

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

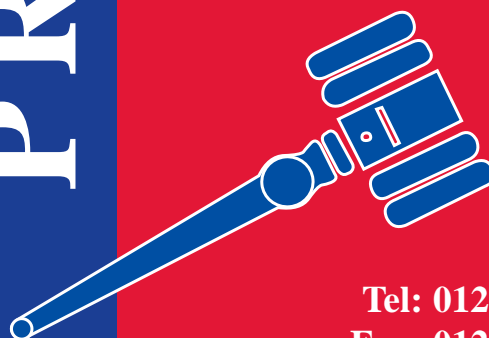
Cottons

Chartered Surveyors

3RD JUNE 2004

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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

'The Letting Agents'

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

'The Property Managers'

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

'The Estate Managers'

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

'The Surveyors'

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

'The Property Insurance Specialists'

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

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

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

15TH JULY 2004

CALL THE AUCTION TEAM NOW

0121 247-2233

Auction Sale

of 73 Lots

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

- 47 Freehold Vacant Residential Properties
- 10 Residential Investment Properties
- 1 Leasehold Vacant Apartment
- 3 Freehold Commercial/ Industrial Premises with Vacant Possession
- 3 Commercial Investment Properties
- 2 Freehold Redevelopment Properties
- 3 Parcels of Freehold Land
- 2 Freehold Building Plots
- 2 Freehold Public House Investments

ORDER OF SALE

Lot	Property	
1.	18 Fairfield Road, Kings Heath	Freehold Vacant Possession
2.	42 College Road, Handsworth Wood	Freehold Vacant Possession
3.	43 Markby Road, Winson Green	Freehold Investment
4.	295 Wolverhampton Road, Walsall	Freehold Vacant Possession
5.	733 Coventry Road, Small Heath	Freehold Vacant Possession
6.	171 Bushbury Road, Fallings Park, Wolverhampton	Freehold Vacant Possession
7.	144 Church Street, Lozells	Freehold Vacant Possession
8.	8 Hanson Grove, Solihull	Freehold Vacant Possession
9.	13 Highfield Road, Tipton, West Midlands	Freehold Investment
10.	34 Howard Road, Handsworth Wood	Freehold Vacant Possession
11.	24 Hudson Road, Handsworth Wood	Freehold Vacant Possession
12.	78 Church Road, Bradmore	Freehold Vacant Possession
13.	Plot 34, Little Hay Lane, Shenstone	Freehold Land
14.	Plot 35, Little Hay Lane, Shenstone	Freehold Land
15.	86 Barnsdale Crescent, Northfield	Freehold Investment
16.	57 Titania Close, Rubery, Rednal	Freehold Vacant Possession
17.	127 Wyrley Road, Witton	Freehold Vacant Possession
18.	208 Birmingham Road, West Bromwich	Freehold Vacant Possession
19.	379 Chester Road, Boldmere, Sutton Coldfield	Freehold Vacant Possession
20.	4 Well Close, Castle Bromwich	Freehold Vacant Possession
21.	The Four Crosses Public House, Market Drayton	Freehold Investment
22.	4 — 7A Railway Terrace, Old Walsall Road, Hamstead	Freehold Investment
23.	83 Wyndhurst Road, Stechford	Freehold Investment
24.	23 Clinton Street, Winson Green	Freehold Investment
25.	5 Church Street, Tipton	Freehold Vacant Possession
26.	124 Westminster Road, Handsworth	Freehold Vacant Possession
27.	130 Stourbridge Road, Dudley	Freehold Vacant Possession
28.	1180 Coventry Road, Yardley	Freehold Investment
29.	1592 Coventry Road, Yardley	Freehold Vacant Possession
30.	Gainsborough House, 65 Vicar Street, Dudley	Freehold Redevelopment Opportunity
31.	33 Hall Street, Dudley	Part Investment /Part Vacant Possession
32.	29 Beechtree Road, Walsall Wood	Freehold Investment
33.	91A St Margarets Road, Ward End	Freehold Vacant Possession
34.	Apartment 18, Market Square, Pitt Street, Wolverhampton	Leasehold Vacant Possession
35.	56 Charles Street, Gun Hill, Arley	Freehold Investment
36.	322 Birmingham New Road, Coseley	Freehold Vacant Possession



37.	2 Sutton Square, Minworth, Sutton Coldfield	Freehold Vacant Possession
38.	99 Hamstead Hill, Handsworth Wood	Freehold Vacant Possession
39.	15 The Spinney, Handsworth Wood	Freehold Vacant Possession
40.	3 Parklands Road, Wolverhampton	Freehold Vacant Possession
41.	Land Adj 86 Blakeley Hall Road, Oldbury	Freehold Building Plot
42.	Land Adj 1 Walton Close, Rowley Regis	Freehold Development Land
43.	Land at Elmhurst, Near Lichfield	Freehold Land
44.	84 Perrott Street, Winson Green	Freehold Vacant Possession
45.	36 Kirby Road, Winson Green	Freehold Investment
46.	6 Elizabeth Road, Cannock	Freehold Vacant Possession
47.	210 Bradbury Lane, Hednesford, Cannock	Freehold Vacant Possession
48.	51 Winstanley Place, Rugeley, Staffs	Freehold Vacant Possession
49.	59 Faulkner Road, Solihull	Freehold Vacant Possession
50.	97 Northfield Road, Harborne	Freehold Vacant Possession
51.	16 Bourne Close, Kings Heath	Freehold Vacant Possession
52.	27 Barn Farm Close, Bilston	Freehold Investment
53.	125 Leslie Road, Park Village	Freehold Vacant Possession
54.	67 Evans Street, Wolverhampton	Freehold Vacant Possession
55.	8A — 9 Freer Street, Walsall	Freehold Vacant Possession
56.	The Old Engine Public House, 14 Bull Street, Darlaston	Freehold Investment
57.	115 Park Lane East, Tipton	Freehold Investment/Redevel Opp
58.	117, 118 & 119 Northfield Road, Netherton, Dudley	Part Investment/Vacant Possession
59.	58 Vicarage Road, West Bromwich	Freehold Vacant Possession
60.	136 Hilton Road, Lanesfield	Freehold Vacant Possession
61.	40 Woodwells Road, Ward End	Freehold Vacant Possession
62.	754A Alum Rock Road, Ward End	Freehold Vacant Possession
63.	179 Dyas Avenue, Great Barr	Freehold Vacant Possession
64.	38 Hurstborne Crescent, Wolverhampton	Freehold Vacant Possession
65.	84 Woden Road, Park Village, Wolverhampton	Freehold Vacant Possession
66.	19 Jeffrey Avenue, Bilston	Freehold Vacant Possession
67.	4 Derwent Close, Brierley Hill	Freehold Vacant Possession
68.	40 Whealey Road, Handsworth	Freehold Vacant Possession
69.	67 Mallin Street, Smethwick	Freehold Vacant Possession
70.	72 Woodnorton Road, Rowley Regis	Freehold Vacant Possession
71.	22 North Street, Dudley	Freehold Investment
72.	62 Wolverton Road, Dudley	Freehold Investment
73.	41 Westbourne Road, Walsall	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.



**18 Fairfield Road, Kings Heath,
Birmingham B14 7QY**


Property Description

A traditional mid terraced house of brick construction with a replacement tile clad roof, benefiting from mostly UPVC double glazed windows and requiring modernisation and improvement throughout. The property which directly fronts the pavement is situated in a small cul-de-sac, located off Silver Street which in turn leads off Kings Heath High Street (A435) and forms part of a popular and established residential area.

Accommodation

Ground Floor
Front Reception Room, Inner Hall,
Rear Reception Room, Kitchen,
Rear Entrance Lobby, Shower Room
with glazed shower enclosure,
pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms
(bedroom 2 intercommunicating).
Outside (rear) – Concrete yard and
small garden.

Vendors Solicitors

Silks
Barclays Bank Chambers
27 Birmingham Street
Oldbury
West Midlands
B69 4EZ
Telephone No – 0121 511 2233

Ref: Mr M J Dorman

Viewings

Via Cottons – 0121 247 2233



**42 College Road,
Handsworth Wood,
Birmingham, B20 2HX**

Property Description

A traditional mid terraced cottage style property of brick construction with a tile clad roof set back from the road behind a small walled fore garden and requiring modernisation and improvement throughout. The property is situated close to the junction with Cornwall Road and College Road itself runs between Friary Road and Church Lane (A4040).

Accommodation

Ground Floor
Front Reception Room, Rear
Reception Room, Rear Entrance
Hall, Kitchen, Lobby, Bathroom with
panel bath, pedestal wash basin
and WC.
First Floor
Stairs and Landing, Two Double
Bedrooms, Bedroom Three/ Box
Room.
Outside
Front – Small walled fore garden.
Rear – Paved yard with shared
pedestrian access and rear garden.

Vendors Solicitors

Wheadon & Co
Office 5
Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ
Tel: 0121 351 3333

Viewings

Via Cottons – 0121 247 2233

**43 Markby Road, Winson Green,
Birmingham, B18 4PP**


Property Description

A mid terraced property of brick construction surmounted by a tile clad roof set back behind a small foregarden. The property benefits from having well laid out accommodation and gas fired central heating. Markby Road is located in a well established residential area and can be found off Handsworth New Road. The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental - £420 pcm (£5,040 per annum).

Accommodation

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

Vendors Solicitors

Lincoln Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN
Tel: 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings

Via Cottons – 0121 247 2233

Bridging Finance

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

*Residential and
semi-commercial*



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

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



DMI Finance, PO Box 3000
Calne, Wilts.,
SN11 0XZ
Tel: 01249 822 999 Fax: 01249 822 211



295 Wolverhampton Road, Walsall, West Midlands WS2 8RN

Property Description

Traditional Semi detached house of brick construction surmounted by a hipped tile clad roof, occupying a generous corner plot at the junction with Primley Avenue and provides ideal scope for future extension subject to obtaining planning consent from the local authority. The property benefits from UPVC double glazed windows, gas fired central heating, modern Kitchen and Bathroom fittings, Garage and ample off road parking. The property is conveniently located within approximately 1 mile distance of Walsall Town Centre providing a wide range of local amenities and within approximately half a mile distance from the M6 motorway (junction 10) .

Accommodation

Ground Floor
Double glazed Porch, Reception Hall, Front Reception Room, extended Rear Reception Room, Kitchen with a range of units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash and basin and WC.
Outside – (front) fore-garden.
Outside – (rear/side) Lawned garden, paved patio, tarmacadam driveway with gated access off Primley Avenue and brick built garage and store.

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone: 0121 356 1161

Ref: Mr A G Curtis

Viewings

Via Cottons – 0121 247 2233



733 Coventry Road, Small Heath, Birmingham B10 0JD



Property Description

A substantial traditional built mid terraced house of brick construction with a replacement tile clad roof, having been generally well maintained, but now requiring some modernisation and improvement. The property is situated in an established and popular residential area, set back from the road behind a small fore-garden and situated close to the junction with Malmesbury Road. Local services and amenities are available on Coventry Road itself.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room with tiled shower enclosure, pedestal wash basin & WC.
Outside (front) – Gravelled fore-garden set behind a privet hedge.
Outside (rear) – Paved yard, brick store, WC and garden.

Vendors Solicitors

Putsmans WLC
55 Charlotte Street
Birmingham
B3 2LT
Telephone No: 0121 237 3000

Ref: Mrs S Stott

Viewings

Via Cottons – 0121 247 2233

171 Bushbury Road, Fallings Park, Wolverhampton WV10 0LZ



Property Description

A modern semi detached house surmounted by a interlocking tile clad roof benefiting from part UPVC double glazed windows and part electric storage heating and providing well laid out accommodation. The property is situated close to the junction with Victoria Road and Bushbury Road itself leads directly off Cannock Road (A460).

Accommodation

Ground Floor
Porch, Through Lounge/Dining Room, Kitchen, Rear Entrance Lobby with built-in storage cupboard, Further Reception Room (previously garage).
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Concrete driveway providing off-road parking for several cars and a gravelled garden area.
Outside (rear) – Pedestrian side access yard and paved garden with small lawn area.

Vendors Solicitors

Woodhouse & Co
22 Waterloo Road
Wolverhampton
WV1 4DL
Telephone No – 01902 773616

Ref: Mr A J Woodhouse

Viewings

Via Cottons – 0121 247 2233



**144 Church Street,
Lozells, Birmingham.
B19 1QH**

Property Description

A mid terraced property of brick construction with tile clad roof situated directly fronting the pavement. The property benefits from having UPVC double glazed windows and gas fired central heating. The property requires some modernisation but is generally in a presentable condition. Church Street is located in an established residential area between Lozells Road and Nursery Road.

Vendors Solicitors

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
West Midlands
B70 8SW
Telephone No: 0121 553 3211

Ref: Mr T Ceney

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hallway, Reception Room,
Kitchen/Dining Room, Door to
Cellar.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom comprising
pedestal wash hand basin, low level
WC and panelled bath.
Outside
Rear – garden.



**13 Highfield Road,
Tipton, West
Midlands, DY4 0RB**

Property Description

A presentable and well maintained mid terrace house of brick construction with a slate clad roof benefiting from well laid out accommodation, UPVC double glazed windows, modern kitchen and bathroom fittings and off road parking. The property is currently let on an Assured Shorthold tenancy agreement at a rental of £425 per calendar month (£5,100 per annum).

Vendors Solicitor

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

Ref: Mr A G Curtis

Viewing

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Lounge, Dining
Kitchen with range of fitted units,
Lobby, Bathroom with modern suite
comprising panel bath with electric
shower over, pedestal wash basin
and WC
First floor
Stairs and Landing, Three Bedrooms
Outside
Front – paved front fore court
providing off road parking
Rear – pedestrian entry access to
patio and garden.



**8 Hanson Grove,
Solihull, West
Midlands, B92 7QB**

Property Description

A traditional semi detached house of brick construction with a hipped tile clad roof requiring modernisation and improvement throughout. The property provides well laid out accommodation and benefits from gas fired central heating and a garage and is situated in a cul de sac leading off Wichnor Road which forms part of a popular and established residential area.

Built Garage with vehicular access
by way of a shared rear driveway.

Vendors Solicitors

Harris Cooper Walsh
48 High Street
Solihull
West Midlands
B91 3TB
Telephone: 0121 705 2255

Ref: Miss C White

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Vestibule Entrance, Reception Hall,
Front Reception Room, Rear
Reception Room, Breakfast Room,
Breakfast Kitchen, Side Passage
Way, Cloakroom with WC and wash
basin.
First Floor
Stairs and Landing with Three
Bedrooms, Bathroom with panelled
bath, pedestal wash basin and a
separate WC.
Outside (front) – Lawned and Paved
fore-garden.
Outside (rear) – Paved Patio,
Lawned garden and a large Brick



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

Property Description

An end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. The property is offered for sale in presentable condition with the first floor of the property having been recently refurbished however the ground floor does require some modernisation. Howard Road itself is located between Wood Lane and Wellington Road and is approximately ½ mile from the One Stop Shopping Centre in Perry Barr.

Vendors Solicitors

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

Ref: Mr S Jakhu

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hallway, Front Reception
Room, Rear Reception Room,
Kitchen, Bathroom comprising
pedestal wash hand basin, low level
WC and panelled bath.
First Floor
Stairs and Landing, Three
Bedrooms.
Outside
Rear – paved yard and garden.
Front – walled foregarden.

LOT 11**Freehold Vacant Possession**

**24 Hudson Road, Handsworth Wood,
Birmingham, B20 2NA**

**Property Description**

A Semi Detached House of brick construction occupying an elevated position set back from the road behind a walled foregarden and driveway. The property benefits from well laid out accommodation and provides excellent scope for modernisation and improvement. Hudson Road itself is located off Cherry Orchard Road which in turn leads off Handsworth Wood Road.

Accommodation

Ground Floor
Entrance Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with pantry. Lean to providing useful storage.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin, Separate WC.
Outside (front) – Walled foregarden, Garage
Outside (rear) – Paved patio, brick built store, long lawned garden.
Pedestrian access

Vendors Solicitors

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

Ref: Mr B Kang

Viewings

Via Cottons – 0121 247 2233

LOT 12**Freehold Vacant Possession**

**78 Church Road, Bradmore,
Wolverhampton, WV3 7EW**

**Property Description**

An end terraced property of brick construction with tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, some UPVC double glazed windows and gas fired central heating. The property requires some further modernisation but is generally in presentable condition. Church Road is located in an established residential area between Oxbar Avenue and Coalway Road. The property is approximately 2½ miles from Wolverhampton City Centre providing access to a wide range of shops and amenities.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room with open archway leading to Kitchen, Bathroom consisting of panelled bath, pedestal wash hand basin and low level WC.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two (intercommunicating) Bedroom Three.
Outside
Rear – lawned garden.
Front – gravelled walled foregarden.

Vendors Solicitors

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Tel: 0121 455 6333

Ref: Mr B Kang

Viewings

Via Cottons – 0121 247 2233

LOT 13

**Plot 34 Little Hay
Lane, Shenstone,
Staffordshire**

Land Description

A parcel of land extending to approximately 337 sq m (0.083 acres) forming part of a rural area situated in 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

LOT 14

**Plot 35 Little Hay
Lane, Shenstone,
Staffordshire**

Land Description

A parcel of land extending to approximately 449 sq m (0.11 acres) forming part of a rural area situated in 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





**86 Barnsdale Crescent, Northfield,
Birmingham B31 1TA**

Property Description

An end terraced house of brick construction with a hipped slate clad roof, situated virtually opposite the junction with Honiton Crescent and set back behind a lawned fore-garden. The property benefits from UPVC double glazed windows and Barnsdale Crescent itself is situated directly off Hoggs Lane and is conveniently located within approximately one mile distance from Northfield Shopping Centre, providing a wide range of local amenities.

The property is currently let on an Assured Shorthold Tenancy Agreement
Rental - £120 per week (£6,240 per annum).

Accommodation

Ground Floor
Living Room with built-in cupboard, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (front) – Lawned fore-garden.
Outside (rear) – Pedestrian side access to rear yard and lawned garden.

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233



**57 Titania Close,
Rubery, Rednal,
Birmingham, B45 0EE**

Property Description

A mid terraced property surmounted by an interlocking tile clad roof, benefiting from part double glazed windows and gas fired central heating. Titania Close itself comprises of a small cul de sac located off Holly Hill Road and the property is conveniently located within 1½ miles distance from Northfield Shopping centre providing a wide range of local amenities.

Accommodation

Ground Floor
Porch, Entrance Hall, Cloakroom, WC and wash basin, Lounge, Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms. Bathroom with bath, pedestal wash basin and WC.
Outside: (front) Partly Lawned foregarden
Outside: (rear) Paved patio and 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

Investment Finance

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



Vacant, Tenanted, and Owner Occupied

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

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



DMI Finance, PO Box 3000
Calne, Wilts.,
SN11 0XZ
Tel: 01249 822 999 Fax: 01249 822 211

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

15th July 2004

CALL THE AUCTION TEAM NOW

0121 247-2233





**127 Wyrley Road, Witton,
Birmingham B6 7BT**

Property Description

A traditional mid terraced house of brick construction with a replacement tile clad roof, having a rendered front elevation and benefiting from generous well laid out accommodation which includes three double bedrooms. The property requires some cosmetic improvement and is set back behind a small fore-garden. Wyrley Road itself is situated directly off Brookvale Road (A4040) and the property is conveniently located within approximately half a mile distance from Witton Railway Station and approximately one mile distance from Perry Barr, The One Stop Shopping Centre, and the University of Central England in Birmingham.

Accommodation

Ground Floor
Porch, Reception Hall, Through Lounge/Dining Room (previously two separate rooms), Dining Kitchen, Bathroom with corner suite comprising panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Double Bedrooms.
Outside (front) – Walled fore-garden.
Outside (rear) – Shared pedestrian entry access to a block paved yard and lawned garden.

Vendors Solicitors

Davisons
254 Lichfield Road
Four Oaks
Sutton Coldfield
West Midlands
B74 2UH
Telephone No – 0121 323 2525

Ref: Miss S Litherland

Viewings

Via Cottons – 0121 247 2233



**208 Birmingham Road, West Bromwich,
West Midlands B71 4JZ**

Property Description

A substantial three storey mid terraced house of traditional brick construction with a replacement tile clad roof, providing extensive accommodation, comprising of three reception rooms, two shower rooms and five bedrooms. The property has recently undergone some refurbishment work and benefits from gas-fired central heating, UPVC double glazed windows and modern kitchen fittings and is situated close to the junction with Salisbury Road and conveniently within approximately a quarter of a mile distance from West Bromwich High Street, providing a wide range of local amenities.

Accommodation

Ground Floor
Entrance Hall, Reception Hall with access to Cellar, Front Reception room, Rear Reception Room, Dining Room, Large Breakfast/Kitchen with an extensive range of modern fitted units, Rear Entrance Hall, Bath/Shower Room comprising panelled bath, glazed shower enclosure, pedestal wash basin & WC.

First Floor

Stairs and Landing, Four Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Second Floor
Stairs to Large Attic Bedroom 5.
Outside (front) – Small walled fore-garden
Outside (rear) – Share pedestrian access to paved yard and patio with a lawned garden.

Vendors Solicitors

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

Ref: Mr T Hussain

Viewings

Via Cottons – 0121 247 2233

**379 Chester Road, Sutton Coldfield,
West Midlands, B73 5BL**

Property Description

A presentable and much improved traditional semi detached house of brick construction with tile clad roof, having been refurbished to include redecoration, new fitted floor coverings, newly fitted Kitchen and Bathroom fittings and further benefiting from UPVC double glazed windows, gas-fired central heating, Garage and off road parking. The property is set well back from Chester Road behind a foregarden and is situated close to the junction with Church Road.

Accommodation

Ground Floor
Porch, Reception Hall, Lounge, Dining Room, Kitchen having an attractive range of modern fitted units including built in oven, hob and cooker hood, Rear Lobby/Utility Area
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath having shower over, pedestal wash basin and WC.
Outside (front) – Lawned foregarden and gravelled driveway providing car parking for up to three cars, small lean to garage.
Outside (rear) – Gravel area and lawned garden

Vendors Solicitors

Fanos Hazel
Trinity Court
28 Newton Road
Great Barr
Birmingham
B43 6BW
Telephone No – 0121 358 7903

Ref: Mr Pemberton

Viewings

Via Cottons – 0121 247 2233


**4 Well Close, (off
Riddfield Road),
Castle Bromwich,
Birmingham
B36 8PR**
Property Description

A mid terraced house surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows and requiring modernisation and improvement. The property is situated in a small cul-de-sac, situated opposite number 29 Riddfield Road.

Accommodation

Ground Floor
Reception Hall, Through Lounge/Dining Room, Kitchen with storage recess, Secondary Entrance Hall/Utility Area, Lean-to Veranda.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, pedestal wash basin, Separate WC.
Outside (front) – Lawned foregarden.
Outside (rear) – Lawned garden

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233


**The Four Crosses, Hinstock. Market Drayton,
Telford, Shropshire, TF9 2SP**
Property Description

A Detached two-storey public house investment producing an income of £64,000 per annum, occupying a prominent corner position and having undergone major refurbishment and extension work in 2002, to provide dining and restaurant facilities. The property is offered for sale in a presentable and well maintained condition, having gas fired central heating and benefits from Full On Justices Licence and Section 68 Separate Hour Extension. The property is situated within the north east Shropshire / Cheshire border village of Hinstock which is located just off the main A41 trunk route between Chester and Whitchurch and within approximately seven miles of Newport and five miles of Market Drayton. Mill Green is located on the main A41 approximately one mile north of Hinstock.

Tenancy

Tenant Chameleon Leisure Group
Term 35 year FRI Lease from the date of completion
Rental £64,000 per annum
Rent Reviews 5 yearly

Accommodation

Ground Floor
Hallway, Main Bar Area, Central Servery Area, Lounge Bar, Ladies, Gents and Disabled WCs, Bar/Lounge Area, Servery, Main

Restaurant, Kitchen, Walk-in Dry Store Off, Bar Complex, Main Bar Area, Dining Area, Private Kitchen, Private Lounge Area, Cellar.
Approximate Total Net Internal Area 232.34 sq m (2,501 sq ft)

First Floor

Three large Bedrooms, Storeroom, Bathroom with panelled bath, pedestal wash basin & WC.

Outside

To the rear of the property is a parking area for approximately 80 vehicles and an extensive enclosed lawned garden area, which is currently registered as a caravan site, together with brick outbuildings incorporating Gents WC.

Planning

Interested parties should consult direct with the Local Planning Department, North Shropshire District Council, Edinburgh House, New Street, Wem, Shropshire, SY4 5DB. Tel: 01939 232771, Fax: 01939 238422

Vendors Solicitors

Lowick McKay
46 Church Road
Gatley
Cheadle, SK8 4NQ
Telephone No – 0161 491 5588

Ref: Ms Bernadette McKay

Viewings

Via Cottons – 0121 247 2233





4 -7A Railway Terrace, Old Walsall Road,

Hamstead, Birmingham, B42 1NR

Property Description

A parade of four, three storey properties directly fronting Old Walsall Road, comprising of four separate retail shops which are all currently let along with two substantial two storey flats over, which have both been much improved by the existing owner and are offered for sale in a presentable modern condition each with gas fire central heating and UPVC replacement windows. The properties are of a traditional construction comprising of partly rendered brickwork surmounted by a hipped tile clad roof and are situated virtually opposite the junction with Hampstead Road (B4167) and within approximately 300 metres of Hamstead railway station giving direct rail access to Perry Barr and Birmingham City centre. The property is currently let as follows:

Address:	Lessee	Term	Rent	Remarks
4 Railway Terrace	Blue Moon Café	3 years from 1/02/04	£4,500 p.a	Internal repairing and insuring Lease
5 Railway Terrace	Top 10 Movies (video rentals)	5 years from 24/03/04	£4,750 p.a	Internal repairing and insuring Lease, Rent Review due 24 March 2007
6 Railway Terrace	Images Hairstylist	5 years from 23/09/01	£4,950 p.a	Internal repairing and insuring Lease, Rent Review due 20 September 2004 with new rent agreed at £5,100 p.a
7 Railway Terrace	Domani Nail & Tanning Salon	Holding over	£5,200 p.a	Internal repairing and insuring Lease. The tenant has requested a new 3 year term and negotiations are taking place
Flat 5A Railway Terrace	Vacant			Estimated Rental (when let) - £450 pcm (£5,400) p.a
Flat 7A Railway Terrace	Vacant			Estimated Rental (when let) - £450 pcm (£5,400) p.a

Current Total Rent Income: £19,400 p.a
Estimated Total Rent Income (when fully Let): £30,200 p.a approximately



Accommodation

Unit 4

Retail Shop- 28.sq m (311 sq ft) approximately, Kitchen - 8.58 sq m (92.4 sq ft), Rear store - 6.8 sq m (70 sq ft) and WC.

Unit 5

Retail Shop - 25.1 sq m (270 sq ft), Kitchen - 5.8 sq m (62.4 sq ft), Store - 2.4 sq m (25 sq ft) and WC.

Unit 6

Retail Shop - 31.7 sq m (341 sq ft), Office - 4.5 sq m (48 sq ft), Kitchen - 3.9 sq m (42 sq ft), Cupboard - 1.1 sq m (12 sq ft) and WC.

Unit 7

Retail Shop - 40.8 sq m (438 sq ft), Kitchen - 6.2 sq m (67 sq ft) and WC.

Flats

Number 5A

First Floor Balcony

Kitchen - 9 sq m (97 sq ft), Lounge - 20 sq m (215 sq ft), Bedroom 1 - 4.3 sq m (46 sq ft), Bathroom/WC with modern range of fitments, Bedroom 2 - 12.6 sq m (135 sq ft).

Second Floor

Bedroom 3 - 11.3 sq m (122 sq ft), Bedroom 4 - 11.3 sq m (122 sq ft).

Number 7A

Entrance Hall, Lounge Area - 16.5 sq m (178 sq ft), Dining Room - 23.8 sq m (256 sq ft), Bedroom - (with roof terrace off) 15.3 sq m (165 sq ft), Shower Room with range of modern fitments, Kitchen - 10.5 sq m (113 sq ft)

Second Floor

Large Bedroom (could be sub divided) - 34.1 sq m (367 sq ft)

Outside

Shared driveway access to rear and full width overgrown garden.

Vendors Solicitors:

Bryan Davies & Co
409 Bearwood Road
Smethwick
West Midlands
B66 4DJ
Telephone: 0121 429 8041

Ref: Mr B Davies

Viewings

via Cottons: 0121 247 2233

83 Wyndhurst Road, Stechford,
Birmingham, B33 9JH



Property Description

A semi detached house of brick construction surmounted by hipped tile clad roof offered for sale in presentable condition and benefiting from UPVC double glazed windows and gas fired central heating. The property is set back from the road behind a paved fore-court and is situated virtually opposite Lyme Green Road. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £120 per week (£6240 per annum).

Accommodation

Ground Floor
Entrance Hall, Lounge, Breakfast Kitchen with range of modern fitted units, Bathroom with modern suite comprising panel bath having electric shower over, pedestal wash basin and WC
First floor
Stairs and Landing, Three Bedrooms
Outside
Front – Paved fore court proving off road parking
Rear – Pedestrian side access to Paved Patio and Lawned Garden.

Vendors Solicitor

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
B16 9RG
Tel: 0121 455 6333

Ref: Mr P Lugsdin

Viewing

Via Cottons – 0121 247 2233

23 Clinton Street, Winson Green,
Birmingham, B18 4BJ



Property Description

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, part double glazing and gas fired central heating. Clinton Street is located in a well established residential area between Bryant Street and Magdala Street. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £420 pcm (£5,040 per annum).

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside
Rear – Paved yard.

Vendors Solicitors

Lincoln Lewis & Co
48 Frederick Road
Edgbaston
Birmingham
B15 1HN
Tel: 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings

Via Cottons – 0121 247 2233

Bridging Finance

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



*Residential and
semi-commercial*

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

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



DMI Finance, PO Box 3000
Calne, Wilts.,
SN11 0XZ
Tel: 01249 822 999 Fax: 01249 822 211

Investment Finance

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



Vacant, Tenanted, and Owner Occupied

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

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



DMI Finance, PO Box 3000
Calne, Wilts.,
SN11 0XZ
Tel: 01249 822 999 Fax: 01249 822 211



**5 Church Street, Tipton,
West Midlands, DY4 7SR**

Property Description

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. The property requires some modernisation. The property itself is located in an established residential area off Tividale Road approximately ¼ mile from Burnt Tree Island and 1 mile from Dudley Town Centre.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom consisting of panelled bath, pedestal wash hand basin and low level WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Rear – paved yard.

Vendors Solicitors

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Tel: 0121 455 6333

Ref: Mr B Kang

Viewings

Via Cottons – 0121 247 2233


**124 Westminster
Road, Handsworth,
Birmingham, B20 3LX**
Property Description

A substantial Three Storey semi detached house of part rendered brick construction surmounted by a slate clad roof and requiring complete modernisation and repair throughout. The property which is set back from the road behind a walled fore garden is situated close to the junction with Calthorpe Road.

Accommodation

Ground Floor
Entrance Hall, Reception Hall with access to Cellar, Front Reception Room, Rear Reception Room, Breakfast Kitchen.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with panel bath, Cloakroom with WC and pedestal wash basin.
Second Floor
Stairs and Landing, Two Double attic Bedrooms.
Outside
Front – Lawned fore garden with tarmacadam Driveway, Brick built Garage and enclosed Yard area.
Rear – Large Garden.

Vendors Solicitors

Wheadon & Co
Office 5
Walmley Chambers
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ

Tel: 0121 351 3333

Viewings

Via Cottons – 0121 247 2233


**130 Stourbridge Road, Dudley,
West Midlands, DY1 2ER**
Property Description

A substantial Semi detached house of rendered brick construction surmounted by a tile clad roof benefiting from part UPVC double glazed windows and part electric storage heating. The property has been extended in the past and provides accommodation on three floors and has been informally converted into three separate flats and provides ample scope for various residential uses, subject to obtaining the appropriate planning consents from the Local Planning Authority (Note: all interested parties should make their own enquiries with the Local Planning Office at Dudley Metropolitan Borough Council) The property is set back from Stourbridge Road (A461) behind a paved forecourt and is conveniently located within approximately 1 miles distance from both Dudley Town Centre and Merry Hill Centre, both providing a wide range of local amenities.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Access to large integral garage and WC.
First Floor
Stairs and Landing, Three Double Bedrooms, Bedroom 4/Store Room, Kitchen, Bathroom with panelled bath having electric shower over, wash basin and WC.
Basement/Garden Flat
Stairs leading off ground floor Reception Hall to Basement Hallway, Bathroom with Panelled bath and pedestal wash basin, Kitchen, Double Bed Sitting Room and Utility Room.
Outside (Front) Full width paved fore garden providing off road parking and access to integral garage. Pedestrian side access to the rear.
(rear) Small Yard with two brick stores and lawned garden.

Vendors Solicitors:

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

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



**1180 Coventry Road, Yardley,
Birmingham, B25 8DA**

Property Description

An End Terraced Property of brick construction surmounted by interlocking tile clad roof comprising of two Ground Floor retail units along with a flat to the Rear and First Floor areas and a secure Rear Yard/ Car Park. The Property is situated in a mixed retail parade close to the junction with Deakins Road and the flat benefits from gas fired central heating and UPVC double glazed windows. The property is currently fully let to four separate tenants as follows:

Hairdressing Salon – Lease Term 3 years from 20 June 2002, Rental £262.50 per calendar month (£3,150 per annum)

Sandwich Bar – Lease Term 6 years from 1 December 2002, Rental £187.50 per calendar month (£2,250 per annum). Rent Review due 2005.

Flat - let on Assured Shorthold Tenancy agreement, Rental £395 per calendar month (£4,740 per annum)

Rear Yard - Part let on a Licence Agreement, Rental £1,500 per annum

Total Rental Income - £11,640 per annum

Accommodation

Ground Floor
Shared Entrance Hall.

Hairdressing Salon - 22.5sq meters (242sq ft) having separate Kitchen/Staffroom and Cloakroom with WC and wash basin.

Sandwich Bar - 10.83sq meters (116 sq ft) with separate toilet (located externally at side) having WC and wash basin.

Flat - Side Entrance Hall, Bathroom with panelled bath with pedestal wash basin and WC, Living Kitchen with range of wooden panelled units and under stair storage recess.

First Floor
Stairs and Landing with three Bedrooms

Outside (front) - Paved fore court
Outside (rear) - Yard, brick store and tarmac car park providing off road parking for approximately 4 cars, accessed by a shared vehicular driveway

Vendors Solicitors:

Williamson & Soden
Stanton House
54 Stratford Road
Shirley, Solihull
West Midlands, B90 3LS
Telephone: 0121 733 8000

Ref: Mr I Williamson

Viewings

Via Cottons – 0121 247 2233



**1592 Coventry Road, Yardley,
Birmingham, B26 1AL**

Property Description

A traditional mid-terraced retail premises along with living accommodation to the rear and first floor areas. The property directly fronts the busy Coventry Road (A45) close to the junction with Lilly Road and has been used as a hair dressing salon for a number of years. The property is brick construction with an interlocking tile clad roof benefiting from UPVC double glazed windows but requiring some modernisation and improvement.

Accommodation

Ground Floor
Hair Dressing Salon 18.86sq.m (203sq.ft) with Electric Roller Shutter.
Rear Salon – 13.72sq.m (147sq.ft) with wash basins, Lobby with built in under stair cupboard,
Rear Lounge, Kitchen, Bathroom with panel bath, washbasin and WC
First floor
Stairs and Landing, Three Bedrooms
Outside
Rear – Brick Paved Yard and small Garden with rear shared pedestrian access

Vendors Solicitor

Elliot & Co
526 Coventry Road, Small Heath
Birmingham B10 0UN
Tel 0121 771 4700

Ref: Mr M J Elliot

Viewing

Via Cottons – 0121 247 2233

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

15th July 2004

CALL THE AUCTION TEAM NOW

0121 247-2233



Freehold Residential Redevelopment Opportunity



Gainsborough House, 65 Vicar Street, Dudley, West Midlands, DY2 8PL

Property Description

A substantial commercial premises and yard occupying a prominent position at the junction of Vicar Street and King Street and benefiting from planning consent for change of use from the existing premises into residential accommodation. The property, which is of brick construction, was previously used by a double glazing window manufacturer and benefits from well laid out accommodation having part double glazed windows and ample off road parking by way of a secure gated access leading off Vicar Street. The property is conveniently located within approximately 250m from Dudley town shopping centre and occupies a site area extending to approximately 730sq.m (0.18acres).

Accommodation Ground Floor

Main Workshop/ Store 148sq.m (1600sq.ft) with Kitchen, Ladies and Gents Toilets and Offices leading off. Additional ground floor Storage 44sq.m (475sq.ft)

First Floor

Storage/ Offices 100sq.m (1085sq.ft)

Outside

Gated vehicular access off Vicar Street, rear driveway leading to yard area providing external storage and car parking.

Planning

The property benefits from planning consent granted by Dudley Metropolitan Borough Council (ref P04/0001 dated 4 March 2004) for change of use to residential accommodation.

Vendors Solicitors

Hawkins and Co
199 Wolverhampton Street
Dudley
West Midlands
DY1 1EA
Tel: 01384 253288

Ref: Mr M Banahan

Viewing

Via Cottons – 0121 247 2233



Part Investment/ Vacant possession

33 Hall Street, Dudley, West Midlands, DY2 7BX



Property Description

A mid terrace retail shop having a self contained flat over and of two storey brick construction surmounted by a tile clad roof along with a single storey extension to the rear. The property benefits from mostly UPVC double glazed windows along with rear yard providing off road parking. Hall Street itself leads directly off Trindle Road and the property is situated virtually opposite Cousins furniture store. The first floor flat is currently let on an assured short-hold tenancy agreement at a rental of £70 per week (£3640 per annum)

Accommodation Ground Floor

Retail shop, 70sq.m (750sq.ft) currently trading as a DIY store and having an aluminium shop front and electric roller shutter. Store room 15.2sq.m (163sq.ft) including cloak room having washbasin and WC. Office/ Store 18.8sq.m (202sq.ft).

Flat

Side entrance hall
First floor
Stairs and Landing, Kitchen, Bathroom comprising modern suite with panel bath, pedestal washbasin, WC, Two Bedrooms and Lounge.

Outside

Pedestrian side access to rear yard and parking area with Garage/ Store. Vehicular access leads off Porter Street

Vendors Solicitors

Turner Bailey, Thompson
Warrington
24 Wolverhampton Street
Dudley
DY1 1DB
Tel: 01384 253771

Ref: Mr J Houghton

Viewings

Via Cottons – 0121 247 2233

Freehold Investment

29 Beechtree Road, Walsall Wood, West Midlands, WS9 9LS



Property Description

A semi detached property, of brick construction with tile clad roof set back from the road behind a lawned fore-garden and driveway. Beechtree Road itself is situated off High street (A461). The property benefits from UPVC double glazed windows and gas fired central heating. The property is currently let on a regulated tenancy at a registered rental of £50.00 per week (£2,600 per annum) effective from 17 December 2003.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Living Room, Kitchen
First Floor
Stairs and Landing, Two Double Bedrooms, Box Room, Bathroom with bath, wash basin and WC
Outside (front) – Lawned foregarden and driveway
Outside (rear) – Yard and garden

Vendors Solicitors

Challinors Lyon Clark
St Chad's House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Telephone 0121 455 6333

Ref: Mr P Lugsdin

Viewings

via Cottons – 0121 247 2233

LOT 33**Freehold Vacant Possession**

**91A St Margarets Road, Ward End,
Birmingham B8 2BB**

**Property Description**

A presentable and much improved first floor converted flat, forming part of a traditional semi detached house and having been modernised and redecorated throughout including the provision of new fitted kitchen units. St Margarets Road runs directly between Washwood Heath Road (B4114) and Bromford Lane (A4040) and the property is conveniently located within approximately half a mile distance from local shops and amenities.

Accommodation

Ground Floor
Front Entrance Hall.
First Floor
Stairs and Landing with utility cupboard, Kitchen with an attractive range of modern fitted laminate units, Lounge, Double Bedroom, Bathroom with panelled bath, wash basin & WC.
Outside (front) – Lawned fore-garden.

Vendors Solicitors:

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

Ref: Mr P D Wilding

Viewings

Via Cottons – 0121 247 2233

LOT 35**Freehold Investment**

**56 Charles Street, Gun Hill, New Arley,
Nr Coventry, CV7 8GN**

**Property Description**

An end terrace house of brick construction with rendered front elevation and surmounted by a hipped tile clad roof. The property is situated at the end of a cul-de-sac set back behind a lawned fore garden and Charles Street itself leads directly off James Street which in turn leads off George Street. The property which benefits from Gas fired central heating and UPVC double glazed windows is currently let on an Assured Shorthold Tenancy at a Rental of £75 per week (£3,900 per annum).

Accommodation

Ground Floor
Living Room, Kitchen, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front – Small fore garden.
Rear – Yard with shared pedestrian access

Vendors Solicitors

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Tel: 0121 455 6333

Ref: Mr P Lugsdin

Viewings

Via Cottons – 0121 247 2233

LOT 34**Leasehold Vacant Possession**

**Apartment 18 Market Square, Pitt Street,
Wolverhampton, WV3 0NL**

**Property Description**

A brand new purpose built city centre apartment, located on the third floor of a prestigious development that contains a total of 64 apartments along with secure residents car parking. The property provides a well laid out accommodation, ideal for investment purposes along with secure from electric heating, double glazed windows, security door entry system and allocated car parking.

Accommodation

Ground Floor
Communal Entrance Hall, Stairs and Landing
Third Floor
Entrance Hall, Reception Hall, Lounge, Breakfast Kitchen with range of modern units, built in stainless steel oven, hob and cooker hood, Two Double Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC
Outside – Car parking area with allocated space

Term 150 years from December 2003

Ground Rent £150 per annum
Service Charge £663.22 per annum (2004)

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

LOT 36**Freehold Vacant Possession**

**322 Birmingham New Road, Coseley,
West Midlands, WV14 9PW**

**Property Description**

A traditional style semi detached house of brick construction with a hipped interlocking tile clad roof, set well back from the road behind a lawned fore garden and verge area. The property benefits from double glazed windows throughout and gas-fired central heating. The property is situated fronting Birmingham New road which provides direct access to the cities of Wolverhampton and Birmingham along with Dudley and the M5 motorway. The property is located virtually opposite the junction with the Black Country Route (A463)

Accommodation

Ground Floor
Porch, Reception Hall, Two Reception Rooms, Kitchen
First Floor
Three Bedrooms and Bathroom with panel bath having shower over, pedestal wash basin and WC.
Outside
Front – walled front garden bordered by a privet hedge with a tarmac driveway to front and side providing off road parking for approximately four cars. Gated pedestrian access to rear
Rear – Patio and Lawned Garden

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Tel 0121 356 1161

Ref: Mr A G Curtis

Viewing

Via Cottons – 0121 247 2233





**2 Sutton Square, Minworth, Sutton Coldfield,
West Midlands B76 9DN**

Property Description

A traditional style semi detached house of brick construction with a slate clad roof, benefiting from replacement UPVC windows, and requiring modernisation and improvement. The property is situated in a private cul-de-sac along with eleven similar houses, and were originally built as staff accommodation for the local water authority. The property itself occupies a large site of approximately 580 sq m (0.14 acres) and is surrounded by extensive lawned gardens, providing ample scope for future extension, subject to obtaining planning consent from the local authority. Sutton Square itself is conveniently situated off Kingsbury Road (A4097) providing direct access to both the M42 and M6 Toll Motorways. Sutton Coldfield Town Centre lies approximately four miles to the north west and the property is within the catchment area for John Willmott Secondary School.

Accommodation

Ground Floor
Vestibule Entrance, Front Reception Room, Rear Reception Room, Walk-in Store Room, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin & WC, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms.
Outside – Extensive lawned gardens to front, side and rear, with a driveway to concrete hard-standing, providing off road parking.

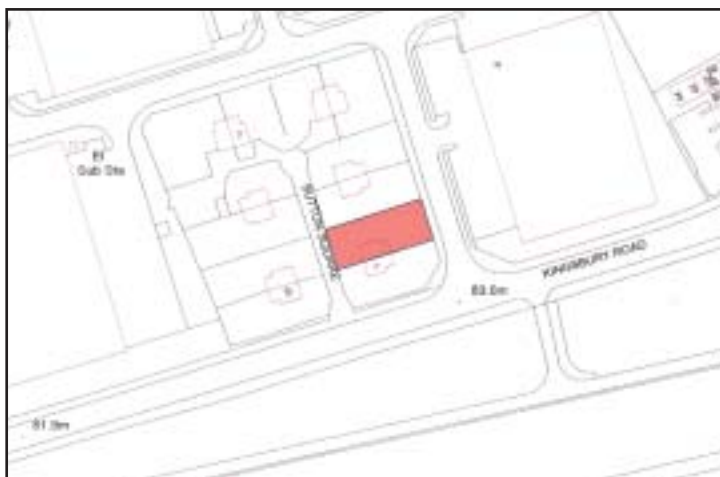
Vendors Solicitors

Lane & Co
9 York Road
Erdington
Birmingham
B23 6TE
Telephone No – 0121 382 6622

Ref: Mr J Francis

Viewings

Via Cottons – 0121 247 2233



**99 Hamstead Hill, Handsworth Wood,
Birmingham, B20 1BX**

Property Description

A presentable and well maintained spacious Detached Residence providing well laid out family accommodation, of brick construction surmounted by a hipped tile clad roof. The property is set back from the road behind a paved driveway and benefits from UPVC double glazed windows and gas fired central heating and a delightful landscaped rear garden. The property itself is situated on a private service road off Hamstead Hill, which runs directly between Handsworth Wood Road and Old Walsall Road. (B4124)

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast Kitchen, Conservatory, Inner lobby with WC, Lean to including Laundry/Utility Area
First Floor
Stairs and Landing, Four Bedrooms. Bathroom with pedestal wash basin and panelled bath, Separate WC
Outside (front) – Block paved Driveway providing multi-car parking and access to Integral Garage
Outside (rear) – Landscaped terraced rear garden incorporating lawns, paved garden pathways and mature borders.

Vendors Solicitors

Everatt and Co Solicitors
Midland Bank Chambers
Alcester
Warwickshire
B49 5AQ
Tel : 01789 762245

Ref: Mrs Arvin Bhamra

Viewings

Via Cottons – 0121 247 2233





15 The Spinney, Handsworth Wood, Birmingham, B20 1NR

Property Description

A presentable and attractive modern detached residence situated in a Cul-de-sac forming part of a popular residential area located off Hamstead Hall Road. The property provides flexible and well laid out, family accommodation providing the potential for six bedrooms and benefiting from gas fired central heating, UPVC double glazed windows, off road parking and a double garage.

Accommodation

Ground Floor
UPVC Double Glazed Porch, Reception Hall, Full Length Lounge opening to Dining Room, Reception Room Three/ Bedroom with en suite Shower Room having Glazed Shower Cubicle, Pedestal Wash Basin and WC, Breakfast Kitchen with extensive range of modern wooden effect panelled units, Utility Area, Reception Room Four/ Bedroom with en suite Shower Room having Shower Cubicle, Vanity Wash Basin and WC.

First Floor
Stairs and Landing, Four Bedrooms, Bathroom with modern corner suite comprising of panel bath having shower over, Glazed Shower Cubicle, Pedestal wash basin and WC.
Outside: (front) Block Paved Driveway providing off road parking, Lawned Fore Garden and Double Garage.
Outside: (rear) Block Paved Patio area and Lawned Garden with Pedestrian gated access.

Vendors Solicitors

Cromwells
38 Bennetts Hill
Birmingham
B2 5SN
Telephone No – 0121 236 2222

Ref: Mr R Parker

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 15th JULY 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



3 Parklands Road, Bilston, West Midlands, WV14 8TF

Property Description

A modern detached house pleasantly situated in a small Cul-de-sac located off Rounds Road and benefiting from mostly UPVC Double Glazed windows, gas fired Central Heating and Integral Garage.

Accommodation

Ground Floor
Reception Hall, Lounge, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom and separate WC.
Outside: (front) Lawned Fore Garden with Tarmac Driveway leading to integral Garage.
Outside: (rear) Pedestrian gated side access, Paved patio, Lawned Garden with Greenhouse and Shed.

Vendors Solicitors

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

Ref: Mr Momi

Viewings

Via Cottons – 0121 247 2233



Land Adjacent to 86 Blakeley Hall Road, Oldbury, West Midlands, B69 4ES

Description

A parcel of Freehold Building Land situated at the end of Blakeley Hall Road (adjacent to No. 86) which comprises of a cul-de-sac leading off Birmingham Road (A457). The Land is currently grassed and approximately triangular in shape having a frontage of 5.4m (17ft), a depth of 30.3m (99ft) and extending to an area of approximately 400sq.m (0.1 acres)

Plan for identification only.

Planning

The Land has the benefit of Planning Consent granted Sandwell Metropolitan Borough Council (Ref DC/03/40629 and dated 21 August 2003) for the erection of a single detached residential dwelling having Two Reception Rooms, Three Bedrooms and Off Road Parking. A copy of the Planning consent is available for inspection at both the Auctioneers and Solicitors Offices.

Vendors Solicitors

Lumsden Grindley
45a Foregate Street
Worcester
WR1 1EE
Tel: 01905 730 670

Ref: Mrs S Adams

Viewings

Via Cottons – 0121 247 2233





Plan for identification only.

Planning

The land has the benefit of outline planning consent granted by Sandwell Metropolitan Borough Council (Ref: DC/04/41954 and dated 17 February 2004) for the construction of two Dormer Style Dwelling Houses with car-parking. A copy of the Planning Consent is available for inspection at both the Auctioneers and Solicitors Offices.

Building Land Adjacent to 1 Walton Close, Rowley Regis, Warley, West Midlands, B65 8JN

Description

A parcel of Freehold Building Land situated adjacent to 1 Walton Close and fronting Doulton Road, virtually opposite the junction with Allsops Close. The Land comprises of an undulating site which is irregular in shape and extends to approximately 500sq.m (0.12arces)

Vendors Solicitors

Powell & Co
9-11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD
Tel: 0121 355 1001

Ref: Mr N Humphrey

Viewings

Via Cottons – 0121 247 2233



84 Perrott Street, Winson Green, Birmingham, B18 4NA

Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof, benefiting from UPVC double glazed windows, gas fired central heating and a range of modern fitted kitchen units. The property is situated close to the junction with Eva Road and Perrott Street leads directly off Foundry Road.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units, Rear Entrance Lobby, Bathroom with panelled bath with shower over, vanity wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside: (rear) Yard and 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



Plan for identification only.

Vendors Solicitors

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

Ref: Mr P Lugsdin

Land at Elmhurst, Kings Bromley, Nr Lichfield, Staffordshire

Land Description

A parcel of Freehold land situated close to the rural village of Elmhurst and positioned adjacent to the Lichfield (Trent Valley) Railway line and Fox Lane which leads directly off Wood End Lane. The land lies approximately 2 miles to the north of Lichfield City Centre and extends to approximately - 160sq.m (190sq.yds).

Viewings

Via Cottons – 0121 247 2233



36 Kirby Road, Winson Green, Birmingham, B18 4RG

Property Description

A mid terraced house of brick construction standing behind a lawned foregarden, and situated in a pedestrian walkway located at the end of Kirby Road which comprises of a cul-de-sac running off Bachuss Road. The property is currently let on an Assured Shorthold Tenancy at a rental of £295.00 per calendar month (£3540 per annum)

Please note whilst the property has not been inspected by ourselves we understand from the vendor that it benefits from the following accommodation.

Accommodation

Ground Floor
Entrance Porch, Front Reception Room, Rear Reception Room, Kitchen, Bathroom with bath, WC and wash basin.
First Floor
Stairs and Landing, Two Bedrooms
Outside (front) – Lawned foregarden
Outside (rear) – Garden with rear pedestrian access.

Vendors Solicitors

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

Ref: Mr T Hussain

Viewings

Via Cottons – 0121 247 2233

LOT 46**Freehold Vacant Possession**

**6 Elizabeth Road,
Cannock, West
Midlands, WS11 4RE**

Property Description

A concrete "Wates" type system built semi detached house surmounted by an interlocking tile clad roof and benefiting from gas fired central heating, part UPVC double glazed windows, modern fitted kitchen units and recent redecoration. Elizabeth Road itself forms part of a residential estate and is situated approximately 1.5 miles to the north of Cannock town centre.

Vendors Solicitors

Powell & Co
9-11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD
Tel 0121 355 1001

Ref: Mr N Humphrey

Viewing

via Cottons – 0121 247 2233

Accommodation

Ground Floor
Hallway, Inner Lobby, Lounge,
Dinning Room, Kitchen
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with bath,
washbasin and WC.
Outside
Front – Lawned fore garden
Rear – Pedestrian side access to
garden

LOT 48**Freehold Vacant Possession**

**51 Winstanley Place, Rugeley,
Staffordshire, WS15 2QB**

Property Description

A mid-terrace house surmounted by a pitched interlocking tile clad roof, providing well laid out accommodation and benefiting from gas fired central heating, UPVC double glazed windows, modern kitchen fitments and off road parking. The property over looks an open grassed area and Winstanley Place leads directly off Winstanley Close and is conveniently located within 1 miles distance from Rugeley town centre providing a range of local amenities and also Rugeley, train station.

Vendors Solicitors

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
West Midlands
B70 8SW
Telephone No: 0121 553 3211

Ref: Mr T Ceney

Viewing

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Full Length Lounge/
Dining Room, Kitchen.
First floor
Stairs and Landing Three Bedrooms,
Bathroom with panelled bath having
electric shower over, vanity wash
basin, WC
Outside
Front - Lawned fore garden
Rear – Paved yard and garden,
store/ shed and gated vehicular
access providing off road parking.

LOT 47**Freehold Vacant Possession**

**210 Bradbury Lane, Hednesford, Cannock,
Staffs, WS12 4EP**

**Property Description**

A semi detached property of Cornish style construction having tile clad first floor elevation and roof and having been significantly improved by construction work to replace the original lower concrete walls with modern brick work. Property provides well laid out accommodation and benefits from UPVC double glazed windows, gas-fired central heating. The property itself is situated back from the road with a walled foregarden and Bradbury Lane itself leads directly off Rugeley Road (A460).

Vendors Solicitors

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
West Midlands
B70 8SW
Telephone No: 0121 553 3211

Ref: Mr T Ceney

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Porch, Reception Hall, Front
Reception Room, Full Width Dining
Kitchen, Rear Conservatory with
access to garden.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
corner bath, pedestal wash basin
and WC.
Outside (front) – Walled foregarden
and shared driveway
Outside (rear) – Partly paved
garden with pond and shed.

LOT 49**Freehold Vacant Possession**

**59 Faulkner Road, Solihull,
West Midlands, B92 8SD**

**Property Description**

A brick built semi detached property with inter-locking tile clad roof set back from the road behind a walled foregarden having a block paved drive providing off road parking. The property benefits from having well laid out accommodation and UPVC double glazing and gas fired central heating. The property itself requires some modernisation and improvement. Faulkner Road is located between Castle Lane and Rodney Road running parallel with Lode Lane and is approximately 2 ½ miles from Solihull town centre providing access to a wide range of local shops and amenities including the Touchwood Shopping Centre.

Vendors Solicitors

Murria & Co
180 Corporation Street
Birmingham
B4 6UD
Telephone No – 0121 200 2818

Ref: Mr Abdul Zaheed

Viewings

Via Cottons- 0121 247 2233

Accommodation

Ground Floor
Entrance Hallway, Reception Room
One, Reception Room Two, Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom having
panelled bath, pedestal wash hand
basin, low level WC and electric
shower.
Outside (front) – Block paved
driveway set behind a small forewall
allowing off road parking.
Outside (rear) – Small patio area
leading to lawned rear garden.





97 Northfield Road, Harborne, Birmingham, B17 0ST

Property Description

A grade II listed Three Storey traditional end terrace residence of brick construction with a rendered front elevation surmounted by a slate clad roof and having a lock up garage located at the rear with vehicular access off Tibbets Lane. The property is set back from the road behind a small fore garden and provides well laid out accommodation benefiting from gas fired central heating but requiring some modernisation. The property is conveniently located within approximately half a mile distance from Harborne High Street providing a wide range of local amenities.

Accommodation

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Bathroom with panel bath, pedestal wash basin and separate WC

First Floor

Stairs and Landing, Two Double Bedrooms

Second Floor

Stairs to Double Attic Bedroom

Outside

Front – Small Paved fore garden set behind a privet hedge
Rear – Pedestrian side access to concrete yard, Patio and Garden. A lock up garage is located in a Yard at the very rear with vehicular access of Tibbets Lane.

Vendors Solicitor

Nicholas Brimble & Co
427 Bearwood Road
Bearwood
West Midlands
B66 4DF
Tel: 0121 429 8016

Ref: Mr N Brimble

Viewing

Via Cottons – 0121 247 2233

16 Bourne Close, Kings Heath, Birmingham, B13 0HA


Property Description

A semi detached property of brick construction 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, aluminium double glazed windows and gas fired central heating. The property is offered for sale in a presentable condition. Bourne Close is located in a popular and established residential area forming part of a cul-de-sac located off Colebourne Road and is approximately ½ mile from Yardley Wood Train Station.

Accommodation

Ground Floor
Entrance Hallway, Through Lounge, Dining Room, Breakfast Kitchen, Side Utility, Inner Vestibule.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom comprising pedestal wash hand basin, low level WC and corner bath.
Outside
Rear – Patio area leading to lawned garden.
Front – Paved driveway allowing for off road parking.

Vendors Solicitors

BK Solicitors
Crown House
28 George Street
Birmingham
B12 9RG
Tel: 0121 440 1881

Ref: Mr M Ali

Viewings

Via Cottons – 0121 247 2233

27 Barn Farm Close, Bilston, Wolverhampton, West Midlands, WV14 7BF


Property Description

A modern semi detached house of cavity brick wall construction surmounted by an interlocking tile clad roof and situated in a cul-de-sac located off Bickley Road. The property benefits from mostly wood framed double glazed windows and gas-fired central heating. The property is currently let on an Assured Shorthold tenancy agreement for a term of twelve months at a rental of £530 per calendar month (£6360 per annum)

Accommodation

Ground Floor
Entrance with storage recess, Living Room, Kitchen with range of modern fitted units.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside
Front – small lawned fore garden, carport and Tarmacadam driveway providing off road parking.
Rear - Paved patio, Lawned Garden with small fish pond

Vendors Solicitors

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Tel 0121 356 1161

Ref: Mr A G Curtis

Viewing

Via Cottons – 0121 247 2233

**125 Leslie Road. Park Village,
Wolverhampton, WV10 0BT**

Property Description

A traditional style mid-terraced house of brick construction with an interlocking tile clad roof set back from the road behind a small walled fore garden and requiring modernisation and improvement. Leslie Road itself leads directly off Cannock Road (A460) and the property is conveniently located within approximately 1 miles distance from Wolverhampton City Centre.

Accommodation

Ground Floor
Entrance Hall. Lounge, Dining Room, Kitchen
First Floor
Stairs and Landing, Two Bedrooms, Large Bathroom with Bath, Wash Basin and WC.
Outside: (front) Small Walled Fore Garden.
Outside: (rear) Garden.

Vendors Solicitors

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

Ref: Mr Momi
Viewings

Via Cottons – 0121 247 2233

67 Evans Street, Wolverhampton, WV6 0PL

Property Description

A three storey town house of brick construction set back from the road behind a lawned fore garden and driveway. The property provides well laid out accommodation and benefits from having gas fired central heating. The property may be suitable for investment purposes having four bedrooms and being situated in a popular student area. Evans Street is located off Hampton Road West and is approximately 1 mile from the University of Wolverhampton and Wolverhampton City Centre providing access to a wide range of shops and amenities.

Accommodation

Ground Floor
Entrance Hallway, Downstairs WC, Bedroom One, Rear Verandah
First Floor
Stairs and Landing, Reception Room, Kitchen/Diner.
Second Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath, low level WC and wash hand basin.
Outside
Rear – Paved yard.
Front – Lawned fore garden with drive leading to integral garage.

Vendors Solicitors

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Tel: 0121 455 6333

Ref: Mr B Kang
Viewings

Via Cottons – 0121 247 2233


8A – 9 Freer Street, Walsall, WS1 1QF
Property Description

A Substantial Town Centre, two Storey Commercial Warehouse/Retail Premises, of brick and steel framed construction, extending to approximately 390 sq meters (4120 sq ft). The property was previously used as a carpet showroom and warehouse and may be suitable for a variety of uses subject to confirmation with the local planning authority. Freer Street itself is located directly off Bridge Street providing easy walking access to the town centre and the property itself faces the side of the Old Square Shopping Precinct which includes Debenhams, numerous high street retailers and an NCP car park.

Accommodation

The property provides accommodation on two floors as follows:
Ground Floor
248 sq meters (2674 sq ft) laid out to include two showrooms with roller shutter door providing vehicular access off Freer Street, gas blower heating, Ladies and Gents toilets, Kitchenette and two Offices.
First Floor
142 sq. metres (1449 sq. ft)
Stairs to large open plan Showroom/Office and three separate offices.
Total Gross Internal Area: 390 sq metres (4123 sq ft) approximately.

Vendors Solicitors

Enoch Evans
St Paul's Chambers
6-9 Hatherton Road
Walsall
WS1 1XS
Telephone: 01922 720333

Ref: Mr R Meere
Viewings

via Cottons – 0121 247 2233





The Old Engine Public House, 14 Bull Street, Darlaston, West Midlands, WS10 8AZ

Property Description

A Substantial Public House known as The Old Engine situated on the corner of Tilley Street and of brick construction surmounted by an interlocking concrete tiled roof. The public house is offered for sale in a presentable condition benefiting from gas fired central heating and includes a large flat over providing living accommodation which also benefits from gas fired central heating. Bull Street itself is situated within less than a ¼ mile distance from Darlaston Town Centre.

The property is currently let on a Full Repairing and Insuring Lease for a term of 3 years from December 2001 at a Rental of £13,000 per annum. We understand that Lease renewal negotiations are currently taking place with the tenant.

Accommodation

Ground Floor
Public Bar Area – 63sq.m (679sq.ft) with Bar and Seating, Gents Toilets with Urinals, WC and Wash Basin, Ladies Toilets with two WC's and Wash Basin. Pool Room - 31.4sq.m (338sq.ft) with further seating area, Dining Room - 26sq.m (280sq.ft) Rear Area - 32.9sq.m (354sq.ft) including Servery, Kitchen, Pantry/Store and Rear Entrance/Store, Inner Hall with Stairs leading off to Cellar - 84sq.m (913sq.ft) comprising of Three Rooms.
First Floor
Stairs and Landing, Dining Kitchen with walk in Pantry, Three Double Bedrooms, Lounge, Bathroom with panel bath, pedestal wash basin and separate WC..

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



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 15th JULY 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



115 Park Lane East, Tipton, West Midlands DY4 8RE

Property Description

A substantial two-storey detached residential dwelling occupying an irregular shaped site extending to approximately 857 sq mtrs (0.21 acres) and fronting Park Lane East opposite the junction with Carnegie Avenue. The main house is of brick construction with a tile clad roof and has been sub-divided to provide three self-contained flats which benefit from UPVC double glazed windows, gas-fired central heating and off road parking. The yard to the rear contains a brick built Garage/Workshop Premises and this has formerly been let as a vehicle repair yard.

The property is currently let on Assured Shorthold Tenancies as follows:

Flat 1 - Rental - £340 per calendar month (£4080 per annum)

Flat 2 - Vacant

Flat 3 - Rental - £325 per calendar month (£3,900 per annum)

Planning

The property has the benefit of planning consent granted by Sandwell Metropolitan Borough Council (Ref. DC/03/41371 dated 10th November 2003) for various modifications to the existing building including a basement flat conversion along with the erection of a new Two storey building at the rear to provide two further 2 bedroom self contained flats (a copy of the plans and planning consent are available for both the auctioneers and solicitors offices).

Accommodation

Residential Dwelling

Flat 1 (Ground floor)

Shared side Entrance, Reception Hall, Large Lounge, Dining/Kitchen with access to Cellar, Bathroom with panelled bath, pedestal wash basin and WC, Double Bedroom.

Flat 2 (First floor)

Shared side Entrance Hall, Stairs and Landing, Large Lounge, Dining/Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Double Bedroom.

Flat 3 (Ground floor)

Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin, Separate WC, Lounge, Kitchen (first floor), Stairs and Landing, Double Bedroom.

Outside – Forecourt area, driveway to side to shared parking area.

Rear Yard

Accessed via a shared driveway off Park Lane East, concreted with Inspection Pit and a detached Garage/Workshop of brick and block construction with tile clad roof.

Vendors Solicitors

Ian Burr & Co
Refuge House, 148 – 150 Parade
Leamington Spa
CV32 4AG
Telephone No – 01926 451 818

Ref: Mr I Burr

Viewings

Via Cottons – 0121 247 2233





**117, 118 & 119 Northfield Road,
Netherton, Dudley, DY2 9JQ**

Property Description

A row of three separate, single storey retail premises of brick construction directly fronting Northfield Road and situated close to the junction with Crossley Street, which runs between Northfield Road and Halesowen Road. The property currently comprises of a Taxi Cab office, a Vacant Retail Shop and a Hair Dressing Salon and also benefits from an advertising hording erected to the right hand external wall. The property is currently let as follows:

No. 117 - Let as a taxi booking office on an informal tenancy. Rental £25 per week.

No. 118 - Currently Vacant

No. 119 - Let as a hair dressing salon, on an informal tenancy. Rental £25 per week.

Advertising hoarding let at £400 per annum.

Current Rental Income £3000 per annum. Note rent reviews have not been carried out for a number of years.

Accommodation

Ground Floor

No. 117 - 9.5sq.m (102sq.ft)

approximately - irregular in shape

No. 118 - 24sq.m (250sq.ft)

approximately

No. 119 - 24sq.m (250sq.ft)

approximately

Outside

Side - An advertising hoarding is erected to the right hand external wall

Rear - A small enclosed yard, store room and WC with gated access.

Vendors Solicitors

Tanfields

Fountain Arcade Chambers

Fountain Arcade

Dudley

West Midlands

DY1 1PE

Telephone No: 01384 252 471

Ref: Mr K Amos

Viewing

via Cottons - 0121 247 2233



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

15th July 2004

CALL THE AUCTION TEAM NOW

0121 247-2233



**58 Vicarage Road, West Bromwich,
West Midlands B71 1AQ**

Property Description

Offered for sale due to the retirement of Dr Z Tahir.

A former doctors surgery comprising of a traditional end terrace property of rendered brick, surmounted by a slate clad roof and situated in a predominantly residential area, located approximately one mile to the north of West Bromwich Town Centre.

The property has been extended at ground floor level to both the front and rear and benefits from gas-fired central heating, internal security shutters to all external doors and windows and mains fitted smoke alarms. We are advised that as part of the recent surgery closure, the premises can no longer open as a doctors surgery, however will provide suitable accommodation for a variety of similar professional uses, or as offices, and would also readily convert back into a residential dwelling house.

(subject to obtaining the appropriate planning consent from the Local Authority)

Accommodation

Ground Floor

Reception Area - 17.6 sq m (189 sq ft) with counter, Hallway

Surgery 1 - 10 sq m (108 sq ft)

Lobby with built-in under-stair cupboard, Rear Hallway with built-in cupboard, Small Kitchenette with pedestal wash basin.

Surgery 2 - 6.47 sq m (69 sq ft)

Disabled Cloakroom with WC and wash basin, Bathroom with panelled bath, pedestal wash basin & WC.

First Floor

Stairs and Landing

Office 1 - 12.86 sq m (138 sq ft)

Office 2 - 10.42 sq m (112 sq ft) with stainless steel sink unit.

Office 3 - 6.01 sq m (64 sq ft)

Outside (front) - Paved forecourt providing off road parking.

Outside (rear) - Paved yard and patio with enclosed garden.

Vendors Solicitors

James Pearce & Co

James Pearce House

Queslett Road

Great Barr

Birmingham

B43 7HH

Telephone No - 0121 360 1300

Ref: Mr K Pearce

Viewings

Via Cottons- 0121 247 2233



**136 Hilton Road,
Lanesfield,
Wolverhampton,
WV4 6BY**

Property Description

A Semi-Detached house of brick construction surmounted by an interlocking tile clad roof benefiting from Aluminium Double Glazed windows and off road parking. The property is situated close to the junction with Newman Avenue and Hilton Road itself leads directly off Spring Road (A4126)

Vendors Solicitors

Challinors Lyon Clark
Gaurdian House
Cronehills Linkway
West Bromwich
West Midlands
B70 8SW
Telephone No – 0121 553 3211

Ref: Mr T Ceney

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms. Bathroom with bath, wash basin and WC.
Outside: (front) Lawned foregarden with concrete driveway to side.
Outside: (rear) Pedestrian access to concrete Yard and Patio, Brick Stores Lawned garden



**40 Woodwells Road,
Ward End,
Birmingham, B8 2TQ**

Property Description

A traditional mid terraced house of brick construction standing behind a walled foregarden. The property benefits from gas fired central heating and UPVC double glazed windows, and requires cosmetic improvement. Woodwells Road itself leads off Sladefield Road, which in turn leads off Washwood Heath Road. (B4114)

Vendors Solicitors

Elliott & Co
526 Coventry Road
Small Heath
Birmingham
B10 0UN
Telephone No – 0121 771 4700

Ref: Ms F Naleligan

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Porch, Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room with shower cubicle and shower, WC and wash basin.
Outside (front) – Walled fore-garden
Outside (rear) – Paved patio, lawned garden, WC and store, side pedestrian access.



**754a Alum Rock Road, Ward End,
Birmingham, B8 3PP**

Property Description

A Detached Bungalow providing well laid out accommodation situated at the end of a pedestrian walkway, which is located off Alum Rock Road adjacent to Pelham Supermarket and close to the junction with Sladefield Road. The property benefits from well laid out accommodation and UPVC double glazed windows.

Accommodation

Ground Floor
Entrance Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Two Bedrooms, Bathroom with panelled

bath, pedestal wash hand basin and WC.

Outside: Surrounding lawned gardens and concrete hard standing.

Vendors Solicitors

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

Ref: Mrs J Crane

Viewings

Via Cottons – 0121 247 2233



**179 Dyas Avenue, Great Barr,
Birmingham, B42 1HL**

Property Description

A semi detached property of brick construction with tile clad roof being elevated and set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation and requires some modernisation and improvement. Dyas Avenue is situated in an established residential area located off Walsall Road. The property is approximately 1 mile from Perry Park and Birmingham Alexandra Sports Stadium and approximately 1 ½ miles from Junction 7 M6 Motorway.

Accommodation

Ground Floor
Entrance Hallway, Reception Room One, Kitchen/Dining Room.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom comprising pedestal wash hand basin, high level WC and panelled bath.
Outside
Rear – patio area leading to lawned garden.
Front – set back from the road elevated behind a lawned foregarden.

Vendors Solicitors

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Tel: 0121 455 6333

Ref: Mr B Kang

Viewings

Via Cottons – 0121 247 2233

**38 Hurstbourne Crescent, Wolverhampton,
West Midlands, WV1 2EG**

Property Description

A modern mid terraced house surmounted by an interlocking tile clad roof set back from the road behind a lawned fore garden and benefiting from mostly double glazed windows but requiring some cosmetic improvement . Hurstborne Crescent itself is situated directly off Willenhall Road (A454) which provides direct access to Wolverhampton City centre being 1 ½ mile distant.

Vendors Solicitors

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
West Midlands
B70 8SW
Telephone No: 0121 553 3211

Ref: Mr T Ceney

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Kitchen, Lounge and lobby area.
First Floor
Stairs and Landing, Three bedrooms, Bathroom with bath, wash basin and separate WC.
Outside – (front) Small Lawned foregarden.
Outside – (rear) Patio and garden

**19 Jeffrey Avenue,
Bilston,
Wolverhampton, West
Midlands WV4 6HU**

Property Description

A semi detached house of brick construction with a hipped tile clad roof providing well laid out accommodation and benefiting from gas-fired central heating, ample off-road parking and requiring some modernisation and cosmetic improvement. Jeffrey Avenue itself is situated off Windsor Road which in turn leads off Parkfield Road (A4039).

Vendors Solicitors

Rees Page
17 Wellington Road
Bilston
West Midlands
WV14 6AD
Telephone No – 01902 577776

Ref: Mr Hallsley

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Dining Room, Open Plan Kitchen, Rear Entrance Hall with WC and store off.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin & WC.
Outside (front) – Block paved forecourt providing off-road parking, double gates to side of property providing vehicular access to rear.
Outside (rear) – Gravelled parking area, lawned garden, concrete yard and workshop/shed.

**84 Woden Road, Park
Village,
Wolverhampton.
WV10 0BB.**

Property Description

A mid terraced house of brick construction with rendering to front, tile clad roof and fronting directly onto pavement. The property benefits from having gas fired central heating and is in presentable condition. Woden Road runs between Cannock Road (A460) and Wednesfield Road (A4124).

Vendors Solicitors

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Tel: 0121 455 6333

Ref: Mr B Kang

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Room One, Reception Room Two with archway through to Kitchen.
First Floor
Stairs and Landing, Front Bedroom One, Rear Bedroom which has been subdivided to form Bedroom Two and Three with intercommunicating door through to Bathroom.
Outside
Rear – paved yard, access to right of way and lawned garden.

**4 Derwent Close, Brierley Hill,
West Midlands, DY5 4QA**

Property Description

A semi detached property of brick construction with inter-locking tile clad roof set back from the road behind a lawned foregarden and driveway to the left leading to separate garage. The property benefits from having well laid out accommodation, some UPVC double glazed windows and part storage heating. Derwent Close is located in an established residential area and is approximately 2 miles from Merry Hill Shopping Centre providing a wide range of shops and amenities. The property itself requires some modernisation.

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
Entrance Hallway, Downstairs WC, Lounge, Dining Room with opening to Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin and low level WC.
Outside (front) – Lawned foregarden with driveway to left leading to detached brick built garage and side entrance to front door and access to rear garden.
Outside (rear) – Small patio area with steps rising to lawned garden on either side of steps.



40 Whateley Road, Handsworth, Birmingham B21 9JD

Property Description

A traditional mid terraced house of brick construction with a replacement tile clad roof, set back from the road behind a walled fore-garden and requiring complete modernisation and improvement throughout. Whateley Road itself is situated between Linwood Road and Dawson Road and is conveniently located within approximately one quarter of a mile distance from Soho Road (A41), providing a wide range of local amenities.

Vendors Solicitors

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

Ref: Mr N Gillette

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Built-in under-stair cupboard with access to Cellar.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) – Walled and paved fore-garden.
Outside (rear) – Yard and garden with brick store.

67 Mallin Street, Smethwick, West Midlands, B66 1QZ



Property Description

A traditional end terraced house of brick construction with slate clad roof requiring modernisation and improvement but benefiting from UPVC double glazed windows and Three Bedrooms. Mallin Street itself runs directly between St Paul's Road (B4169) and Oldbury Road (A457) and the property is conveniently located approximately ½ mile distance from Smethwick High Street providing a wide range of local amenities and approximately 1 mile distance from the M5 motorway (junction 1).

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
Side Entrance Hall with access to Cellar, Front Reception Room, Rear Reception Room, Rear Entrance Hall, Kitchen, Utility Area, Bathroom with panelled bath, electric shower over, pedestal wash basin with WC.
First Floor
Stairs and Landing, Cloakroom with WC, Three Bedrooms
Outside – (front) Small foregarden
Outside – (rear) Yard and garden



72 Woodnorton Road, Rowley Regis, West Midlands B65 0QZ

Property Description

An end terraced house forming part of a small row of four properties and of brick construction with a hipped tile clad roof, benefiting from mostly UPVC double glazed windows and part gas-fired central heating. The property is generally in a presentable condition requiring only slight cosmetic improvement and is set back from the road behind a paved fore-garden. Woodnorton Road itself is located off Grafton Road and the property is within approximately half a mile distance from the Wolverhampton Road (A4123) which provides commuter access to Birmingham, Dudley and Wolverhampton along with the M5 Motorway (junction 2).

Accommodation

Ground Floor
Reception Hall, Lounge, Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room with glazed shower cubicle, vanity wash basin & WC.
Outside (front) – Paved fore-garden providing off-road parking.
Outside (rear) – Paved pathway to side leading to gated rear access, outside WC and a large garden being partly gravelled with a patio area and shed.

Vendors Solicitors

Vernon & Shakespeare
1292 Bristol Road South
Northfield
Birmingham
B31 2TH
Telephone No – 0121 475 7311

Ref: Mr T Powles

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



**22 North Street, Dudley,
West Midlands, DY2 7DU**

Property Description

A substantial mid terrace three storey house of brick construction with tile clad roof set back from the road behind a small fore garden and benefiting from gas fired central heating, two reception rooms and four bedrooms. North Street itself leads directly off Hall Street and the property is conveniently located within approximately ¼ of a mile distance from Dudley town centre providing a wide range of local amenities. The property, which requires improvement and repair is currently let on an Periodic Shorthold tenancy agreement at a rental of £120 per week (£6240 per annum)

Accommodation

Ground Floor
Reception Hall with access to Cellar, Front Reception Room, Rear Reception Room, Dining Room, Kitchen
First Floor
Stairs and landing, Three Bedrooms, Bathroom with panel bath, pedestal washbasin and WC
Second Floor
Stairs and landing to Large Attic Bedroom.
Outside
Front – Small walled fore garden
Rear – Shared pedestrian access, brick paved yard, brick store and WC and a small garden.

Vendors Solicitor

Turner Bailey, Thompson
Warmington
24 Wolverhampton Street
Dudley
West Midlands
DY1 1DB
Telephone No: 01384 253 771

Ref: Mr J Houghton

Viewing

Via Cottons – 0121 247 2233



**62 Wolverton Road, Dudley,
West Midlands, DY2 7PL**

Property Description

An end terrace house of rendered brick construction with a hipped slate clad roof, occupying a slightly elevated position set back from the road with a lawned fore garden and benefiting from gas fired central heating and UPVC double glazed windows. The property is situated overlooking an area of landscaped parkland and is conveniently located within approximately half a mile distance from Dudley town centre providing a wide range of local amenities. The property is currently let on a periodic Shorthold tenancy agreement at a rental of £360 per calendar month (£4320 per annum).

Accommodation

Ground Floor
Entrance hall, Lounge, Side Entrance Lobby with under-stair cupboard and Cloakroom with WC, Dining Kitchen.
First Floor
Stairs and landing, Two double bedrooms, Bathroom with panel bath having shower over, wash basin and WC
Outside
Front - Lawned fore garden
Rear - Pedestrian side access to paved yard and garden.

Vendors Solicitors

Morton Fisher
19 York Street
Stourport on Seven
Worcestershire
DY13 8BL
Telephone No – 01299 827827

Ref: Mr K Yates

Viewings

via Cottons – 0121 247 2233





**41 Westbourne Road, Walsall,
West Midlands WS4 2JD**

Property Description

A traditional semi detached house of brick construction with a slate clad roof, providing generous well laid out accommodation and requiring modernisation and improvement throughout. The property is situated in an established residential area, located off Borneo Street and is conveniently located within approximately half a mile distance from Walsall Town Centre, providing a wide range of local amenities.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Rear Entrance Hall, Kitchen (no fittings), Bathroom with bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Double Bedrooms (bedroom 2 intercommunicating).

Outside (front) – Small fore-garden.
Outside (rear) – Pedestrian side access to paved rear yard, brick store and enclosed garden.

Vendors Solicitors

DLA Solicitors
Arndale House
Charles Street
Bradford
West Yorkshire
Telephone No: 01274 513 779

Ref: Mrs Y Whatley

Viewings

Via Cottons – 0121 247 2233

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

15th July 2004

CALL THE AUCTION TEAM NOW

0121 247-2233



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

If yes

**Then our Property Division in
association with Cottons can
offer you**

The Total Property Solution

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

**Bespoke Insurance Solutions for the
Property Professional**

You have nothing to lose by obtaining a quotation

**Call our Property Division
Tel 01905 26561 fax 01905 619302**

**Clarke Roxburgh
Insurance Brokers Ltd**

**Jenkins House
15 Foregate Street
WORCESTER
WR1 1DB**

**Tel: 01905 26561
Fax: 01905 723413
www.clarkeroxburgh.co.uk**

**Registered in England
Number 1428872**

Member of the General Insurance Standards Council (10217)

IMPORTANT NOTICE



We are currently updating our mailing list so, if you require a catalogue for our next auction on 15 JULY 2004 at Villa Park, please complete the slip below and either hand it to us at the auction or post it to us at the address below. If we do not receive this then your details will be erased from our Mailing List. Alternatively, you may wish to subscribe to our annual Mailing List at cost of £25.00 including VAT which should be enclosed when you return this form to receive Catalogues for the next 12 months from the date of subscription.

Name

Address

Telephone No's

Date

Signature

Cottons

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

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

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

Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk