

Location



Cottons
Chartered Surveyors

Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL

Also at

305 Bearwood Road
Smethwick,
West Midlands, B66 4DP

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West Midlands B90 4AQ

Tel: 0121 247 2233

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www.cottons.co.uk



PROPERTY AUCTION

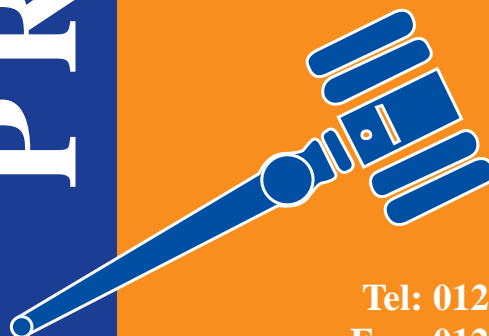
Cottons

Chartered Surveyors

3RD MARCH 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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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**

22ND APRIL 2004

CALL THE AUCTION TEAM NOW

0121 247-2233

Auction Sale

of 68 Lots

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

- 22 Freehold Vacant Residential Properties
- 24 Residential Investment Properties
- 3 Leasehold Vacant Flats / Houses
- 8 Freehold Commercial / Industrial Premises with Vacant Possession
- 3 Commercial Investment Properties
- 3 Parcels of Freehold Land
- 1 Residential Building Plot
- 1 Freehold Ground Rent Investment
- 1 Former Public House
- 1 Public House Investment
- 1 Residential / Lock-up Garage Investment

ORDER OF SALE

Lot	Property	
1.	89 Melton Road, Kings Heath	Freehold Vacant Possession
2.	32 Hadley Road, Bilston, Wolverhampton	Freehold Vacant Possession
3.	11 Winchester Road, West Bromwich	Freehold Vacant Possession
4.	50 Brooklyn Grove, Bilston, Wolverhampton	Freehold Vacant Possession
5.	138 Hawksford Crescent, Wolverhampton	Freehold Investment
6.	17 Hermitage Road, Erdington, Birmingham	Freehold Vacant Possession
7.	189 Summer Road, Erdington, Birmingham	Freehold Investment
8.	67 Teddington Grove, Perry Barr, Birmingham	Freehold Vacant Possession
9.	87 High Point, Richmond Hill Road, Edgbaston	Leasehold Investment
10.	102 Rookery Road, Handsworth, Birmingham	Freehold Vacant Possession
11.	16 Norwood Grove, Handsworth, Birmingham	Freehold Investment
12.	58 Mason Street, Coseley, Wolverhampton	Freehold Vacant Possession
13.	120 Wheelwright Road, Erdington, Birmingham	Freehold Vacant Possession
14.	68a Alfred Road, Handsworth, Birmingham	Freehold Vacant Possession
15.	34 Bradley Lane, Bilston, Wolverhampton	Freehold Investment
16.	14 St Annes Road, Willenhall, West Midlands	Freehold Vacant Possession
17.	36 Rodney Close, Ladywood, Birmingham	Freehold Vacant Possession
18.	61 Westminster Road, Handsworth	Freehold Part Inv/Part Vacant Possession
19.	The King of Bohemia Public House, Sheldon	Freehold Investment
20.	145 -147 Cape Hill, Smethwick	Freehold Investment
21.	The King Edward V11 Public House, West Bromwich	Freehold Vacant Possession
22.	115 Park Lane East, Tividale, West Midlands	Investment/Redevelopment Opportunity
23.	23 Longmoor Road, Streetly, Sutton Coldfield	Freehold Investment
24.	8 Melrose Avenue, Sparkhill, Birmingham	Freehold Vacant Possession
25.	91 Merritts Brook Lane, Northfield, Birmingham	Freehold Investment
26.	7 Howarth Way, Aston, Birmingham	Leasehold Investment
27.	6 Downsfield Road, Sheldon, Birmingham	Freehold Vacant Possession
28.	11 Markford Walk, Newtown, Birmingham	Freehold Investment
29.	35 City Road, Edgbaston, Birmingham	Freehold Investment/Vacant Possession
30.	42 Birchills Street, Birchills, Walsall, West Midlands	Freehold Vacant Possession



31.	Sinfin Express, 6 and 8 Wordsworth Avenue, Sinfin, Derby	Freehold Vacant Possession
32.	26 Coopers Road, Handsworth Wood, Birmingham	Freehold Vacant Possession
33.	Ground Rent Investment, Land and Buildings situated in Coventry Road, Kingston Road and Dart Street, Bordesley Green	Freehold Ground Rents
34.	13 Oxford Road, Acocks Green, Birmingham	Freehold Investment
35.	85 Westley Road, Acocks Green, Birmingham	Freehold Vacant Possession
36.	205 Station Road, Kings Heath, Birmingham	Freehold Vacant Possession
37.	75 Mason Road, Erdington, Birmingham	Freehold Part Inv/Part Vacant Possession
38.	29 Nuthurst Road, West Heath, Birmingham	Freehold Vacant Possession
39.	446 Birchfield Road, Perry Barr, Birmingham	Freehold Vacant Possession
40.	65 Brecon Road, Pontardawe, Swansea	Freehold Investment
41.	33 Church Road, Barry, South Glamorgan	Freehold Investment
42.	16 Duke Street, Abertillery, Gwent, South Wales	Freehold Investment
43.	12 Dumfries Street, Treherbert, South Wales	Freehold Investment
44.	17 Lewis Street, Pembroke Dock, Dyfed, South Wales	Freehold Investment
45.	17 Plough Road, Landore, Swansea, South Wales	Freehold Investment
46.	Land Rear of 89/91 Copthall Road, Handsworth, Birmingham	Freehold Land
47.	53 Capethorn Road, off Waterloo Road, Smethwick, West Midlands	Freehold Vacant Possession
48.	Land Adjacent 32 Elizabeth Road, Cannock, Staffordshire	Freehold Building Plot
49.	Plot 61 Little Hay Lane, Shenstone, Staffordshire	Freehold Land
50.	Plot 63A Little Hay Lane, Shenstone, Staffordshire	Freehold Land
51.	20 Brookend, Parr, St. Helens, Lancashire	Freehold Investment
52.	17 Brookway Lane, Parr, St Helens, Lancashire	Freehold Investment
53.	94 Wicketts Tower, 2 Wyatt Close, Edgbaston	Leasehold Vacant Possession
54.	45 Wood End, off Parkside Road, Handsworth Wood, Birmingham	Freehold Vacant Possession
55.	77 Kentish Road, Handsworth, Birmingham	Leasehold Vacant Possession
56.	165 Dangerfield Lane, Darlaston, West Midlands	Freehold Vacant Possession
57.	12 Ringwood Drive, Frankley, Birmingham	Freehold Vacant Possession
58.	3 Church Street, Tipton, Dudley	Freehold Vacant Possession
59.	17 Churchfield Avenue, Princess Gardens, Tipton, West Midlands	Leasehold Vacant Possession
60.	12 Dale Street, Walsall, West Midlands	Freehold Investment
61.	34 Thimblemill Road, Bearwood, West Midlands	Freehold Investment
62.	'Dingles' Garage, 309/311 Highfield Road, Hall Green	Freehold Garage and Land
63.	8 Church View, off Ninefoot Lane, Wilnecote, Tamworth	Freehold Vacant Possession
64.	109 Hampton Road, Foleshill, Coventry	Freehold Investment
65.	1 Old Winnings Road, Kersley, Coventry	Freehold Investment
66.	3 Old Winnings Road, Kersley, Coventry	Freehold Investment
67.	34 Whitmore Street, Walsall, West Midlands	Freehold Investment
68.	19 Holcroft Street, Tipton, Dudley, West Midlands	Freehold Vacant Possession

IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

- **Bank/Building Society Draft**

- **Personal/Company Cheque**

- **Debit/Credit Card**

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

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

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

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

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

Peter C. Longden FRICS

Mark M. Ward TechRICS

Kenneth F. Davis FRICS

MISREPRESENTATION ACT

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

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



LOT 1**Freehold Vacant Possession**
**89 Melton Road,
Kings Heath,
Birmingham B14 7ET**
Property Description

A traditional style mid terraced house of brick construction with a slate clad roof requiring complete modernisation and improvement throughout. The property which is set back behind a small fore garden is situated in a popular and established residential area located a short distance off Kings Heath High Street and provides a wide range of local amenities.

Vendors Solicitors

Moseley Chapman & Skemp
18 Bore Street
Lichfield
Staffordshire
WS13 6LV
Telephone No – 01543 414100

Ref: Mrs P McInnis

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Front Reception Room, Inner Hall,
Rear Reception Room, Kitchen,
Lobby, Bathroom with panelled
bath, pedestal wash basin and WC.
First Floor
Stairs and Landing. Three Bedrooms
Outside (front) – Paved fore garden
with privet hedge, pedestrian entry
access to rear.
Outside (rear) – Concrete yard,
lawned garden, paved area and
shed.

LOT 3**Freehold Vacant Possession**
**11 Winchester Road, West Bromwich,
West Midlands B71 2NZ**
Property Description

A semi detached house of brick outer wall construction, surmounted by an interlocking tile clad roof set back from the road behind a lawned fore-garden and providing well laid out accommodation requiring some cosmetic improvement. Winchester Road itself is situated off Crook Hay Lane and the property is located within approximately 2 miles distance from West Bromwich Town Centre providing a wide range of local amenities.

Vendors Solicitors

John Morgan
The Citadel
190 Corporation Street
Birmingham
B4 6TU.
Telephone No – 0121 233 1852

Ref: Mrs K Gibson

Viewings

Via Cotton s- 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Through
Lounge/Dining Room, Kitchen,
Utility Room/Workshop with
external access.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath and wash basin, Separate WC.
Outside (front) – Lawned fore-
garden bordered by privet hedge,
pedestrian side access to rear.
Outside (rear) – Paved patio and
enclosed lawned garden.

LOT 2**Freehold Vacant Possession**
**32 Hadley Road,
Bilston,
Wolverhampton
WV14 6RX**
Property Description

A traditional style semi detached house of part rendered brick construction surmounted by a hipped tile clad roof, benefiting from part gas-fired central heating and modern kitchen and bathroom fittings. The property requires some further modernisation and cosmetic improvement and Hadley Road itself is situated off Wellington Road (A41).

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

Accommodation

Ground Floor
Reception Hall, Lounge,
Dining/Kitchen with a range of
modern fitted units, utility area and
WC.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with modern
suite comprising panelled bath,
vanity wash basin & WC.
Outside (front) – Small fore garden
and driveway.
Outside (rear) – Side pedestrian
access to small patio, garden with
shed.

LOT 4**Freehold Vacant Possession**
**50 Brooklyn Grove, Bilston,
Wolverhampton WV14 8YH**
Property Description

A semi detached house of brick outer wall construction with a tile clad roof, set back from the road behind a lawned fore-garden, generally in a presentable condition, benefitting from modern fitted kitchen units, UPVC double glazed windows (except entrance hall) and independent gas-fired heating. The property is conveniently located within approximately one third of a mile distance from Coseley Railway Station.

Vendors Solicitors

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

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Lounge,
Breakfast/Kitchen.
First Floor
Stairs and Landing, Two Double
Bedrooms, Bathroom with panelled
bath, pedestal wash basin, Separate
WC.
Outside (front) – Lawned fore-
garden with pedestrian side access.
Outside (rear) – Patio, brick stores
and good sized lawned garden.



**138 Hawksford Crescent,
Wolverhampton WV10 9SN**

Property Description

A semi detached house of brick construction with a hipped tile clad roof, providing well laid out accommodation and offered in a presentable well maintained condition benefitting from gas-fired central heating, UPVC double glazed windows and off-road parking. Hawksford Crescent itself is situated off Fifth Avenue and the property is approximately one mile distance from Cannock Road (A460) which provides direct access to Wolverhampton City Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £300 per calendar month (£3600 per annum).

Accommodation

Ground Floor
Entrance Hall, Lounge, Dining
Kitchen, Rear Lobby with Utility Area.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC. Outside (front) – Tarmacadam driveway providing off-road parking and lawned fore-garden. Outside (rear) – Pedestrian side access, paved patio and partly paved/partly lawned garden.

Vendors Solicitors

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

Ref: Mr N Gillette

Viewings

Via Cottons - 0121 247 2233

Freehold Vacant Possession


**17 Hermitage Road,
Erdington,
Birmingham B23 6AS**

Property Description

A traditional style mid terraced house of brick construction with a slate clad roof, set back behind a small fore-garden and requiring modernisation and cosmetic improvement. Hermitage Road is situated off Ashley Road which in turn leads off Hunton Hill and the property is conveniently located within approximately one quarter of a mile distance from Gravelly Hill Railway Station.

Vendors Solicitors

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

Viewings

Via Cottons – 0121 247 2233



**189 Summer Road, Erdington,
Birmingham, B23 6DX**


Property Description

A Traditional mid terraced House of brick construction with a replacement tile clad roof situated on the one way section of Summer Road between Marsh Lane (B4531) and Gravelly Lane (A5127). The property is conveniently located within less than a ¼ of a mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station, which gives direct access to both Sutton Coldfield Town Centre and Birmingham City Centre. The property is currently let on an Assured Shorthold Tenancy at a rental of £325 per calendar month (£3,900 per annum).

Accommodation

Ground Floor
Living Room, Dining Room, Kitchen, Bathroom
First Floor
Stairs and Landing, Two Bedrooms
Outside (Rear) Paved yard and lawned garden.

Vendors Solicitors

Constantinou Solicitors
28-32 Market Place
Long Eaton
Nottingham
NG10 1LT
Telephone No – 0115 849 8000

Ref: Mrs J Somekh

Viewing

Via Cottons – 0121 247 2233

Freehold Vacant Possession

**67 Teddington Grove, Perry Barr,
Birmingham, B42 1RG**


Property Description

A Traditional style semi detached house of brick construction providing well laid out accommodation and benefiting from gas fired central heating and part double glazed windows. The property stands behind a lawned foregarden and is close to the junction with Pendragon Road. Teddington Grove itself runs directly off Cliveden Road and is conveniently located within approximately 1 mile distance from University of Central England in Birmingham, Perry Barr Railway Station and the One Stop Shopping Centre.

Accommodation

Ground Floor
Porch Entrance, Entrance Hall, Front Living Room, Rear Living Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin and WC. Outside (front) – Lawned foregarden
Outside (rear) – Pedestrian side access with store, Patio and lawned garden.
Single Wooden Garage to the rear with shared vehicular access.

Vendors Solicitors

Bhakar & Tomlinson
89 Tettenhall Road
Wolverhampton
West Midlands
WV3 9NQ
Telephone No – 01902 712943

Ref: Mr G S Bhakar

Viewings

Via Cottons – 0121 247 2233

**87 High Point, Richmond Hill Road,
Edgbaston, Birmingham, B15 3RT**



Property Description

A well laid out purpose built flat located on the 8th floor of a well managed block forming part of a popular and established development located off Richmond Hill Road. The property is conveniently located within approximately ½ mile distance from Harborne High Street providing a wide range of local amenities and is currently let on a Regulated Tenancy at a registered rental of £70.00 per week (£3,640 per annum) effective from 20 March 2002.

Accommodation

Ground Floor
Communal entrance, lift and stair access.
Eighth Floor
Reception Hall, Lounge with Balcony, Kitchen, Two double Bedrooms, Bathroom with panelled bath, pedestal wash basin and separate WC with wash basin. Outside Communal gardens and garage in separate block.

Term: 99 years (less 3 days) from 29 September 1960

Ground rent: £50 per annum until 29 September 2026, £65 per annum thereafter for the remainder of term.

Service Charge: Refer to Solicitors

Vendors Solicitors

Dickinson & Dees
2nd Floor
Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 2799202

Ref: Mr I Gallon

Viewing

Via Cottons – 0121 247 2233

**16 Norwood Grove, off Hamstead Road,
Handsworth, Birmingham B19 1DE**



Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof, situated in a row of similar properties located on a private driveway off Hamstead Road. The property benefits from gas-fired central heating and UPVC double glazed windows. The property is currently let on an Assured Shorthold Tenancy Agreement
Rental - £90 per week (£4680 per annum).

Accommodation

Ground Floor
Front Reception Room, Inner Hallway, Rear Reception Room, Kitchen with a range of fitted units.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Gravelled fore-garden.
Outside (rear) – Yard, Separate garden and a shared rear pedestrian access.

Vendors Solicitors

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

Ref: Mr N Gillette

Viewings

Via Cottons – 0121 247 2233

Freehold Vacant Possession



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

Property Description

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

Vendors Solicitors

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

Ref: Mr S Nickless

Viewings

Via Cottons – 0121 247 2233

Accommodation

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

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SN11 0XZ

Tel: 01249 822 999 Fax: 01249 822 211





**58 Mason Street,
Coseley,
Wolverhampton
WV14 9SZ**

Property Description

A detached bungalow occupying a generous corner plot and prominently situated at the junction with Hospital Lane. The property is of rendered construction with a hipped tile clad roof and requires complete modernisation, repair and improvement. The property provides well laid out accommodation and Mason Street itself leads directly off Birmingham New Road (A4123).

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

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Lounge, Two Double Bedrooms, Dining Room/Bedroom 3, Bathroom having bath, wash basin & WC, Kitchen and Pantry.
Outside – Gardens to front side and rear, brick store and Garage with driveway having vehicular access off Hospital Lane.



**120 Wheelwright
Road, Erdington,
Birmingham, B24 8PD**

Property Description

An end Terraced house set back behind a walled forecourt requiring some modernisation and improvement. Wheelwright Road runs directly between Tyburn Road (A38) and Gravelly Hill, and is within approximately 1 mile distance from Spaghetti Junction, providing access to the M6 Motorway.

Vendors Solicitors

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

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Entrance Hall, Front Living Room, Rear Living Room, Lobby with separate WC and wash hand basin, leading to Dining Room and Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Store cupboard, Bathroom with bath, wash basin and WC.
Outside (front) – Walled foregarden, shared pedestrian entry access.
Outside (rear) – Yard and lawned garden



**68a Alfred Road, Handsworth,
Birmingham B21 9NG**

Property Description

A three-storey mid terraced property of brick construction, surmounted by a pitched roof and containing two separate flats, having shared services and gas-fired central heating along with an enclosed yard and a single storey commercial premises at the rear. Alfred Road itself is directly off Soho Road (A4040) providing a wide range of local amenities.

Accommodation

Ground Floor
Secure Entry Access
Flat 1 (Studio)
Bed/Sitting Room, Kitchen, Glazed Shower Cubicle, Cloakroom with pedestal wash basin & WC.
Flat 2
Entrance Hall
First Floor
Stairs and Landing, Large Lounge, Kitchen, Shower Room with shower, WC & pedestal wash basin.

Second Floor

Stairs to Large Attic Bedroom.
Outside (front) – Walled forecourt
Outside (rear) – Secure enclosed concrete yard, Cloakroom with WC and wash basin, single storey Workshop/Commercial Building, Room 1 – 27 sq m (290 sq ft) with sink unit, shower room, Room 2 – 26.3 sq m (283 sq ft), Room 3 – 15.8 sq m (170 sq ft), Room 4 – 55.6 sq m (598 sq ft).
Total Floor Area – 124.7 sq m (1342 sq ft)

Vendors Solicitors

J M Wilson
299-301 Birchfield Road
Birmingham
B20 3BX
Telephone No – 0121 356 4556

Ref: Mr J Wilson

Viewings

Via Cottons – 0121 247 2233



LOT 15**Freehold Investment**

**34 Bradley Lane, Bilston,
Wolverhampton WV14 8EW**

**Property Description**

A mid terraced house of brick outer wall construction surmounted by a interlocking tile clad roof set back from the road behind a fore-garden and situated close to the junction with Wallis Road. The property benefits from double glazed windows.

The property is currently let on an Assured Shorthold Tenancy Agreement for a rental of £535 per calendar month (£6,420 per annum),

Vendors Solicitors

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

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Lounge leading to Dining Room/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin & WC..
Outside (front) – Lawned fore-garden with parking space
Outside (rear) - Pedestrian entry access, Paved yard and lawned garden.

LOT 17**Freehold Vacant Possession**

**36 Rodney Close, Ladywood,
Birmingham B16 8DP**

**Property Description**

A modern mid town house providing well laid out accommodation benefitting from gas-fired central heating and mostly UPVC double glazed windows. The property is ideal for investment purposes having four bedrooms and two bath/shower rooms. Access to the front of the property is obtained off Guild Close and the property enjoys a central location being within less than three quarters of a mile distance from both the city centre and Broad Street, providing a wide range of amenities and services.

Vendors Solicitors

Rotherham & Co
8-9 The Quadrant
Coventry
CV1 2EG
Telephone No – 02476 227331

Ref: Mrs M Allanson

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Shower Room with shower, wash basin & WC, Lounge, Dining Room, Breakfast/Kitchen with a range of units, Utility Room/Store.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Paved fore-garden
Outside (rear) – Paved yard/garden with a shared parking area at the rear.

LOT 16**Freehold Vacant Possession**

**14 St Annes Road, Willenhall,
West Midlands WV13 1ED**

**Property Description**

A traditional style end terraced house of rendered brick construction surmounted by a pitched and tile clad roof, benefitting from rear vehicular access and requiring some cosmetic improvement. St Annes Road is conveniently situated within approximately half a mile distance from Willenhall Town Centre, providing a wide range of local amenities, and the M6 Motorway (Junction 10) is within approximately one and a half miles distance.

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

Accommodation

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Breakfast Room/Utility.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, vanity wash basin & WC.
Outside (front) – Small paved forecourt.
Outside (rear) – Yard, patio area, long garden and a dilapidated garage, accessed by way of a shared vehicular driveway.

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Tel: 01249 822 999 Fax: 01249 822 211





**61 Westminster Road, Handsworth,
Birmingham B20 3LU**

Property Description

A substantial investment opportunity comprising of a traditional detached residence of brick construction with a replacement tile clad roof which has been converted to provide five Self-contained Flats along with yard at the rear containing sixteen lock up Garages and three Workshops/ Garages. The property is in need of some modernisation and improvement throughout. The property is situated to the corner of Westminster Road and Putney Road and is conveniently located within less than half a mile distance from local amenities at Perry Barr, which includes The One Stop Shopping Centre, Perry Barr Railway Station and The University of Central England in Birmingham. The property is currently only partially let as follows:

Flat 3 Let on an Assured Shorthold Tenancy – Rental - £55.00 per week (£2860 per annum)

Flat 4 Let on a Regulated Tenancy – Registered Rental - £42.00 per week (£2184 per annum). Rent re-registration is now due.

Flat 5 Let on an Assured Tenancy – Rental - £54.00 per week (£2808 per annum)

Two Garages Currently let at a rental of £4.00 per week each (£416 per annum).

Current Total Rental Income – £8268 per annum

Potential Total Rental Income – £18,000 per annum (approx)

Accommodation

Ground Floor - Shared Entrance Hall
Flat 1 Entrance Hall, Lounge, Inner Hall, Double Bedroom, Bathroom, Kitchen and Separate WC.

Flat 2 Entrance Hall, access to Cellar, Lounge, Kitchen, Double Bedroom, Bathroom. First Floor - Stairs and Landing

Flat 3 Entrance Hall, Lounge, Kitchen, Double Bedroom, Bathroom.

Flat 4 Entrance Hall, Lounge, Double Bedroom, Bathroom, Kitchen.

Second Floor

Flat 5 Stairs and Landing, Lounge, Double Bedroom, Kitchen, Bathroom, walk-in Store.

Outside (front) – Concrete forecourt providing off-road parking, side yard.

Outside (rear) – Workshop 1 – 39.8 sq m (428 sq ft) having direct access off Putney Road, Tarmacadam rear Garage yard containing sixteen lock-up Garages and Workshop/Garage 2 – 23.7 sq m (255 sq ft), Workshop/Garage 3 – 27.3 sq m (294 sq ft).

Vendors Solicitors

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

Ref Mr G Richie

Viewings

Via Cottons – 0121 247 2233



**The King of Bohemia Public House, Comberton
Road, Sheldon, Birmingham, B26 2TE**

Property Description

A Part Single Storey and Part Three Storey Premises comprising of a Public House known as the King of Bohemia along with generous four bedroom living accommodation and storage situated in a small parade and set back from Comberton Road behind a service road and customer parking area. The property benefits from UPVC double glazed windows along with gas fired central heating and is situated on a residential estate and is best approached by car off Lilleshall Road which leads into Rotherfield Road and then into Comberton Road. The property is currently let on a Full Repairing and Insuring Lease from the 11 October 2002 for a Term of 10 years, at a Rental of £18,000 per annum.

Accommodation

Ground Floor
Bar/Lounge area - 162.54 sq m (1749 sq ft) with Ladies, Gents and Disabled Toilets, leading off, Ground Floor Cellar - 49.54 sq m (533 sq ft) with rear access, Kitchen - 6.91 sq m (74 sq ft) with a range of units, Wash Room and Store, Inner

Hallway with some storage. Office - 6.17 sq m (66 sq ft) Store Room - 18.95 sq m (204 sq ft)

First Floor
Stairs and Landing, Lounge, Bedroom 1 (double), Kitchen with a range of laminate units.

Second Floor
Stairs and Landing, Bedroom 2 (double) Bedroom 3 (double), Bedroom 4 (single)

Bathroom with panelled bath, pedestal wash basin and WC. Outside: (front) Paved forecourt (rear) Pedestrian side access to paved terrace/patio area.

Vendors Solicitors

Putsmans WLC
Brittannia House
50 Great Charles Street
Queensway
Birmingham
B3 2LT
Telephone No – 0121 236-9116

Ref: Mr M Putsmann

Viewing

Via Cottons – 0121 247 2233





145/147 Cape Hill, Smethwick, Warley, West Midlands, B66 4SH

Property Description

A Imposing double fronted three storey property of traditional brick construction with a pitched tile clad roof along with a single storey modern extension to the rear providing extensive accommodation. The property was previously used as a medical centre however has since been converted with planning consent (Ref: DC/01/37826 dated 9th July 2001) into a House In Multiple Occupation (H.M.O.) having a capacity to house 58 persons and benefiting from gas fired central heating, mostly double glazed windows along with extensive car parking to the front and the rear.

The property is currently let as a Residential Hostel on a Full Repairing and Insuring Lease for a term of 10 years from the 10 November 2001 at a Current Rental of £50,000 per annum, rising on the 1 November 2006 to £55,000 per annum, rising again on 1 November 2007 to £60,000 per annum, and again on 1 November 2010 to £65,000 per annum (a copy of the Lease is available for inspection at both the Auctioneers and Solicitors offices).

Accommodation Ground Floor

Reception hall and Corridors, Lounge, Dining Room, Kitchen,



Office, Store, 10 Bedrooms, Laundry room and various shared Shower and Toilet facilities

First Floor

Stairs and landing, 5 bedrooms and various shared Toilet and Shower room facilities

Second Floor

Stairs and landing, 4 bedrooms, various shared Toilet and Shower room facilities

Outside

Front - Tarmac fore court providing off road parking, gated vehicular driveway at the side leading to Rear
Rear - tarmac car park, side pedestrian entry with small cellar off.

Approximate Gross Internal Area

Ground Floor -	370 sq m
First Floor -	125 sq m
Second Floor -	95 sq m
Total -	590 sq m (6350 sq ft)

Vendors Solicitors

Jordan's Solicitors
35 Payne Street
Black Heath
West Midlands
B65 0DH
Telephone No - 0121 559 2922

Ref: Miss B Khara

Viewings

Via Cottons - 0121 247 2233



The King Edward V11 Public House, 91 Old Meeting Street, West Bromwich, West Midlands B70 9SZ

Property Description

A substantial former Public House of brick construction with a predominantly hipped tile clad roof, occupying a prominent corner position at the crossroads of Church Lane and Old Meeting Street. The property, which requires modernisation and some internal repairs, provides extensive bar and dining area to the ground floor, along with generous living accommodation over and is situated within approximately one mile distance of West Bromwich High Street, providing a wide range of local amenities.

Accommodation

Ground Floor
Entrance Hall, Large L Shaped Bar & Lounge area with storage, Small Wash Room, Cellar off - (77 sq m with Office and Boiler Room), Ladies & Gents Toilets, Dining Room, Kitchen and Store Room.

First Floor

Internal Stairs and Landing to Lounge/Dining Room with access to Roof Terrace, Kitchen, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC. Outside (front) - Tarmacadam forecourt.
Outside (rear) - Paved yard and Portakabin storage - 20 sq m.
Gross external area
Ground Floor - 238 sq m
First Floor - 103 sq m

Vendors Solicitors

Yusuf & Baker
27a Willesden Lane
Kilburn
London
NW6 7RD
Telephone No - 0207 328 1446

Ref: Mr R Baker

Viewings

Via Cottons - 0121 247 2233



Freehold Investment/ Redevelopment Opportunity



**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 vacant with the exception of Flat 1 which is let on an Assured Shorthold Tenancy as follows:

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

The property has the benefit of planning consent (Ref. DC/03/41371 dated 10th November 2003 and granted by Sandwell M.B.C.) 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. The planning consent is subject to various conditions including the provision of a suitable parking area, although the space for which is identified in the plans is currently outside the vendors ownership)



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

Freehold Investment

**23 Longmoor Road, Streetly, Sutton Coldfield,
West Midlands B73 6UB**



Property Description

A traditional semi detached house of rendered brick construction with a hipped tile clad roof situated in a popular and established residential area located approximately one third of a mile distance from Chester Road North (A452). The property has been generally well maintained by the existing tenant and is let on a Secure Life Tenancy at NIL rental.



Accommodation

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

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

Outside (front) – Lawned garden bordered by a privet hedge, Tarmac driveway and shed.

Outside (rear) – Pedestrian side access, concrete yard with a long garden mainly lawned with well stocked borders.

Vendors Solicitors

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

Ref: Mr I Goldsmith

Viewings

Via Cottons – 0121 247 2233

Freehold Vacant Possession

**8 Melrose Avenue,
Sparkhill, Birmingham
B11 1QN**



Property Description

A traditional style end terraced house of brick construction with a replacement tile clad roof having three bedrooms and benefiting from gas-fired central heating. The property itself is situated in a small cul-de-sac containing several similar properties which is accessed by way of a pedestrian gateway off Walford Road opposite the junction with Conway Road.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor

Stairs and Landing, Three Bedrooms (bedroom2 intercommunicating).

Outside (front) – Small fore garden.
Outside (rear) – Paved yard and garden with rear pedestrian access.

Vendors Solicitors

Blackhams Cuthbertson
135a New Street
Birmingham
B2 4NG
Telephone No – 0121 643 7070

Ref: Mr Cuthbertson

Viewings

Via Cottons – 0121 247 2233



91 Merritts Brook Lane, Northfield, Birmingham B31 1PP

Property Description

A semi detached house surmounted by a hipped tile clad roof and benefitting from UPVC double glazed windows, gas-fired central heating and Garage. The property is set well back from the road behind a lawned fore-garden and verge.

The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental - £110.00 per week (£5720 per annum).

Accommodation

Ground Floor
Entrance Hall, Lounge, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Lean-to Veranda/Utility Room.

First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Lawned fore-garden and full length driveway.
Outside (rear) – Garage and 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

Leasehold Investment

7 Howarth Way, Aston, Birmingham, B6 5JT



Accommodation

Ground Floor
Living Room, Kitchen
First Floor
Stairs and Landing, Bedroom, Bathroom
Outside (front) - Communal lawned areas to front and side with shared car parking area.

Term: 120 years from the 24 June 1985

Property Description

A presentable modern Town House surmounted by an interlocking tile clad roof and situated adjacent to a modern purpose built block of flats. The property forms part of an established residential area and is situated in a cul-de-sac off Vicarage Road and is within approximately a quarter of a mile distance from both Aston Railway Station and The Aston Expressway (A38M) which gives direct access to the M6 Motorway. The property is currently let on an Assured Shorthold Tenancy at a rental of £70.00 per week (£3640 per annum).

Service Charge: £210.06 per annum

Ground Rent: £10.00 per annum

Vendors Solicitors

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

Viewings

Via Cottons – 0121 247 2233



6 Downsfield Road, Sheldon, Birmingham B26 2TT

Property Description

A mid terraced house of brick construction surmounted by a hipped tile clad roof and benefitting from UPVC double glazed windows. The property provides well laid out accommodation and is set back from the road behind a Tarmacadam driveway. Downsfield Road itself leads directly off Sheldon Heath Road.

Accommodation

Ground Floor
Entrance Hall, Lounge, Dining Room, Kitchen, Rear Veranda/Utility Room, Built-in Store Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) – Tarmacadam driveway providing off road parking.
Outside (rear) – Small patio and garden.

Vendors Solicitors

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

Ref: Mr T Ali

Viewings

Via Cottons – 0121 247 2233

Freehold Investment

11 Markford Walk, Newtown, Birmingham B19 2HD



Property Description

A modern three storey town house benefitting from gas-fired central heating, UPVC double glazed windows and set back from the road behind a lawned fore garden. Markford Walk itself comprises of a cul-de-sac, situated off Wheeler Street. The property is currently let on a Company Tenancy Agreement. Rental - £402.42 per 4 weeks (£5231.46 per annum).

Outside (rear) – Yard, garden, brick store and rear pedestrian access.

Accommodation

Ground Floor
Reception Hall, Cloakroom with vanity wash basin & WC, Dining/Kitchen.
First Floor
Stairs and Landing, Lounge, Bedroom 1.
Second Floor
Stairs and Landing, Bedroom 2, Bedroom 3, Bathroom with panelled bath having shower over, pedestal wash basin & WC.
Outside (front) – Lawned fore garden.

Vendors Solicitors

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JR
Telephone No – 0121 327 3900

Ref: Mr Khan

Viewings

Via Cottons – 0121 247 2233



35 City Road, Edgbaston, Birmingham, B16 0HH



Property Description

Substantial three storey mid terraced house of traditional brick construction with a replacement tile clad roof set back from the road behind a small walled fore garden and situated close to the junction with Twynning Road. The property has been converted to provide 4 separate Flats/Studios and has the benefit of mains fitted fire detection system. Two flats are currently let as follows; Flat B - Let on an Assured Shorthold tenancy - Rental £65.00 per week (£3,380 per annum) Flat D - Let on an Assured Shorthold tenancy - Rental £65.00 per week (£3,380 per annum) Current Total Rental Income - £6,760 per annum

Accommodation Ground Floor

Reception hall, Flat A - Entrance Hall, Lounge, Bedroom, Kitchen, with rear door, Bathroom with bath, wash basin and WC

First Floor

Stairs and landing, Flat B - Entrance Hall, Double Bed/Sitting room, Kitchen, Shower room with shower, wash basin and WC. Flat C - Entrance Hall, Double Bed/Sitting room, Kitchen, Shower Room (off landing) with shower, wash basin and WC

Second Floor

Stairs to Flat D - Entrance Hall, Double Bed/Sitting Room, Kitchen and Shower Room with shower, wash basin and WC

Outside - (Front) Walled Foregarden (Rear) Shared pedestrian access to Yard and Garden

Vendors Solicitors

Dhillons & Co
18 Harrow Road
Monks Path
Wembley
Middlesex
HA9 6PG
Telephone No - 0208 902 8863

Ref: Mr L Anneke

Viewings

Via Cottons - 0121 247 2233

Freehold Vacant Possession



42 Birchills Street,
Birchills, Walsall, West
Midlands WS2 8NG

Property Description

A detached commercial premises predominantly of rendered brick construction, surmounted by a replacement tile clad roof situated opposite District Business Park. Birchills Street itself runs off Blue Lane West (A4148) and the property is conveniently within half a mile distance of Walsall Town Centre, providing a wide range of local amenities.

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

Accommodation

Ground Floor
Room 1 - 21.41 sq m (230.46 sq ft),
Room 2 - 24.68 sq m (approx)
(265.66 sq ft), Cloakroom with WC
and wash basin, Room 3 - 16.94 sq
m (182.35 sq ft), Entrance Hall,
Room 4 - 9.65 sq m (103.87 sq ft),
Room 5 - 17.61 sq m (189.55 sq ft).
First Floor
Stairs and Landing, Room 6 - 16.12
sq m (173.52 sq ft), Room 7 - 12.69
sq m (136.59 sq ft).



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

Property Description

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

Accommodation

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

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

Outside - Forecourt, petrol filling area with modern canopy, two diesel and two unleaded petrol pumps, 6000 gallon capacity diesel tanks, 5000 gallon capacity petrol tanks, jet wash and separate toilet. Frontage - 19.4 m (64 ft)

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

Vendors Solicitors

Thomas & Edge
32 Osbaston Road
Derby
DE1 2HS
Telephone No - 01332 346681

Ref: Mr Edge

Viewings

Via Cottons - 0121 247 2233





26 Coopers Road, Handsworth Wood, Birmingham, B20 2JU

Property Description

A prominent Retail Shop currently trading as an Off Licence and General Store along with generous family living accommodation and of brick construction surmounted by a hipped tiled clad roof and occupying a corner plot at the junction of Coopers Road and West Avenue. The property itself has been well maintained and benefits from gas fired central heating and UPVC double glazed windows, and is situated in a popular and established residential area and may provide some opportunity for extension of the existing premises or conversion to residential use, subject to obtaining the appropriate planning consents. (All interested parties should make their own enquiries with the Local Planning Department)

Accommodation

Ground Floor
Retail Shop – 35.88 sq m (385sq ft) including a range of shelving and counter. Living Accommodation – Reception Hall with stairs down to cellar. Lounge, Breakfast Kitchen with a range of laminate units.

Walk in pantry cupboard, Rear Lobby with store and WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with corner bath, Enclosed Shower cubicle and pedestal wash basin, Separate WC
Outside: Large tarmacadam forecourt providing ample off road parking, along with two separate garden areas to the rear and side.

NB: The property is being sold as a going concern, trading as an Off Licence and General Store and all fixtures and fittings other than those mentioned may be purchased by negotiation with the Vendor. All stock will be sold at the valuation.

Vendors Solicitors

Adcocks & Co
17-19 St Michaels Street
West Midlands
West Bromwich
B70 7AB
Telephone No – 0121 553 7394

Ref: Mr N Mocroft

Viewing

Via Cottons – 0121 247 2233



Freehold Ground Rent Investment, Land and Buildings situated in Coventry Road, Kingston Road and Dart Street, Bordesley Green, Birmingham, B9

Description

Offered for sale on behalf of the University of Birmingham the Freehold Interest of Two Parcels of Land leased to the Lord Mayor and Citizens of the City of Birmingham for a term of 999 years which commenced on the 24 June 1935 and expiring on the 24 June 2934 and comprising of the following:

1. A Parcel of Land situated in Coventry Road and having a frontage of 450ft 41/2" (137.25mtrs) and extending to 8,595 sq yds (7,187 sq mtrs) together with dwelling houses and premises erected thereon as detailed in the lease.

2. A Parcel of Land situated on the corner of Kingston Road and Dart Street with frontage to Dart Street of 588 ft (179.22 m) and to Kingston Road of 568 ft 7" (173.32 m) and extending to 11,132 sq yds (9,307 sq m) along with dwelling houses and premises erected thereon as detailed in the lease.

The Freeholder is entitled to receive a ground rent of £734.14 per annum.

Note: All areas and measurements stated are those detailed in the lease and are approximate.

Solicitor

University of Birmingham
Legal Office
Edgbaston
Birmingham
B15 2TT,
Telephone No 0121 414 6545

Ref: Ms D Dawson

Viewing N/A

Note: The Purchaser is responsible for payment of £350.00 plus vat as a contribution towards the Freeholders legal costs.

THE UNIVERSITY OF BIRMINGHAM



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

Property Description

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

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

Flat 1 - £368 per calendar month
Flat 2 - £368 per calendar month
Flat 3 - £368 per calendar month
Flat 4 - £238 per calendar month
Flat 5 - £345 per calendar month
Total Rental Income - £1,687 per calendar month (£20,244 per annum)

NOTE: The Landlord currently pays for the heating of the property.

NOTE: The tenant of flat 3 has served notice to vacate in February.

Accommodation

Ground Floor

Reception Hall with cellar access and Laundry Room off, housing coin operated washing machine and tumble drier.

Flat 1

Entrance Hall, Lounge, Kitchen, Bedroom, Shower Room with WC & wash basin. Separate side entrance to:

Flat 2

Lounge, Bedroom, Kitchen, Shower Room, with WC & wash basin.

First Floor

Stairs and Landing, leading to:

Flat 3

Lounge, Bedroom, Shower Room with WC & wash basin, Kitchenette.

Flat 4

Lounge, Bedroom, Shower Room with WC & wash basin, Kitchenette.

Second Floor

Stairs and Landing leading to:

Flat 5

Lounge with Kitchenette, Bedroom, Shower Room with WC & wash basin.

Outside (front) - Paved and walled fore garden, pedestrian side access to rear.

Outside (rear) - Patio and Lawned Garden.

Vendors Solicitors

Prior Cumberlidge & Pugh
1618 - 1620 Coventry Road
Yardley
Birmingham, B26 1AL
Telephone No - 0121 707 9211

Ref: Mr Paul Cumberlidge

Viewings

Via Cottons - 0121 247 2233



**85 Westley Road, Acocks Green,
Birmingham B27 7UQ**

Property Description

A substantial traditional built three-storey end terraced house, occupying an elevated position situated on Westley Road which runs between Warwick Road (A41) and Fox Hollies Road (A4040) and is conveniently located within approximately a quarter of a mile distance from Acocks Green Shopping Centre, providing a wide range of local amenities. The property has been converted into six let-able flats/studio apartments each with double bedrooms and requires some modernisation and improvement. We understand from the vendor that the property has been previously let, producing a rental income in the region of £21,000 per annum (approximately).

Accommodation

Ground Floor

Entrance Hall, Reception Hall leading to rear entrance lobby.

Flat 1 (Studio)

Entrance Hall, Bedsitting Room, Bathroom with panelled bath, pedestal wash basin & WC, Kitchen.

Flat 2 (Studio)

Entrance Hall, Bedsitting Room, Kitchen, Bathroom (off Hallway) with bath, wash basin & WC.

First Floor

Stairs and Landing.

Flat 3 (Studio)

Entrance Hall, Bedsitting Room, Kitchen.

Flat 4 (Studio)

Entrance Hall, Bedsitting Room, Kitchen.

Flat 5 (Studio)

Entrance Hall, Bedsitting Room, Kitchen.

Shared Bathroom (off landing) with panelled bath, wash basin & WC.

Second Floor

Stairs to Flat 6

Landing, Lounge, Bedroom, Kitchen, Bathroom with panelled bath, wash basin & WC.

Outside (front) - Paved fore-garden
Outside (rear) - Enclosed garden

Vendors Solicitors

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

Ref: Mr R Hearne

Viewings

Via Cottons - 0121 247 2233



**205 Station Road, Kings Heath,
Birmingham B14 7TB**

Property Description

A three-storey traditional mid-terraced house of rendered brick construction surmounted by a replacement tile clad roof, benefitting from part UPVC double glazed windows, gas-fired central heating and a fitted mains fire detection system. We understand from the vendor that the property has been let for the last seven years to five separate tenants, each sharing bathroom and kitchen accommodation and producing a rental in the region of £16,000 per annum. We further understand that planning consent and building regulation approval has been granted for conversion of a sixth room on the second floor along with other improvements. The property is situated in a popular and established residential area and Station Road itself is directly off Kings Heath High Street, which provides a wide range of local amenities and services.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Room 1, Room 2, Dining/Kitchen with a range of fitted units, Cloakroom with pedestal wash basin & WC.
First Floor
Stairs and Landing, Bathroom with panelled bath, pedestal wash basin & WC, Separate Shower Room with a shower cubicle, Room 3, Room 4.
Second Floor
Stairs and Landing, Room 5.
Outside (front) – Small walled fore garden.
Outside (rear) – Shared pedestrian entry access to paved yard, patio, timber store and rear garden.

Vendors Solicitors

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

Ref: Mr M Luscombe

Viewings

Via Cottons – 0121 247 2233



**75 Mason Road, Erdington,
Birmingham, B24 9EH**

Property Description

A much improved and well maintained Two Storey Property of traditional brick construction surmounted by a pitched slate clad roof and situated in a parade of similar properties located close to the junction with Edwards Road and conveniently within less than ¼ of a mile distance from Erdington High Street. The property comprises of a Ground Floor Retail Unit which is currently vacant, along with a Self Contained Flat over which has a separate entrance off Mason Road and benefits from part UPVC double glazed windows and gas fired central heating. The flat is currently let on an Assured Shorthold Tenancy at a rental of £350 per calendar month (£4,200 per annum)

Accommodation

Ground Floor
Retail Shop – 34.78 sq m (374 sq ft) with fluorescent lighting
Rear Store/Kitchen 15.09 sq m (162

sq ft) Stainless steel sink and separate WC.

Extensive rear yard with rear access to vehicular right of way.

First Floor

Self Contained Flat with entrance to Mason Road, stairs to large Lounge, Bedroom, Kitchen with a range of fitted units and gas fired combination boiler.
Bathroom with panelled bath having electric shower over, wash basin and WC.

Vendors Solicitors

Sydney Mitchell
Apsley House
35 Waterloo Street
Birmingham
B2 5TJ
Telephone No - 0121 698 2200

Ref: Ms A Bates

Viewing

Via Cottons – 0121 698 2200

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www.cottons.co.uk

E-mail: auctions@cottons.co.uk

LOT 38**Freehold Vacant Possession**
**29 Nuthurst Road,
West Heath,
Birmingham B31 4TL**
Property Description

A single storey lock-up retail unit situated in a predominantly residential area fronting to Nuthurst Road, close to the junction with Plymouth Road. The property is of brick construction with a flat roof having been re-felted last year.

shop has a pedestrian right of way over the driveway and along the side of the garden.

Vendors Solicitors

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

Ref: Mr C Dunham

Viewings

Via Cottons – 0121 247 2233

Accommodation

Shop front with electric roller shutter protection.
Retail Shop - 6.18m x 6.72m
Rear Stock Room No. 1 - 3.64m x 3.02m
Rear Stock Room No. 2 - 3.64m x 2.64m
Outside (front) – The property is set back from the road behind a tarmacadam forecourt providing adequate off road parking.
Outside (rear) – Tarmacadam driveway to the side providing access to the rear garden.
NOTE: The occupier of the adjacent

LOT 39**Freehold Vacant Possession**
**446 Birchfield Road, Perry Barr,
Birmingham B20 3JG**
**Property Description**

A two storey Restaurant premises of part rendered brick construction surmounted by a pitched roof and having been substantially extended at the rear.
The property is situated in the centre of Perry Barr directly fronting Birchfield Road between the junctions of Wilmore Road and Wellington Road. The area is popular with students and the property itself is located within less than ¼ of a mile from the University of Central England in Birmingham, Perry Barr Railway Station and The One Stop Shopping Centre.

Solicitors:

Lin & Co
95 Chester Road
Sutton Coldfield
B73 5BA
Telephone No - 0121 244 2300

Ref: Mr R Mason

Viewings

Via Cottons – 0121 247 2233

Note: A schedule of all contents, fixtures and fittings to be included with the sale of this property has been prepared by the Vendors Solicitors and is available for inspection.

Accommodation

Ground Floor
Reception Lobby, Restaurant area 10.7m deep (maximum) x 6.19m wide including a bar, walk in store room and air conditioning (currently laid out to provide 44 covers).
Ladies and Gentlmen's Wash rooms with WC. Kitchen 9m deep (maximum) x 2.76m wide (maximum) including a range of stainless steel fixtures, fittings and cooking equipment. Lobby area with staff toilet off and rear access door.
First Floor
Stairs & Landing, Ladies & Gentlmen's cloakroom each with WC. Function Room 10.5m deep (maximum) x 6.21m wide (maximum) including a bar and store room off.
Outside (rear): Yard

LOT 40**Freehold Investment**
**65 Brecon Road,
Pontardawe, Swansea
SA8 4PD**
Property Description

A traditional style semi detached house of part rendered construction with a slate clad roof, benefitting from UPVC double glazed windows. The property is currently let on a Regulated Tenancy at a registered rental of £48.50 per week (£2522 per annum) – effective from 7 February 2002.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Extended Kitchen, WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin & WC.
Outside (front) – Lawned fore-garden, pedestrian side access to rear.
Outside (rear) – Yard, Integral Cellar, storeroom and lawned garden.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings

Via Cottons – 0121 247 2233

LOT 41**Freehold Investment**
**33 Church Road,
Barry, South
Glamorgan CF63 1JX**
Property Description

A traditional style mid terraced house of brick construction with a slate clad roof situated directly fronting the pavement and benefitting from UPVC double glazed windows. The property is let on a Regulated Tenancy at a registered rental of £56.00 per week (£2912 per annum) – effective from 22 June 2003.

Accommodation

Ground Floor
Reception Hall, Living Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin & WC.
Outside (rear) – Yard with outside WC, access to Cellar (below kitchen) garden and shared pedestrian access.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings

Via Cottons – 0121 247 2233



LOT 42**Freehold Investment**

**16 Duke Street, Abertillery, Gwent,
South Wales NP13 1BB**

**Property Description**

A traditional style mid terraced house of brick construction with a replacement tile clad roof benefitting from UPVC double glazed windows. Abertillery comprises of a small town situated approximately 20 miles north of both Cardiff and the M4 Motorway. The property is currently let on a Regulated Tenancy at a registered rental of £44.00 per week (£2288 per annum) – effective from 29 September 2003.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Recessed Entrance, Reception Hall,
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with bath, wash basin &
WC.
Outside (rear) – Yard, garden, brick
store, WC and shared pedestrian
access.

LOT 44**Freehold Investment**

**17 Lewis Street,
Pembroke Dock,
Dyfed, South Wales
SA72 6DD**

**Property Description**

A traditional style mid terraced house, built in approximately 1918, having rendered elevations and surmounted by a slate clad roof. The property benefits from UPVC double glazed windows and is currently let on a Regulated Tenancy at a registered rental of £53.00 per week (£2756 per annum) – effective from 7 December 2003.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings

Via Cottons – 0121 247 2233

Accommodation

Basement Floor
Two Rooms.
Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms
along with outside WC.

LOT 43**Freehold Investment**

**12 Dumfries Street,
Treherbert, South
Wales CF42 5PL**

**Property Description**

An attractive traditional stone built Cottage, surmounted by a slate clad roof and benefitting from UPVC double glazed windows. The property is situated in a cul-de-sac which provides off road parking and is currently let on a regulated tenancy at a rental of £29.00 per week (£1508 per annum) – effective from 9 August 2003.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Front Reception
Room, Rear Living Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms
(bedroom 1 containing shower).
Outside (rear) – Small yard, raised
garden, outside WC and shared
pedestrian access.

LOT 45**Freehold Investment**

**17 Plough Road,
Landore, Swansea,
South Wales SA1 2QA**

**Property Description**

A traditional style mid terraced house of stone construction with an interlocking concrete tile roof, having the benefit of UPVC double glazed windows. The property is currently on let on a Regulated Tenancy at a rental of £49.00 per week (£2548 per annum) – effective from 21 March 2003.

Vendors Solicitors

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA
Telephone No – 0191 279 9202

Ref: Mr I Gallon

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Front Room, Living
Room, Kitchen, Bathroom with
bath, wash basin & WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (rear) – Yard and garden
with shared pedestrian access.

LOT 46**Freehold Land****Land Rear of 89/91 Copthall Road,
Handsworth, Birmingham B21****Land Description**

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

Ref: Mr P Curtis**Viewings**

Via Cottons – 0121 247 2233

Vendors Solicitors

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

LOT 47**Freehold Vacant Possession****53 Capethorn Road, off Waterloo Road,
Smethwick, West Midlands B66 4LY****Property Description**

A single storey commercial unit situated adjacent to number 51 Capethorn Road and having vehicular access by way of a driveway. The property is irregular in shape and is of brick wall construction having a roller shutter door entrance. Capethorn Road itself runs directly between Waterloo Road and Bearwood Road.

Accommodation

Ground Floor
Vehicular driveway to single storey Workshop
Frontage – 6.63 metres (21 ft) Rear width – 13.6 metres (44 ft)
Total Workshop area – 110 sq m

(1184 sq ft) approximately
Office – 8 sq m (85 sq ft) and WC.
Outside (front) – Paved yard and driveway

Vendors Solicitors

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

Ref: Mr P Davies**Viewings**

Via Cottons – 0121 247 2233

LOT 48**Freehold Building Plot****Building Plot Adjacent
32 Elizabeth Road
Cannock,
Staffordshire,
WS11 2RE****Property Description**

Parcel of Freehold Residential Building Land comprising of a former lock up garage site, benefiting from vehicular access off Elizabeth Road which forms part of a residential estate and is situated approximately one and half miles distance to the North of Cannock town centre.

Planning

Planning consent for the erection of a single dwelling was granted by the Inspector for the Secretary of State (Reference APP/X3405/A/02/1094780) and dated 22 April 2003. A copy of the planning consent is available for inspection of both the auctioneers and the solicitors offices.

Site Area:

Approximately 195 Square Mtrs
(3,000 Sq ft)

Vendors Solicitors

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

Ref: Mr Momi**Viewings**

Via Cottons – 0121 247 2233

LOT 49**Freehold Land****Plot 61 Little Hay Lane, Little Hay,
Shenstone, Staffordshire****Land Description**

A parcel of land extending to approximately 525 sq m (0.13 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 Hotel and Golf Course 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 Froud**Viewings**

Via Cottons – 0121 247 2233



Plot 63a Little Hay Lane, Little Hay, Shenstone, Staffordshire WA9 3RS



Land Description

A parcel of land extending to approximately 696 sq m (0.17 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 Hotel and Golf Course 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 WA9 3RS
Telephone No – 0121 246 3000

Ref: Mr C Froud

Viewings

Via Cottons – 0121 247 2233



20 Brookend, Parr, St. Helens, Lancashire, WA9 3RS

Property Description

A semi-detached house of Wimpey 'no-fines' construction, having an interlocking tile clad roof set back from the road behind a foregarden and driveway. The property benefits from UPVC double glazed windows. The property is located virtually opposite the junction with Downway Lane and is situated on an estate located off Fleet Lane and containing a number of similar properties. St. Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance. The property is currently let on an Assured Shorthold Tenancy agreement at a rental of £75.00 per week (£3,900 per annum).

Accommodation

Ground Floor
Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - Foregarden and paved driveway, pedestrian side access to rear garden.

Vendors Solicitors

Wildings
864 Washwood Heath Road
Washwood Heath
Birmingham
B8 2NG
Telephone No - 0121 786 2555

Ref: Mr Wilding

Viewings

Via Cottons - 0121 247 2233

17 Brookway Lane, Parr, St. Helens, Lancashire, WA9 3RJ



Property Description

A semi-detached house of Wimpey 'no-fines' construction, having an interlocking tile clad roof and set back from the road behind and foregarden and driveway. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance. The property is currently let on a Regulated Tenancy at a registered rental of £43.00 per week (£2,236 per annum).

Accommodation

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - (Front) Driveway providing off road parking with pedestrian side access to rear garden.

Vendors Solicitors

Wildings
864 Washwood Heath Road
Washwood Heath
Birmingham
B8 2NG
Telephone No – 0121 786 2555

Ref: Mr Wilding

Viewings

Via Cottons – 0121 247 2233

94 Wicketts Tower, Wyatt Street, off Pershore Road, Edgbaston, Birmingham, B5 7TL



Property Description

Well laid out purpose built flat located on the 16th floor forming part of a substantial block located on the corner of Pershore/Priory Road, Edgbaston. The property is located within 2 miles of Birmingham City Centre and enjoys splendid views including Edgbaston Cricket Club. The property benefits from gas fired ventilation heating.

Accommodation

Ground Floor
Communal Reception Hall with security door entry system, lifts and stairs.
16th Floor
Reception Hall with storage units, Lounge, Kitchen, Two Bedrooms, Bathroom (comprising WC, pedestal wash hand basin, panelled bath and electric shower).
Outside
Communal Gardens.

Term: 101 years (less 3 days)

Commencement Date: 25 March 1961

Ground Rent: £10 per annum

Service Charge: £577.54 per annum

Vendors Solicitors

J R Jones Solicitors
614 Stratford Road
Sparkhill
Birmingham
B11 4AP
Tel: 0121 777 7864

Ref: Mr Zaman

Viewings

Via Cottons – 0121 247 2233



45 Wood End, off Parkside Road, Handsworth Wood, Birmingham B20 1EW

Property Description

A modern detached house, surmounted by a pitched tile clad roof, having been extended at the rear, to provide further living accommodation and benefitting from gas-fired central heating, UPVC double glazed windows, modern kitchen and bathroom fittings and ample off-road parking. Wood End itself comprises of a cul-de-sac located off Parkside Road.

modern 5-piece suite comprising panelled bath, pedestal wash basin, bidet, WC and a glazed shower cubicle.

Outside (front) – Lawned fore-garden with block paved driveway, providing ample off-road parking, Integral Garage, vehicular access to side, providing secure off-road parking.

Outside (rear) – Lawned garden and outside WC with wash basin.

Vendors Solicitors

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

Ref: Mrs D Nary

Viewings

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Double glazed Porch, Large 'L' shaped Lounge, Extended Dining Room and Kitchen having a range of modern fitted units including breakfast bar.

First Floor
Stairs and Landing, Three Bedrooms, Cloakroom with WC and wash basin, Bathroom having

Leasehold Vacant Possession



77 Kentish Road, Handsworth, Birmingham B21 0BB

Property Description

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

Term: 75 years

Commencement Date: 29 September 1949

Ground Rent £5.00 per annum

Vendors Solicitors

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

Ref: Mr J Wilson

Viewings

Via Cottons – 0121 247 2233

Accommodation

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

First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, wash basin and WC.

Outside (front) – Small walled fore garden

Outside (rear) – Yard with shared pedestrian access and garden



165 Dangerfield Lane, Darlaston, West Midlands WS10 7RT

Property Description

A traditional style semi detached house of brick construction with a slate clad roof, offered for sale in a much improved condition, benefitting from gas-fired central heating, mostly UPVC double glazed windows, presentable decoration and an extensive range of newly installed, good quality kitchen units and work surfaces. Dangerfield Lane itself is situated off Holyhead Road (A41).

Accommodation

Ground Floor
Reception Hall, Lounge, Breakfast/Kitchen – refitted with an extensive range of good quality kitchen units, Shower Room (partly converted with vanity wash basin only).

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

Outside (front) – Walled lawned fore-garden

Outside (rear) – Enclosed yard with

shared pedestrian entry access, outside WC with part paved/part lawned garden.

Vendors Solicitors

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

Ref: Mr A Curtis

Viewings

Via Cottons – 0121 247 2233

Freehold Vacant Possession

12 Ringwood Drive, Frankley, Birmingham B45 0BJ



Property Description

A modern end town house, surmounted by an interlocking tile clad roof providing well laid out accommodation and benefitting from gas-fired central heating, UPVC double glazed windows and external doors along with off-road parking. Ringwood Drive itself comprises of a cul-de-sac situated off New Street and is within approximately two miles distance from Northfield Shopping Centre providing a wide range of local amenities.

Accommodation

Ground Floor
Entrance Porch, Reception Hall, Front Reception Room, Full width Dining Room/Kitchen with a range of laminate units.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC. Outside (front) – Garden area to front and side, along with a paved parking space.

Outside (rear) – Pedestrian side access, paved patio, brick store and lawned garden.

Vendors Solicitors

Shakespeares
Somerset House
Temple Street
Birmingham
B2 5DJ
Telephone No – 0121 632 4199

Ref: Mr M Poulsom

Viewings

Via Cottons – 0121 247 2233

LOT 58**Freehold Vacant Possession****3 Church Street, Tipton, Dudley, DY4 7SR****Property Description**

Mid terraced property having tiled clad roof, requiring modernisation and repair. The property itself is situated within a residential area located off Tivdale Road, approximately one quarter of a mile distance from Burnt Tree Island. The surrounding area is currently undergoing major residential redevelopment and is conveniently located within approximately one miles distance from Dudley Town Centre.

Vendors Solicitors

PSM UK Online
Victoria Chambers
40 Wood Street
Wakefield
WF1 2HL
Tel: 01924 881 000

Ref: Mr R Mainock**Viewings**

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom (comprising low level
WC, pedestal wash hand basin and
panelled bath).
Outside
Rear – paved area leading to
garden.

LOT 60**Freehold Investment****12 Dale Street, Walsall,
West Midlands WS1 4AH****Property Description**

A traditional style semi detached house of brick construction with a replacement tile clad roof, set back from the road behind a paved forecourt which provides off-road parking and benefits from UPVC double glazed windows and gas-fired central heating. Dale Street itself is conveniently located within approximately one miles distance from both Walsall Town Centre, providing a wide range of local amenities along with the M6 Motorway (junction 9). The property is currently let on an Assured Shorthold Tenancy at a rental of £80.00 per week (£4160 per annum).

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
Reception Hall, Front Reception
Room, Rear Reception Room,
Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.
Outside (front) – Paved forecourt
providing off-road parking
Outside (rear) – Garden

LOT 59**Leasehold Vacant Possession****17 Churchfield
Avenue, Princess
Gardens, Tipton, West
Midlands, DY4 9NF****Property Description**

A presentable, refurbished and well laid out flat situated on the first floor of a purpose built block and benefiting from modern kitchen and bathroom fitments, three bedrooms and gas fired central heating. Churchfield Avenue comprises of a cul-de-sac located off Lichfield Street, which in turn leads off Upper Church Lane.

Term: 98 years less 31 days
Commencement date: 4 August 1986

Ground Rent: £36.00 pa
Service Charge: Currently under review by The Leasehold Valuation Tribunal - Refer to Solicitors.

Vendors Solicitors

Holt & Sellars
Steps House
10 St John Street
Bromsgrove
Worcestershire
B61 8QJ
Telephone No - 01527 575136

Ref: Mr J Baldwin**Viewings**

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Communal Reception Hall, Stairs
and Landing with built in store
cupboard.
First Floor
Reception Hall, Bedroom 1,
Separate WC, with WC suite,
Bathroom with modern coloured
suite comprising panelled bath
having electric shower over,
pedestal wash basin, Bedroom 2,
Lounge with door to balcony,
Breakfast/Kitchen with a range of
modern fitted units, including built
in cooker, Bedroom 3.
Outside (rear) – Communal Gardens
and parking area.

LOT 61**Freehold Investment****34 Thimblemill Road, Bearwood,
West Midlands B67 5QX****Property Description**

A traditional mid terraced house of brick construction with tile clad roof covering. Thimblemill Road itself is situated off Three Shire Oak Road and Abbey Road and is conveniently located within approximately 300 metres distance from Bearwood High Street, providing a wide range of local amenities. The property is currently let on a Regulated Tenancy – effective from 9 October 2003. Rental - £39.00 per week (£2028 per annum)

Vendors Solicitors

Constantinou Solicitors
28-32 Market Place
Long Eaton
Nottingham
NG10 1LT
Telephone No – 0115 849 8000

Ref: Mrs J Somekh**Viewings**

Via Cottons – 0121 247 2233

Accommodation

Ground Floor
Two Reception Rooms, Kitchen,
Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (front) – Small walled fore-
garden
Outside (rear) – Small paved area to
lawned garden.





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

Property Description

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

We understand from the vendor that the rolling road, four poster lift and beam tester, which are

contained within the workshop, will be included with the sale, although these items have not been tested.

Vendors Solicitors

Carvill & Johnson,
735 Bristol Road South,
Northfield,
Birmingham,
B31 2NE.
Telephone No: 0121 476-9000.

Ref: Mr Johnson

Viewings

Via Cottons – 0121 247 2233



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8 Church View, off Ninefoot Lane, Wilnecote, Tamworth, Staffordshire B77 2PB



Property Description

A semi detached house of brick outer wall construction with a hipped interlocking tile clad roof providing well laid out accommodation and benefitting from UPVC double glazed windows, gas-fired central heating and Garage. The property is situated in a small cul-de-sac located off Ninefoot Lane which in turn leads off Watling Street and is located within approximately two miles distance from both the M42 Motorway (junction 10) and Tamworth Town Centre, providing a wide range of local amenities.

Accommodation

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen with a range of modern units.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Full width lawned fore-garden with brick built Garage to the side.
Outside (rear) – Paved yard and enclosed garden.

Vendors Solicitors

Moseley Chapman & Skemp
18 Bore Street
Lichfield
Staffordshire
WS13 6LW
Telephone No – 01543 414100

Ref: Mrs P McInnis

Viewing

Via Cottons – 0121 247 2233

109 Hampton Road, Foleshill, Coventry CV6 5GD



Property Description

A semi detached house of rendered brick construction with slate clad roof, benefitting from UPVC double glazed windows and external doors and gas-fired central heating (except lounge and bathroom). Hampton Street itself leads off Awson Street which in turn leads off Stoney Stanton Road (B4109) and the property is within approximately one and a half miles distance from Coventry City Centre. The property is currently let on an Assured Shorthold Tenancy Agreement.
Rental – £303.33 per calendar month (£3,640.00 per annum).

Accommodation

Ground Floor
Entrance Hall, Lounge, Dining/Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin & WC.
Outside (front) – Paved walled fore-garden
Outside (rear) – Pedestrian side access to yard with outside WC, brick-built store and lawned garden.

Vendors Solicitors

Ward & Rider
2 Manor Yard
New Union Street
Coventry
CV1 2PF
Telephone No – 02476 555400

Ref: Mr A Hunter

Viewings

Via Cottons – 0121 247 2233

LOT 65**Freehold Investment**

**1 Old Winnings Road, Kersley End,
Coventry CV7 8JL**

**Property Description**

A semi detached property of Cornish style concrete construction having tile clad first floor elevation and roof, providing well laid out accommodation, and benefitting from gas-fired central heating. The property is situated in the village of Kersley End, which is located approximately four miles distance to the north of Coventry City Centre.

The property is currently let on an Assured Shorthold Tenancy Agreement for a term of five years which commenced on 31 July 2002.

Rental - £325 per calendar month (£3900 per annum).

Accommodation

Ground Floor
Reception Hall, Lounge, Full Width Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Fore-garden
Outside (rear) – Yard and garden, rear pedestrian access.

Vendors Solicitors

Ward & Rider
2 Manor Yard
New Union Street
Coventry
CV1 2PF
Telephone No – 02476 555400

Ref: Mr A Hunter

Viewings

Via Cottons – 0121 247 2233

LOT 67**Freehold Investment**

**34 Whitmore Street, Walsall,
West Midlands WS1 4LL**

**Property Description**

A traditional style mid terraced house of brick construction with a replacement tile clad roof, situated directly fronting the pavement and benefitting from UPVC double glazed windows. Whitmore Street itself is located off Crescent Road and is conveniently located within approximately one miles distance from both Walsall Town Centre providing a wide range of local amenities and The M6 Motorway (junction 9).

The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £45.13 per week (£2346.76 per annum)

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (rear) – Yard and garden.

Vendors Solicitors

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

Ref: Mr S Nickless

Viewings

Via Cottons – 0121 247 2233

LOT 66**Freehold Investment**

**3 Old Winnings Road, Kersley End,
Coventry CV7 8JL**

**Property Description**

A semi detached property of Cornish style concrete construction having tile clad first floor elevation and roof, providing well laid out accommodation, and benefitting from gas-fired central heating. The property is situated in the village of Kersley End, which is located approximately four miles distance to the north of Coventry City Centre.

The property is currently let on an Assured Shorthold Tenancy Agreement for a term of three years which commenced on 20 September 2002.

Rental - £325 per calendar month (£3900 per annum).

Accommodation

Ground Floor
Reception Hall, Lounge, Full Width Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin, Separate WC.
Outside (front) – Fore-garden
Outside (rear) – Garden with rear pedestrian access.

Vendors Solicitors

Ward & Rider
2 Manor Yard
New Union Street
Coventry
CV1 2PF
Telephone No – 02476 555400

Ref: Mr A Hunter

Viewings

Via Cottons – 0121 247 2233

LOT 68**Freehold Vacant Possession**

**19 Holcroft Street, Tipton, Dudley,
West Midlands DY4 7SW**

**Property Description**

A traditional style mid terraced house having a replacement tile clad roof offered for sale in modernised condition and benefitting from UPVC double glazed windows, gas-fired central heating and three bedrooms. The property itself is situated in an area which is currently undergoing major residential redevelopment and is conveniently located within approximately one mile distance from Dudley Town Centre, providing a wide range of local amenities.

Accommodation

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (rear) – Paved yard, shared pedestrian access and rear garden.

Vendors Solicitors

Hadens
St Marys Chambers
5 Breadmarket
Lichfield
WS13 6LQ
Telephone No – 01543 263456

Ref: Mr S James

Viewings

Via Cottons - 0121 247 2233



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