements. The property itself is situated to the corner of Victoria Road and is within less than a quarter of a mile distance from Soho Road, providing a wide range of local amenities.

Accommodation:

Upper Ground Floor
Side Reception Hall off Victoria Road with a storage recess, Bedroom 1, Bedroom 2.
Lower Ground Floor
Good sized Lounge, Breakfast/Kitchen with a range of modern fitted laminate units and work surfaces, Rear Entrance Hall with storage recess, Bathroom with modern fitted suite comprising panelled bath, pedestal wash basin and WC.

Basement

Stairs down to Inner Hall with secondary staircase to rear yard, Bedroom 3, Bedroom 4, Bedroom 5.
First Floor
Stairs and Landing, Shower Room with glazed shower cubicle, WC, Separate wash room with pedestal wash basin, Bedroom 6, Bedroom 7, Bedroom 8, Bedroom 9.
Outside (front) - Small block paved forecourt.
Outside (rear) - Paved yard and garden.

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

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E-mail: auctions@cottons.co.uk

**5 Staghill Road, Walsall,
West Midlands WS3 1AY**


Property Description:

A semi-detached property surmounted by a pitched tile clad roof and set back from the road behind a fore garden and driveway. The property is situated in an established residential area, approximately a quarter of a mile from Bloxwich Road, giving direct access to either Bloxwich or Walsall Town Centres. The property, which has not been inspected internally, requires complete modernisation and repair and we understand from the vendor that it benefits from the following accommodation.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen and WC.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (front) – Garden with driveway, providing off-road parking and scope for erection of a lean-to garage.
Outside (rear) – Garden.

Vendors Solicitors:

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

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

**47 Watt Street, Handsworth,
Birmingham B21 ONP**


Property Description:

A traditional mid terraced property of rendered brick construction with a tile clad roof benefiting from UPVC double glazing and central heating throughout, requiring some modernization. The property is situated off Booth Street close to the junction with Alexandra Road and within half a mile from local amenities.

Accommodation:

Ground Floor
Front Reception Room, Cellar, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom with panelled bath, wash basin & WC.
Second Floor
Attic Bedroom.
Outside - Paved and lawned garden.

Vendors Solicitors:

Rais Solicitors
206 Rookery Road
Handsworth
Birmingham
B21 9PY
Telephone No - 0121 551 2100

Ref: Mr Asfar

Viewings:

Via Cottons – 0121 247 2233

**71 Carlisle Street, Winson Green,
Birmingham, B18 7EW**


Property Description:

A traditional semi-detached house of brick construction surmounted by a pitched tile clad roof requiring some modernisation and cosmetic improvement. The property benefits from UPVC double glazed windows and Carlisle Street leads directly off Norman Street, which in turn leads off Winson Green Road (A4040).

Accommodation:

Ground Floor
Side Reception Hall, Through Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Lawned fore garden, pedestrian gated access to rear.
Outside (rear) - Large paved patio and garden.

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

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Tel: 01249 822 999 Fax: 01249 822 211





**Sienna, Gilson Road, Gilson,
Coleshill, Warwickshire**

Property Description:

A presentable and well maintained modern detached residence of brick cavity wall construction with an interlocking tile clad roof providing well laid out family accommodation and benefitting from gas-fired central heating, Four Bedrooms and Double Garage. The property itself is located part way down a small lane leading off Gilson Road, and whilst occupying a rural position is conveniently located for access to the popular town of Coleshill being within one miles distance and providing a wide range of local amenities along with the Midlands Motorway Network, whereby the M42 (junction 9) is within three miles distance and the M6 Motorway (junction 7) is within two miles distance.

Accommodation:

Ground Floor
Reception Hall, Cloakroom with WC and wash basin, Through Lounge with opening to Dining Room, Kitchen with a range of laminate units, Utility Room.

First Floor

Stairs and Landing, Four Bedrooms, Bathroom with modern corner suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) - Large lawned fore garden with Tarmac driveway providing off-road parking for four cars, Double Detached Garage.
Outside (rear) - Pedestrian access, full width paved patio and lawned garden backing onto fields.

Vendors Solicitors:

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

Ref: Mr A Curtis

Viewings:

Via Cottons - 0121 247 2233



**2 & 3 Handsworth Drive, Great Barr,
Birmingham B43 6ED**

Property Description:

A pair of semi-detached houses, constructed in 1928, of brick with a slate clad roof, formerly having two reception rooms and three bedrooms each, however, they have more recently been used as a residential care home and along with some internal modifications have been linked together by way of an intercommunicating door and shared gardens. The properties benefit from separate gas-fired central heating systems and require some modernization and cosmetic improvement providing an ideal opportunity for conversion back into separate dwellings. The properties occupy a private position halfway down Handsworth Drive which comprises of a no-through road, leading directly off Queslett Road (A4041) and is conveniently located within a third of a mile distance from Scott Arms Shopping Centre and three quarters of a mile distance from the M6 Motorway (junction 7).

Accommodation:

No 2 Handsworth Drive
Ground Floor
Reception Hall, Lounge, Dining Room, Dining/Kitchen, Rear Entrance Lobby, Cloakroom with WC with wash basin.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
No 3 Handsworth Drive
Ground Floor
Reception Hall, Lounge, Dining Room, Study, Kitchen, Rear Entrance Hall, Cloakroom with WC and wash basin.

First Floor

Stairs and Landing, Two Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin & WC.
Outside (front) - Full width lawned fore garden along with driveway to side of each property, providing off-road parking.
Outside (rear) - Large full width lawned garden and patio.

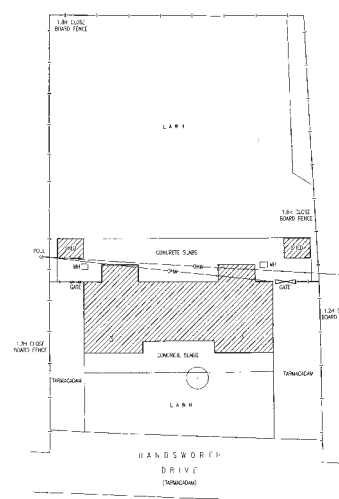
Vendors Solicitors:

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

Ref: Ms L Holden

Viewings:

Via Cottons - 0121 247 2233



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Debit/Credit card

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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.



Portobello School, School Street, Willenhall,
West Midlands WV13 3DU

Property Description:

An attractive and imposing Victorian built former school premises occupying a prominent location at the junction of School Street and Somerford Place (B4464) which in turn leads off directly off the A454, giving direct access to both Wolverhampton City Centre and The M6 Motorway (junction 10) each within approximately two miles distance. The property which is of brick construction and is of local historic and architectural interest has had development guidelines approved by Willenhall District Council on 4 February 2002 for redevelopment of the buildings for purposes within use classes order C2 and C3 of the Town and Country Planning (use classes) Order, along with residential new build development to the rear car parking area. Architects acting for the vendor have prepared a proposed development scheme comprising of twenty-three three storey houses and a copy of this is available from the auctioneers office along with confirmation, by Walsall Metropolitan Borough Council, that the proposed scheme meets the approved development guidelines and is therefore likely to be acceptable in principle.

Accommodation:

Ground Floor
Eight Classrooms, Assembly Hall, Gym and other Office Storage and Toilet Accommodation.
Gross Internal Floor Area – 670 sq m approx (7200 sq ft approx).
Outside – Surrounding Grounds including substantial car parking area to the rear with vehicular access off School Street.
Site Frontage – 54.3 metres maximum
Site Depth – 47.5 metres maximum
Total Site Area – 2470 sq m (0.61 acres)

Vendors Solicitors:

Burns-Beech & Co
20 Goodall Street
Walsall
West Midlands WS1 1QL
Telephone No – 01922 631331

Ref: Mr T Burns-Beech

Viewings:

Via Cottons – 0121 247 2233



582 Moseley Road, Moseley,
Birmingham B12 9AA

Property Description:

A substantial and imposing former office building which originally formed part of Moseley Bus Depot and now requires modernization and refurbishment throughout and may have redevelopment potential, subject to obtaining the necessary planning consent. The property is constructed of solid brick walls with a pitched slate clad roof over and offers accommodation on three floors some of which has been subdivided into various offices. The property itself is located fronting Moseley Road (A435) at the junction of Trafalgar Road and is situated in an established mixed residential and commercial area, being within approximately two and a half miles distance of Birmingham City Centre.

Accommodation:

Ground Floor
233 sq m (2508 sq ft)
First Floor
233 sq m (2508 sq ft)
Second Floor
15.2 sq m (163.6 sq ft)
All including various office accommodation, toilet facilities, plus basement storage.

Panning:

We are advised that the premises are listed and are allocated for B1 office use, alternative uses may be available (subject to planning). Interested parties are advised to make their own enquiries with Birmingham City Council Planning Department. (Telephone No – 0121 303 4863).

Vendors Solicitors:

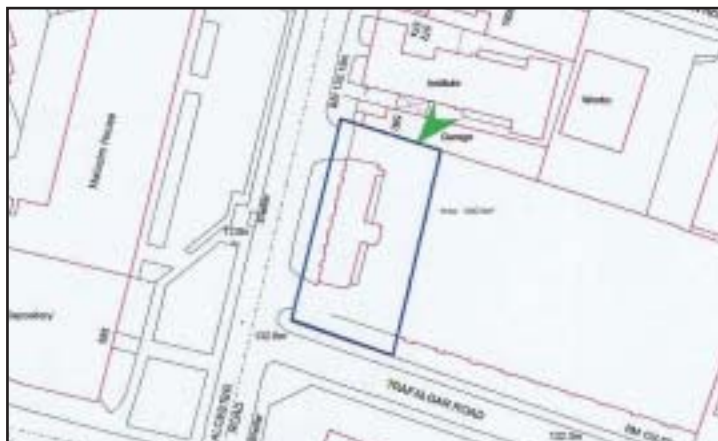
Gateley Wareing
Windsor House
3 Temple Row
Birmingham
B2 5JR
Telephone No – 0121 234 0000

Ref: Mr P Parkinson

Viewings:

Via Cottons – 0121 247 2233

N.B. VAT IS APPLICABLE TO THIS LOT





25 Silver Street, Kidderminster, Worcestershire DY10 2EQ

Property Description:

A double fronted listed period brick built property with pitched slate clad roof set behind a walled fore garden and benefitting from a large plot which has planning permission for conversion of the existing property into four flats and the erection of a new property within the grounds providing seven flats and car parking. Silver Street runs off Union Street, which is adjacent to the Ringway and is accessed from the Stourbridge Road (A451). The property backs onto St Georges Park and is conveniently located for all facilities in Kidderminster Town Centre.

Accommodation:

Ground Floor
Hallway, Four Reception Rooms, Lobby Area, Separate WC, access to adjacent Hall, Kitchen, Cellar.
First Floor
Stairs and Landing, Six Bedrooms (One with en-suite Shower Room) (One with en-suite Bathroom).
Outside (front) – Walled fore garden.
Outside (rear) Brick paved garden, adjacent parking area and yard, a number of outbuildings and large rear garden.

Planning:

Full planning consent was granted by Wyre Forest District Council (reference: WF0186/2 – dated 19 April 2002) for the conversion of the existing dwelling house into four flats along with the erection of seven new build flats and on site car parking. A copy of the planning consent is available for inspection at both the auctioneers and solicitors offices.

Vendors Solicitors:

Millichips
County Chambers
317 High Street
West Bromwich
West Midlands
B70 8LS
Telephone No – 0121 500 6363

Ref: Ms B Haywood

Viewings:

Via Cottons – 0121 247 2233



Residential Development Land, Blair Drive, Bedworth, Warwickshire, CV12

Property Description:

A parcel of freehold residential development land comprising of a former lock up garage site which has now been cleared with the exception of a row of four garage units. The site itself benefits from vehicular access off both Blair Drive and Anderton Road and is situated to the west of Bedworth off Smorrell Lane, which has recently been subject to a number of good quality redevelopment schemes. The site is conveniently located within approximately 1 1/2 miles distance of Bedworth Town Centre providing a wide range of local amenities and approximately 2 miles distance from the M6 (Junction 3) giving direct access to the Midlands motorway network.

Planning :

The has the benefit of outline planning consent for residential development granted by Nuneaton and Bedworth Borough Council (reference TP012398, dated 2 May 2002), based upon a proposed scheme of nine units and subject to a Section 106 Agreement (Town and Country Planning Act 1990),

whereby the developer will be required to make payment to the Local Authority a sum of £1010.00 per unit. (A copy of the planning consent is available for inspection at both the Auctioneers and Solicitors Offices).

Total Site Area 2000 sq m
approximately (0.5 acres)

Vendors Solicitors:

Russell Cooke Potter and Chapman
8 Bedford Row
London
WC1R 4BX
Telephone: 020 7405 6566

Ref: Mr E Cracknell

Viewings:

Via Cottons – 0121 247 2233





**32 Heathside Drive, Kings Norton,
Birmingham, B38 9LP**

Property Description:

A mid terraced house having rendered elevations and surmounted by a pitched interlocking tile clad roof. The property benefits from UPVC double glazed windows and exterior doors, gas-fired central heating and modern kitchen and bathroom fittings. Heathside Drive itself is situated between Hillmeads Road and Walkers Heath Road and local services are approximately three quarters of a mile distance at Kings Norton Green. The property provides well laid out accommodation and is currently let on an Assured Shorthold Tenancy Agreement at a rental of £90 per week (£4680 per annum).

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin, Separate WC with WC suite.
Outside (front) - Lawned fore garden
Outside (rear) - Paved patio and lawned garden.

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

Accommodation:

Ground Floor
Entrance Hall, L Shaped Lounge and Dining Room,
Breakfast/Kitchen, Side Entrance Hall/ Utility Room.



**34 Heathside Drive, Kings Norton,
Birmingham, B38 9LP**

Property Description:

A mid terraced house of rendered construction surmounted by a pitched interlocking tile clad roof. The property benefits from gas-fired central heating, UPVC double glazed windows and external doors (except front door), and provides well laid out accommodation. Heathside Drive itself is situated between Hillmeads Road and Walkers Heath Road and local services are approximately three quarters of a mile distance at Kings Norton Green.

Accommodation:

Ground Floor
Entrance Hall, L Shaped Lounge and Dining Room, Kitchen, Side Entrance Hall/ Utility Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite.
Outside (front) - Lawned fore garden
Outside (rear) - Small patio/yard and garden.

Vendors Solicitors:

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

Ref: Mr S Nickless

Viewings:

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We are currently updating our mailing list so, if you require a catalogue for our next auction on 10 September 2003 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



Garage, 22a Wheatsheaf Road, Edgbaston, Birmingham, B16 0RY


Property Description:

A brick built garage with tile clad roof adjoining number 22 Wheatsheaf Road and set back behind a concrete driveway. Wheatsheaf Road comprises of a no through road accessed off Selwyn Road which in turn leads from Rotton Park Road (B4129).

Accommodation:

Garage
26.76 sq.mtrs (287 sq.ft)
Outside (front) – Concrete driveway.
Outside (rear) – Lawned garden.

Vendors Solicitors:

Fentimans
1623 Warwick Road
Knowle
Solihull
West Midlands B93 9LF
Telephone No – 01564 779 459

Ref: Mr C Fentiman

Viewings:

Via Cottons – 0121 247 2233



95 Deepdale Avenue, Middlesbrough, North Yorkshire TS4 3BQ

Property Description:

A semi-detached house of part rendered brick construction, surmounted by a hipped tile clad roof and occupying a corner position close to the junction with Thorndyke Avenue. The property is set back from the road behind a lawned fore garden in an area known as Marton Grove, which is located off Marton Road (A172).

Accommodation:

Ground Floor
Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Three

Bedrooms, Bathroom.
Outside (front) – Garden which extends to side.
Outside (rear) – Garden.

Vendors Solicitors:

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

Ref: Mr Mowbray

Viewings:

Via Cottons – 0121 247 2233



Garage Site, Romford Close, Sheldon, Birmingham B26 3TR

Property Description:

A site containing eighteen lock-up Garages situated adjacent to numbers 37 and 39 Romford Close, Sheldon and contained within two separate brick-built blocks. The yard itself is well maintained, having a Tarmacadam surface. Romford Close is situated directly off Church Road.

The Garages have been constantly let for a number of years predominantly to residents of Romford Close on informal licences producing an income of £6.00 per week each and payable quarterly, in advance.
Total Rental Income - £108.00 per week (£5,616.00 per annum).

Vendors Solicitors:

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

Ref: Mr F E Windridge

Viewings:

Via Cottons – 0121 247 2233





**12/14 Baker Street, Sparkhill,
Birmingham, B11 4SF**

Property Description:

A freehold parcel of land occupying a corner position at the junction of Baker Street and Avon Street and situated approximately 100 metres from the junction of Warwick Road (A41) and 250 metres from Stratford Road (A34). The site currently contains a pair of semi-detached houses both of rendered brick construction with a replacement tile clad roof, along with a garage/workshop at the rear which has direct access off Avon Street. The houses themselves were converted a number of years ago to provide a total of 4 self contained flats, however these are now in a state of disrepair and if retained require complete modernisation and improvement. The site itself benefits from outline planning consent granted by Birmingham City Council, (reference C/04130/01/OUT and dated 28 January 2002) for residential redevelopment of the site into flats. Whilst the planning consent is non specific the application was based upon a scheme of 8 self contained units, (a copy of the planning consent is available for inspection, both at the Auctioneers and Solicitors offices.

Accommodation:

12 Baker Street
Ground Floor
Entrance Porch, Bedroom, Inner Hall, Lounge, Shower room (no fittings) Kitchen (no fittings)
First Floor
Shared rear entrance hall, Stairs and Landing to Lounge, Kitchen (no fittings), Bedroom, Bathroom (no fittings).
14 Baker Street
Ground Floor
Entrance Porch, Bedroom, Inner Hall, Lounge, Shower room (no fittings) Kitchen (no fittings)
First Floor
Shared rear entrance hall, Stairs and Landing to Lounge, Kitchen, Bedroom, Bathroom.
Outside Gardens to front both sides and rear including a lock up Garage/Workshop having access off Avon Street.
Total Site Area: 550 sq m (0.13 acres)

Vendors Solicitors:

Anthony Collins, St Philips Gate,
5 Waterloo Street,
Birmingham, B2 5PG
Telephone No – 0121 212 7403

Viewings:

Via Cottons – 0121 247 2233



**651 Birmingham New Road,
Coseley, Dudley, West Midlands**


Property Description:

A mid terrace retail unit situated in a parade of shops on the Birmingham New Road (A4123) set back on a service road with roadside parking and situated between the junctions of Bank Street and Ivyhouse Lane.

Accommodation:

Ground Floor
Retail Shop having Modern Shop Front with electric roller shutter – 4.95 m x 5.35 m, Rear Reception Room, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms (one intercommunicating).
Outside – Rear paved yard with covered area.

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Bearwood
West Midlands B66 4AP
Telephone No – 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

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**Flat 2, 80 Warwick Road, Olton, Solihull,
West Midlands B92 7JJ**

Property Description:

A well laid out first floor flat forming part of a converted period semi-detached residence containing three flats in total and of brick construction with a replacement tile clad roof. The property is set back from Warwick Road behind a walled fore garden and benefits from UPVC double glazed windows, electric storage heating, modern kitchen and bathroom fittings, ample off-road parking and Garage. The property is located close to the junction with Brookvale Road.

Accommodation:

Ground Floor
Shared Reception Hall.
First Floor
Stairs and Landing, Reception Hall, Lounge, Bathroom with modern suite comprising panelled bath with electric shower over, pedestal wash basin & WC, Dining/Kitchen having a matching range of modern

lamine units, Two Double Bedrooms.
Outside (front) - Shared visitor car-parking area and a walled lawned fore garden.
Outside (rear) - Tarmacadam driveway to side leading to a large shared car park and a single lock-up Garage, shared lawned garden.
Term: 99 years
Commencement Date: December 1972
Ground Rent: TO BE CONFIRMED

Vendors Solicitors:

Caffrey & Co
506 Alum Rock Road
Alum Rock
Birmingham B8 3HX
Telephone No - 0121 326 6977

Ref: Mr Islam Khan

Viewings:

Via Cottons - 0121 247 2233

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**896 Pershore Road, Selly Park,
Birmingham B29 7PU**


Property Description:

A traditional end terraced house of predominantly rendered brick construction with a replacement tile clad roof set back from Pershore Road behind a walled fore garden and situated close to the junction with Kitchener Road. The property benefits from gas-fired central heating and requires modernisation and cosmetic improvement, having been let to five students for a number of years. Pershore Road itself gives direct access to Birmingham City Centre and the property is within approximately one-mile distance of The University of Birmingham.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Stairs down to Side Entrance Lobby, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.
Outside (front) - Walled fore garden
Outside (rear) - Brick yard with

store and garden having been partly paved.

Vendors Solicitors:

Caffrey & Co
516 Coventry Road
Small Heath
Birmingham B10 0UN
Telephone No - 0121 772 3222

Ref: Mrs Tabassum

Viewings:

Via Cottons - 0121 247 2233



**123 Josiah Road, Northfield,
Birmingham B31 5DG**

Property Description:

A traditional semi-detached house of part rendered brick construction with a hipped tile clad roof occupying an elevated position, set back from the road behind a lawned fore garden. Josiah Road itself leads directly off Tessall Lane, which in turn leads off Bristol Road (A38). The property requires some modernization and cosmetic improvement.

Accommodation:

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

Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin, Separate WC.
Outside (front) - Lawned fore garden
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 Curtis

Viewings:

Via Cottons - 0121 247 2233



25 Manderville House, Walnut Way, Northfield, Birmingham B31 4ET

Property Description:

A purpose built flat situated on the 6th floor of an eleven storey block, which is located off Walnut Way, which in turn leads off Central Avenue. The property has been refurbished and modernised throughout to a good presentable standard including laminate flooring in all rooms, modern kitchen and bathroom fittings, part electric storage heating and tasteful redecoration. The accommodation is well laid out and further benefits from security door entry system.

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system, lift and stairs to 6th floor.
6th Floor
Reception Hall with fitted alarm, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin & WC, Lounge/Dining Room with real flame gas fire and door to

enclosed balcony, Breakfast/Kitchen with a range of modern fitted wooden effect base and wall cupboards, built-in electric oven, hob & cooker hood, Double Bedroom.

Outside - Communal gardens and parking area.

Term:

125 years

Commencement Date: 5 June 1989

Ground Rent: £10 per annum

Service Charge: refer to Solicitors

Vendors Solicitors:

Sankey Reynolds
205/207 Gazette Buildings
168 Corporation Street
Birmingham
B4 6TF
Telephone No - 0121 236 3036

Ref: Ms L Conway

Viewings:

Via Cottons - 0121 247 2233



119 Oxhill Road, Handsworth, Birmingham B21 8HB



Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof occupying a slightly elevated position set back from the road behind a small walled fore garden and situated between the junctions of Rookery Road and Friary Road. The property benefits from gas-fired central heating and UPVC double glazed windows.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Paved walled fore garden.
Outside (rear) - Paved yard and lawned garden.

Vendors Solicitors:

Pearson Rowe
55 St Pauls Square
Birmingham B3 1QS
Telephone No: 0121 236 7388

Ref: Mr B Flint

Viewings:

Via Cottons - 0121 247 2233



35 Temple Road, Willenhall, Wolverhampton WV13 1ET



Property Description:

A traditional brick built mid terraced property with a pitched slate clad roof, requiring full modernisation and improvement. The property is set back behind a walled fore garden on Temple Road and Spring Bank, close to Willenhall Town Centre and one mile and a half from the M6 (junction 10).

Accommodation:

Ground Floor
Porch, Two Reception Rooms, Kitchen, Shower Room, Lean-to.
First Floor
Stairs and Landing, Three Bedrooms (one intercommunicating).
Outside (front) - Garden
Outside (rear) - Garden and pedestrian access.

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

**45 Temple Road, Willenhall,
West Midlands WV13 1ET**

Property Description:

A traditional mid terraced house of brick construction with a tile clad roof situated in a residential area requiring some modernisation and improvement. Temple Road is situated within approximately one third of a mile from Willenhall Town Centre providing a range of local amenities.

Accommodation:

Ground Floor
Two Reception Rooms, Under stairs storage, Kitchen, Bathroom with panelled bath, pedestal wash hand basin & WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (front) - Lawned fore garden.
Outside (rear) - Paved side area leading to lawned garden.

Vendors Solicitors:

The Law Partnership
Scottish Provident House
2nd Floor
76-80 College Road
Harrow
Middlesex
HA1 1BQ
Telephone No - 0208 424 2131

Ref: Mr Mehta

Viewings:

Via Cottons - 0121 247 2233


**3 Briarley, Beacon View Road, West
Bromwich, West Midlands B71 3PG**
Property Description:

A purpose built first floor Flat forming part of a twenty storey block set well back from Beacon View Road and providing well laid out and generally well maintained accommodation which benefits from part electric storage heating. Briarley House is situated opposite Windmill Crescent. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £304.17 per calendar month (£3650 per annum)

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system containing communal facilities including laundry room, gymnasium, sauna, steam room along with ladies and gents changing rooms, Stairs and lifts to first floor.

First Floor

Reception Hall, Bedroom 1, Bedroom 2 with balcony off, Bathroom with modern three-piece suite comprising panelled bath, having electric shower over, pedestal wash basin and WC, Lounge, Kitchen with a range of fitted units.
Outside - Communal parking area and gardens.
Refer to Auctioneers/ Solicitors for details relating to Lease Term and Ground Rent.

Vendors Solicitors:

Howlett Clarke Cushman
8/9 Ship Street
Brighton
BN1 1AZ.
Telephone No. 01273 327272

Ref: Mr D Stockman

Viewings:

Via Cottons - 0121 247 2233

**22 Park View Court, Bath Street,
Nottingham NG1 1DD**

Property Description:

A ground floor purpose built studio flat forming part of an imposing Grade 11 listed block which contains a total of eighty units and is well screened from the road, set back behind a tree-lined fore garden, opposite Victoria Park and adjacent to Victoria Leisure Centre. The property is currently let on an Assured Shorthold tenancy agreement. Rental £284.17 per calendar month (£3410.04 per annum).

Refer to Auctioneers/ Solicitors for details relating to Lease Term and Ground Rent.

Vendors Solicitors:

Howlett Clarke Cushman
8/9 Ship Street, Brighton
BN1 1AZ
Telephone No. 01273 327272

Ref: Mr D Stockman.

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system, Entrance Hall, Bathroom with paneled bath, pedestal wash basin, Separate WC, Bed/Living Room, Dining/Kitchen with a range of laminate units.
Outside - Communal gardens and parking with CCTV coverage.



**13 Selborne Road, Handsworth Wood,
Birmingham B20 2DN**

Property Description:

A substantial and imposing three-storey end of terrace residence of brick construction with a replacement interlocking tile clad roof, providing extensive living accommodation. The property has generally been well maintained throughout and benefits from part gas-fired central heating, part UPVC double glazed windows, fitted mains fire detection system, three reception rooms and two bathrooms. Selborne Road itself runs directly between Church Lane and Handsworth Wood Road.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Cloakroom with WC and wash basin, Front Reception Room, Middle Reception Room, Rear Dining/Family Room, Substantial Extended Kitchen with separate cooking area with an extensive range of laminate fronted units and Utility Area.
First Floor
Stairs and Landing, Bedroom 1 (Double) with pedestal wash basin, Bedroom 2 (Double) with pedestal wash basin, Bathroom with

panelled bath having electric shower over, pedestal wash basin & WC, Bedroom 3 (Double).
Second Floor
Stairs and Landing to Studio Attic Accommodation comprising Double Bedroom, archway to Living Room, Good Sized Bathroom having modern suite comprising panelled bath, vanity wash basin, WC and glazed shower cubicle with power shower.

Outside (front) - Walled rockery fore garden, pedestrian side access to rear, **Outside (rear)** - Paved yard with crazy paved garden with a raised paved sun terrace at the very rear.

Vendors Solicitors:

James Pearce & Co
34a Walmley Road
Walmley
Sutton Coldfield
West Midlands
B76 1QN
Telephone No - 0121 351 5575

Ref: Ms J Crane

Viewings:

Via Cottons – 0121 247 2233



**10 Franklin Road, Bournville,
Birmingham B30 2HH**

Property Description:

A traditional style mid terraced house of brick construction with a replacement interlocking tile clad roof set back from the road behind a small walled fore garden. The property has accommodation on three floors and contains six letting rooms along with a self-contained flat on the second floor. Franklin Road forms part of a popular and established residential area and the property is situated between the junctions of Beaumont Road and Mary Vale Road. The property benefits from shared gas-fired central heating along with a mains fitted fire detection system and fire doors. The property is currently let to 7 separate tenants on Assured Shorthold Tenancy Agreements, producing a rental income of £400 per week (£20800 per annum). A schedule of all tenancies is available from the Auctioneers Offices.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Cloakroom with WC and wash basin, Cellar access, Room 1 with Kitchenette, Room 2 with Kitchenette, Room 3 with separate Kitchen.
First Floor
Stairs and Landing, Room 4 having Entrance Hall, Living/Kitchen, Separate Bedroom, Room 5 with Kitchenette, Room 6 with Kitchenette, Shower Room with glazed cubicle, WC and wash basin.
Second Floor
Stairs and Landing with self-contained Attic Flat comprising Lounge, Inner Hall, Bedroom 1, Bedroom 2, Shower Room with glazed cubicle, WC and wash basin, Kitchen.
Outside (front) - Small walled fore garden
Outside (rear) - Yard and garden.

Vendors Solicitors:

O'Gorman & Co
1 Church Street
Warwick CV34 4AB
Telephone No - 01926 409900

Ref: Ms D Latham

Viewings:

Via Cottons – 0121 247 2233

LOT 46**Freehold Vacant Possession**

30 Fifth Avenue, Bordesley Green,
Birmingham B9 5RD

**Property Description:**

A traditional style mid terraced house of brick construction with an interlocking tile clad roof, requiring modernisation and improvement throughout. Fifth Avenue itself is situated directly between Bordesley Green and Green Lane.

Accommodation:

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

Outside (front) - Walled fore garden.
Outside (rear) - Yard and garden.

Vendors Solicitors:

Margetts & Richie
177 Corporation Street
Birmingham
B4 6RL
Telephone No - 0121 236 5517

Ref: Mr G Richie

Viewings:

Via Cottons - 0121 247 2233

LOT 48**Freehold Investment**

4 Bailey Road, Bilston,
Wolverhampton WV14 6RZ

**Property Description:**

A three bedroom rendered semi-detached house benefitting from UPVC double glazing and gas-fired central heating. The property is single bayed and set behind a walled fore garden with off-road parking. The property is located off Hadley Road which in turn runs off Wellington Road (A41) and is currently let on an Assured Shorthold Tenancy Agreement, expiring on 31 December 2003. Rental - £90 per week (£4680 per annum).

Accommodation:

Ground Floor
Hallway, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - Gardens front and rear, side access with parking.

Vendors Solicitors:

Maynard & Co
193 Brickkiln Street
Wolverhampton
WV3 0PN
Telephone No - 01902 569542

Ref: Mr C J Maynard

Viewings:

Via Cottons - 0121 247 2233

LOT 47**Freehold Vacant Possession**

104 Holden Crescent, Walsall,
West Midlands WS3 1QQ

**Property Description:**

A semi-detached property of rendered brick construction surmounted by a pitched roof and occupying an elevated position set back behind a lawned fore garden. The property benefits from UPVC double glazed windows and doors and part gas-fired central heating. Holden Crescent is located off Coalpool Lane.

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen, understairs storage, WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, pedestal wash basin & WC.
Outside (front) - Lawned garden, off road parking.
Outside (rear) - Paved patio, lawned garden.

Vendors Solicitors:

The Law Partnership
Scottish Provident House
2nd Floor
76-80 College Road
Harrow
Middlesex
HA1 1BQ
Telephone No - 0208 424 2131

Ref: Mr Mehta

Viewings:

Via Cottons - 0121 247 2233

LOT 49**Freehold Investment**

64 Trinity Road North, West Bromwich,
West Midlands B70 6ND

**Property Description:**

A modern semi-detached house of cavity brick construction with a tile clad pitched roof, benefitting from gas-fired central heating, double glazed windows and Garage at the rear. Trinity Road North is located off Trinity Street, which in turn leads off High Street and the property is within approximately a quarter of a mile distance from West Bromwich Town centre, providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £600 per calendar month (£7200 per annum).

Accommodation:

Ground Floor
Entrance Hall, Kitchen, Cloakroom with WC and wash basin, Lounge/Dining Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Small walled forecourt.
Outside (rear) - Pedestrian side access and enclosed concrete yard/garden along with Garage at the rear.

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Bearwood
West Midlands
B66 4AP
Telephone No - 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233



LOT 50**Freehold Investment**

66 Trinity Road North, West Bromwich,
West Midlands B70 6ND

**Property Description:**

A modern semi-detached house of cavity brick construction with a tile clad pitched roof, benefitting from gas-fired central heating, double glazed windows and Garage at the rear. Trinity Road North is located off Trinity Street, which in turn leads off High Street and the property is within approximately a quarter of a mile distance from West Bromwich Town centre, providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental - £600 per calendar month (£7200 per annum).

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Bearwood
West Midlands
B66 4AP
Telephone No - 0121 420 3636

Ref: Mr R Hearne**Viewings:**

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Kitchen, Cloakroom with WC and wash basin, Lounge/Dining Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Small walled forecourt.
Outside (rear) - Pedestrian side access and enclosed concrete yard/garden along with Garage at the rear.

LOT 52**Freehold Vacant Possession**

14 Woodlands Street, Smethwick,
West Midlands B66 3TF

**Property Description:**

A traditional style mid terraced house of brick construction with tile clad roof, set back from the road behind a walled fore garden and benefitting from gas-fired central heating and part UPVC double glazing. Woodland Street itself is situated directly between Raglan Road and Grove Lane (A41).

Vendors Solicitors:

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

Ref: Mr J Lincoln Lewis**Viewings:**

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom comprising bath with shower over, wash hand basin & WC.
Outside (front) - Walled fore garden.
Outside (rear) - Garden.

LOT 51**Freehold Vacant Possession**

14 Friezeland Road, Walsall,
West Midlands WS2 8SA

**Property Description:**

A semi-detached property of brick construction with tiled roof, benefitting from UPVC replacement windows, gas-fired central heating and off-road parking. The property is located in an established residential area, located off Wolverhampton Road (A454) and is within approximately one third of a mile from the M6 Motorway (junction 10).

Vendors Solicitors:

The Law Partnership
Scottish Provident House
2nd Floor
76-80 College Road
Harrow
Middlesex HA1 1BQ
Telephone No - 0208 424 2131

Ref: Mr Mehta**Viewings:**

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Reception Room, downstairs storage, Kitchen, Bathroom with WC, pedestal wash basin.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Walled fore garden with driveway providing off-road parking.
Outside (rear) - Small patio, lawned garden.

LOT 53**Freehold Vacant Possession**

28 Earls Court Road, Harborne,
Birmingham B17 9AH

**Property Description:**

A modern semi-detached house occupying a corner plot at the junction with Whitefield Avenue and offered in a presentable and much improved condition, benefitting from modern kitchen and bathroom fittings, gas-fired central heating, UPVC double glazed windows along with a Double Garage and Workshop whereby planning consent was received in 1992 to convert this to a granny flat, however, this has now lapsed. Earls Court Road itself is situated directly off Court Oak Road and the property is within approximately half a mile distance from Harborne High Street providing a wide range of local amenities.

area, pedestrian access to Tarmacadam driveway leading to Double Garage and Workshop.

Vendors Solicitors:

Lees Lloyd Witley
17-21 Price Street
Birkenhead
Wirral CH41 6JN
Telephone No - 0151 650 5000

Ref: Mr P Armstrong**Viewings:**

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Kitchen with a range of modern fitted units 11/2 bowl stainless steel sink, built-in oven, gas hob and extractor fan, Lobby, Bathroom with modern fitted corner suite comprising panelled bath with power shower over, pedestal wash basin and WC.
First Floor Stairs and Landing, Three Bedrooms.
Outside (front) - Enclosed garden to front side and rear including lawned



LOT 54**Freehold Vacant Possession**

195 Cateswell Road, Sparkhill,
Birmingham B11 3DT

**Property Description:**

A traditional style semi-detached house of rendered brick construction with an interlocking tile clad roof, requiring complete modernisation and repair. The property is set back from the road behind a fore garden and is situated in the section of Cateswell Road running directly between Shaftmoor Lane and Spring Road.

Accommodation:

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

Outside (front) - Paved fore garden
Outside (rear) - Pedestrian side access to garden, brick store and a dilapidated concrete Garage accessed by way of a shared vehicular driveway.

Vendors Solicitors:

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

Ref: Ms D Morgan

Viewings:

Via Cottons – 0121 247 2233

LOT 55**Freehold Vacant Possession**

1 Poplar Avenue, adjacent to 60-62 Crompton Road, Handsworth, Birmingham, B20 3QQ

**Property Description:**

A traditional built Semi Detached house of part rendered brick construction with a replacement tile clad roof, accessed by way of a shared pedestrian walkway located between numbers 60 and 62 Crompton Road. The property requires modernisation and improvement and benefits from part electric storage heating.

Accommodation:

Ground Floor
Lounge, Inner Lobby with understairs cupboard, Dining Room, Kitchen

First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Foregarden with pedestrian side access to rear (rear) - Yard, brick built store and garden

Vendors Solicitors:

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

Ref: Mr T McGuire

Viewings:

Via Cottons – 0121 247 2233

LOT 56**Freehold Vacant Possession**

34 Baldwin Street, Smethwick,
West Midlands B66 3RQ

**Property Description:**

A modern mid terraced house having brick outer walls surmounted by a pitched concrete interlocking tile clad roof and benefitting from UPVC double glazed windows, gas-fired central heating and two double bedrooms. The property itself is set back behind a small service road and Baldwin Street is located directly off Soho Way (A457).

Accommodation:

Ground Floor
Reception Hall, Cloakroom with WC and wash basin, Dining/Kitchen, Lounge.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Small fore garden with Tarmacadam driveway and storage recess.
Outside (rear) - Small patio, lawned garden and rear pedestrian access.

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Bearwood
West Midlands
B66 4AP
Telephone - 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

LOT 57**Freehold Vacant Possession**

129 Greets Green Road, West Bromwich,
West Midlands B70 9ET

**Property Description:**

A traditional end terraced house of brick construction with slate clad roof requiring modernization and improvement and set back from the road behind a paved forecourt. The property benefits from part UPVC double glazed windows.

Accommodation:

Ground Floor
Glazed Porch, Front Reception Room, Inner Hall, Built-in under-stairs cupboard, Rear Reception Room, Kitchen with a range of laminate units, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Bedroom 1 (Double), Bedroom 2 (Double).
Outside (front) - Paved and gravel forecourt providing off-road parking.
Outside (rear) - Paved yard, shared pedestrian access, rear garden with hard-standing and vehicular access onto shared rear driveway.

Vendors Solicitors:

The Law Partnership
Scottish Provident House
2nd Floor
76-80 College Road
Harrow
Middlesex
HA1 1BQ
Telephone No – 0208 424 2131

Ref: Mr Mehta

Viewings:

Via Cottons – 0121 247 2233

LOT 58**Freehold Investment**

**28 Harleston Road, Great Barr,
Birmingham, B44 8RR**

**Property Description:**

A mid terraced house of brick construction with tile clad roof set back from the road behind a lawned foregarden and benefiting from gas fired central heating. Harleston Road itself is situated in an established residential area and is located off Birdbrook Road, which in turn leads of Aldridge Road. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £90.00 per week (£4680 per annum)

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Room, Kitchen
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
Outside (front) - Lawned foregarden, pedestrian side access to rear.
Outside (rear) - Paved Patio having steps down to lawned garden.

Vendors Solicitors:

Roskell Davies & Co
661-665 Kingstanding Road
Kingstanding
Birmingham
B44 9RH
Telephone No: 0121 354 1515

Ref: Mrs J Turner

Viewings:

Via Cottons – 0121 247 2233

LOT 59**Leasehold Vacant Possession**

**119 Rookery Road, Handsworth,
Birmingham B21 9QX**

**Property Description:**

A first floor two bedroom maisonette with a pitched interlocking concrete tile roof set back from the road behind a lawned fore garden and benefits from gas-fire central heating and a Single Garage housed in a separate block. The property is located on Rookery Road (A4040) and is within walking distance of Soho Road (A41) providing numerous local amenities.

Term: 99 Years
Commencement Date: 25 March 1966
Ground Rent:
£21.00 per annum

Accommodation:

Ground Floor
Entrance Hall.
First Floor
Stairs and Landing, Two Bedrooms, Reception Room, Kitchen, Bathroom.
Outside (rear) - Garden. Garage in a separate block.

Vendors Solicitors:

Maynard & Co
193 Brickkiln Street
Wolverhampton
WV3 0PN
Telephone No - 01902 569542

Ref: Mr C J Maynard

Viewings:

Via Cottons – 0121 247 2233

LOT 60**Freehold Vacant Possession**

**38 Fitzroy Road, Northfield,
Birmingham B31 5PD**

Property Description:

A mid terraced property of rendered brick construction with an interlocking tile clad roof, formerly comprising of a ground floor retail premises with accommodation over which has since been informally converted to provide two self-contained flats. The property requires modernization and improvement and is situated close to the junction of Trescott Road and approximately one mile distance from Northfield Shopping Centre, providing a wide range of local amenities.

Accommodation:

Ground Floor
Reception Room, Bedroom, Kitchen

and bathroom.

First Floor
Reception Room, Two Bedrooms, Kitchen, Bathroom.
Outside (rear) - Garage and garden.

Vendors Solicitors:

Anthony Collins
St Phillips Gate
5 Waterloo Street
Birmingham
B2 5PG
Telephone No - 0121 212 7403

Ref: Ms K Blackwell

Viewings:

Via Cottons – 0121 247 2233

LOT 61**Freehold Vacant Possession**

**68 Norman Street, Winson Green,
Birmingham B18 7ER**

**Property Description:**

A traditional style end terraced house of brick construction with a replacement tile clad roof, having the benefit of gas-fired central heating. Norman Street itself is located directly off Winson Green Road (A4040) and is within half a mile distance of Dudley Road City Hospital.

Accommodation:

Ground Floor
Front Reception Room, Kitchen, Rear Lobby, Bathroom with paneled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (rear) - Yard and garden.

Vendors Solicitors:

Lincoln Lewis & Co
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

**596 Tyburn Road, Erdington,
Birmingham B24 9RS**


Property Description:

A mid terraced house part rendered of brick construction with an interlocking tile clad roof occupying a corner position adjacent to the junction of Quilter Road. The property provides well laid out accommodation and benefits from part UPVC double glazed windows, gas-fired central heating and has recently had various improvement works carried out including partial redecoration, re-plastering, damp proofing and some new timber floors.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Room, Kitchen with a range of laminate units, Cloakroom with WC & wash basin.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising paneled bath having electric shower over, vanity wash basin & WC.
Outside (front) - Lawned fore garden with potential for off-road parking.

Outside (rear) - Shared pedestrian access, paved patio and lawned garden.

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

**199 Holyhead Road, Handsworth,
Birmingham B21 OAS**


Property Description:

A traditional end of terrace property of brick construction with a replacement tile clad roof benefitting from part UPVC double glazed windows, set back from the road behind a small walled fore garden and situated virtually opposite Wickes DIY Store. The property provides well laid out accommodation on two floors and requires modernization and improvement.

Accommodation:

Ground Floor
Reception Hall, Through Lounge/Dining Room, Kitchen, Bathroom with paneled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Walled fore garden.
Outside (rear) - Garden.

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



**22 Meadow Lane, Parr, St Helens,
Lancashire WA9 3RF**

Property Description:

A semi-detached house of 'Wimpey No-Fines' construction having an interlocking tile clad roof, set back from the road behind a fore garden. The property is located close to the junction with Pool End and is situated on an estate located off Fleet Lane and containing a number of similar properties. St Helens Town Centre is within 2 miles distance, and the M6 Motorway (Junction 23) is within 5 miles distance. The property benefits from UPVC Double Glazed Windows which have recently been installed

The property is currently let on a Regulated Tenancy at a registered rental of £39.50 per week (£2,054.00 per annum) and effective from 8 February 2001 (Note: Re-registration now overdue).

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - Gardens to front, side and rear with pedestrian access.

Vendors Solicitors:

Elliott & Co
526 Coventry Road
Small Heath
Birmingham B10 0UN
Telephone - 0121 771 4700

Ref: Mr S Desmond

Viewings:

Via Cottons - 0121 247 2233

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28 Bearwood Road, Smethwick,
West Midlands B66 4HH



Property Description:

A traditional style mid terraced villa of brick construction with a slate clad roof requiring modernization and improvement. The property is set back behind a small walled fore garden and is located directly opposite Victoria Park close to the junction with High Street, Smethwick.

Accommodation:

Ground Floor
Reception Hall, Lounge, Rear Sitting Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Small walled fore garden
Outside (rear) – Paved yard, outside WC, brick-built store, lawned garden and shared pedestrian gated access.

Vendors Solicitors:

Wragge & Co
55 Colmore Row
Birmingham
B3 2AS
Telephone No – 0121 233 1000

Ref: Mr T Evans

Viewings:

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