

Location



Cottons
Chartered Surveyors

Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL

Also at

305 Bearwood Road
Smethwick,
West Midlands, B66 4DP

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

Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

www.cottons.co.uk



PROPERTY AUCTION

Cottons

Chartered Surveyors

28TH OCTOBER 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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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.

Auction Sale of 83 LOTS

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

- 43 Freehold Vacant Residential Properties
- 7 Residential Investment Properties
- 5 Leasehold Vacant Flats/Houses
- 7 Freehold Commercial/ Industrial Premises with Vacant Possession
- 1 Leasehold Retail Shop
- 1 Commercial Investment Properties
- 10 Freehold Ground Rent Investments
- 1 Freehold Public Roadway
- 6 Parcels of Freehold Land
- 1 Freehold Residential Development Site
- 1 Freehold Public House

ORDER OF SALE

Lot	Property	
1.	21 – 23A Tudor Road, Nuneaton	Freehold Ground Rent Investment
2.	41 – 43A Tudor Road, Nuneaton	Freehold Ground Rent Investment
3.	45 – 47A Tudor Road, Nuneaton	Freehold Ground Rent Investment
4.	49 – 51A Tudor Road, Nuneaton	Freehold Ground Rent Investment
5.	53 – 55A Tudor Road, Nuneaton	Freehold Ground Rent Investment
6.	57 – 59A Tudor Road, Nuneaton	Freehold Ground Rent Investment
7.	61 – 63A Tudor Road, Nuneaton	Freehold Ground Rent Investment
8.	65 – 67A Tudor Road, Nuneaton	Freehold Ground Rent Investment
9.	69 – 71A Tudor Road, Nuneaton	Freehold Ground Rent Investment
10.	73 – 75A Tudor Road, Nuneaton	Freehold Ground Rent Investment
11.	8 The Hollies, Ladywood	Freehold Vacant Possession
12.	35 Kirby Road, Winson Green	Freehold Vacant Possession
13.	20 Heath Green, Dudley	Freehold Vacant Possession
14.	341 George Road, Erdington	Freehold Vacant Possession
15.	11 High Ridge, Aldridge	Freehold Vacant Possession
16.	16 North Avenue, Wolverhampton	Freehold Vacant Possession
17.	17 Lyons Grove, Sparkhill	Freehold Vacant Possession
18.	49 Bailey Road, Bilston	Freehold Vacant Possession
19.	468 Jockey Road, Sutton Coldfield	Freehold Vacant Possession
20.	432 Chester Road, Sutton Coldfield	Freehold Vacant Possession
21.	14 Moorland Court, Edgbaston	Leasehold Vacant Possession
22.	30 Price Avenue, Mile Oak, Tamworth	Freehold Vacant Possession
23.	Plot 90 Little Hay, Shenstone	Freehold Land
24.	Plot 91 Little Hay, Shenstone	Freehold Land
25.	Plot 92 Little Hay, Shenstone	Freehold Land
26.	9 Regent Place, Hockley	Freehold Vacant Possession
27.	Premier House, 53 Cradley Road, Netherton	Freehold Part Vacant/Part Investment
28.	3 Swinford Road, Selly Oak	Freehold Investment
29.	159 Bridle Lane, Streethy, Sutton Coldfield	Freehold Vacant Possession
30.	256 Robin Hood Lane, Hall Green	Freehold Vacant Possession
31.	1 Watling Street, Dordon, Tamworth	Freehold Vacant Possession
32.	314 Wake Green Road, Moseley	Freehold Vacant Possession
33.	Claverdon Court, Lye Green Road, Claverdon	Freehold Vacant Possession
34.	75 Dalkeith Street, Walsall	Freehold Vacant Possession
35.	14 Mary Street, Walsall	Freehold Vacant Possession
36.	30 The Leecrofts, Earl Shilton, Leicester	Freehold Vacant Possession



37.	16 New Road, Solihull	Freehold Vacant Possession
38.	75 Stanmore Road, Edgbaston	Freehold Investment
39.	670 Stratford Road, Sparkhill	Freehold Investment
40.	Plot 19 Land at Tamworth Road, Fillongley	Freehold Land
41.	Plot 20 Land at Tamworth Road, Fillongley	Freehold Land
42.	446/452 High Street, Kingswinford	Freehold Vacant Possession/Potential Development Site
43.	The Queens Head, Aberdeen St, Winson Green	Freehold Public House with Restaurant
44.	Units 5 & 6 Wolverhampton Central Trading Estate	Freehold Vacant Possession
45.	23 Coopers Road, Handsworth Wood	Freehold Vacant Possession
46.	Hollyhurst, 78 Burton Road, Swadincote	Freehold Vacant Possession
47.	97 Hamstead Hill, Handsworth Wood	Freehold Vacant Possession
48.	3A Oakham Road, Dudley	Freehold Vacant Possession
49.	34 Lewis Street, Walsall	Freehold Vacant Possession
50.	Private Roadway, Highgate, Sutton Coldfield	Freehold Private Roadway
51.	Land R/O 46 - 72 Mavor Drive, Bedworth	Freehold Residential Development Land
52.	Land R/O 292 - 294 Brook Lane, Billesley	Freehold Land
53.	85 Fairfax Road, West Heath	Leasehold Vacant Possession
54.	21 Grange Road, Small Heath	Freehold Vacant Possession
55.	30 Coplow Street Ladywood	Leasehold Investment
56.	59 Stockfield Road, Acocks Green	Freehold Vacant Possession
57.	58 Woodstock Road, Moseley	Freehold Vacant Possession
58.	27 Stirling Road, Edgbaston	Freehold Investment
59.	261 Rotton Park Road, Edgbaston	Freehold Part Investment/Part Vacant Possession
60.	3 Broadway North, Walsall	Freehold Investment
61.	84A Upper Villiers Street, Wolverhampton	Leasehold Vacant Possession
62.	434 Stratford Road, Sparkhill	Freehold Investment
63.	92 Dyas Road, Great Barr	Freehold Vacant Possession
64.	10 Westbourne Road, Halesowen	Freehold Vacant Possession
65.	59 Bristol Road, Edgbaston	Freehold Vacant Possession
66.	147 Prince of Wales Lane, Yardley Wood	Freehold Vacant Possession
67.	8 Chelsea House, Chilvers Grove, Kingshurst	Leasehold Vacant Possession
68.	3 Church Street, Tipton	Freehold Vacant Possession
69.	193 Chester Road, New Oscott, Sutton Coldfield	Freehold Vacant Possession
70.	11 County Road, Stafford	Freehold Investment
71.	1 Winchester Grove, Watville Road, Handsworth	Freehold Investment
72.	78 Dudley Road, Oldbury	Freehold Vacant Possession
73.	28 Hudson Road, Handsworth Wood	Freehold Vacant Possession
74.	16 Abbots Way, Hockley	Freehold Vacant Possession
75.	43 Gresham Road, Oldbury	Freehold Vacant Possession
76.	18 Frederick Road, Erdington	Freehold Vacant Possession
77.	66 Carlyle Road, Wolverhampton	Freehold Vacant Possession
78.	128 Stourbridge Road, Dudley	Freehold Vacant Possession
79.	36 Jackson Road, Alum Rock	Freehold Vacant Possession
80.	120 Alfred Road, Handsworth	Freehold Vacant Possession
81.	80 Stephenson Tower, Hill Street, Birmingham	Leasehold Vacant Possession
82.	33 Rodney Close, Ladywood	Freehold Vacant Possession
83.	Flat 12 Penda Court, Hamstead Road, Handsworth	Leasehold Vacant Possession

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

Peter C. Longden FRICS

Mark M. Ward TechRICS

Kenneth F. Davis FRICS

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.

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

IMPORTANT TRAFFIC NOTICE

Please be aware that major road works are currently being undertaken, affecting the M6 Motorway, Junction 6 and the slip road leading to the A38 (M) Aston Expressway. Please allow for extra travelling time to arrive at the Auction Venue and also for any properties that you wish to view in the vicinity of this area.



LOT 1**Freehold Ground Rent Investment**

**21, 21A, 23, 23A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income

£100.00 per annum.

Landlord and Tenant Act 1987

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings:

Via Cottons – 0121 247 2233

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

LOT 3**Freehold Ground Rent Investment**

**45, 45A, 47, 47A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income

£100.00 per annum.

Landlord and Tenant Act 1987

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings:

Not applicable

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

LOT 2**Freehold Ground Rent Investment**

**41, 41A,
43, 43A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income

£100.00 per annum.

Landlord and Tenant Act 1987

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings: Not applicable

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

LOT 4**Freehold Ground Rent Investment**

**49, 49A, 51, 51A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income

Four flats @ £25.00 per annum

Total Current Ground Rent Income

£100.00 per annum.

Landlord and Tenant Act 1987

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings:

Not applicable

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



LOT 5 Freehold Ground Rent Investment



**53, 53A, 55, 55A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income:

Four flats @ £25.00 per annum

Total Current Ground Rent Income:

£100.00 per annum.

Landlord and Tenant Act 1987:

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings: Not applicable

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

LOT 6 Freehold Ground Rent Investment



**57, 57A, 59, 59A
Tudor Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income:

Four flats @ £25.00 per annum

Total Current Ground Rent Income:

£100.00 per annum.

Landlord and Tenant Act 1987:

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings: Not applicable

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

LOT 7 Freehold Ground Rent Investment



**61, 61A, 63, 63A
Tudor Road, Camp
Hill, Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income:

Four flats @ £25.00 per annum

Total Current Ground Rent Income:

£100.00 per annum.

Landlord and Tenant Act 1987:

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings: Not applicable

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

LOT 8 Freehold Ground Rent Investment



**65, 65A, 67, 67A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income:

Four flats @ £25.00 per annum

Total Current Ground Rent Income:

£100.00 per annum.

Landlord and Tenant Act 1987:

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings: Not applicable

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

LOT 9 Freehold Ground Rent Investment



**69, 69A, 71, 71A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income:

Four flats @ £25.00 per annum

Total Current Ground Rent Income:

£100.00 per annum.

Landlord and Tenant Act 1987:

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings: Not applicable

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

LOT 10 Freehold Ground Rent Investment



**73, 73A, 75, 75A
Tudor Road,
Camp Hill,
Nuneaton,
Warwickshire
CV10 9EE**

Property Description:

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

Tenure:

All maisonettes are subject to a long lease for a term of 99 years, which commenced on 25 December 1979. Each lessee pays a ground rent of £25.00 per annum, rising on 25 December 2012 to £50.00 per annum and rising again on 25 December 2045 to £75.00 per annum for the remainder of the term.

Current Ground Income:

Four flats @ £25.00 per annum

Total Current Ground Rent Income:

£100.00 per annum.

Landlord and Tenant Act 1987:

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

Vendors Solicitors:

Dickinson Dees
2nd Floor Eldon Court
Percy Street
Newcastle upon Tyne
NE1 7HA

Telephone No – 0191 230 3800

Ref: Mr C Ledgerwood

Viewings: Not applicable

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

LOT 11

Freehold Vacant Possession



**8 The Hollies,
off Marroway Street,
Ladywood,
Birmingham B16 0AR**

Property Description:

A traditional style end terraced house of rendered brick construction surmounted by a replacement tile clad roof, benefiting from gas-fired central heating, UPVC double glazed windows, fire doors and emergency lighting. The property is situated on a pedestrian walkway which leads directly off Marroway Street.

Vendors Solicitors:

Millichips
4 The Courtyard
707 Warwick Road
Solihull
West Midlands
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

Outside (front) – Paved fore-garden
Outside (rear) – Yard, pedestrian access.

LOT 12

Freehold Vacant Possession



**35 Kirby Road, Winson
Green, Birmingham,
B18 4RG**

Property Description:

A traditional mid-terraced property of brick construction with replacement tile clad roof situated off a pedestrian walkway located off Kirby Road which comprises of a cul-de-sac leading off Bacchus Road. The property benefits from UPVC double glazed windows.

Vendors Solicitors:

BK Solicitors
Crown House
28 George Street
Birmingham
B12 9RG

Telephone No - 0121 440 1881

Ref: Mrs S Parveen

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Living Room, Dining/Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside
Front - lawned foregarden.
Rear - paved yard with rear pedestrian access.

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



LOT 13**Freehold Vacant Possession**

**20 Heath Green, Dudley,
West Midlands, DY1 3TN**

**Property Description:**

A semi-detached property of brick construction with interlocking tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation and is in need of some modernisation and improvement. Heath Green is located off Blackthorn Road which in turn runs on from Burton Road (A459) and is approximately 2 miles distance from Dudley Town Centre providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception One, Kitchen/Diner.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with pedestal wash basin, low level WC and panelled bath.
Outside
Front – lawned foregarden.
Rear – decking area leading to good sized lawned garden occupying a corner plot.

Vendors Solicitors:

Lane & Co
9 York Road
Erdington
Birmingham
B23 6TE

Telephone No – 0121 382 6622

Ref: Mr J Francis

Viewings:

Via Cottons – 0121 247 2233

LOT 14**Freehold Vacant Possession**

**341 George Road, Erdington,
Birmingham B23 7RY**

**Property Description:**

A traditional style three-storey end terrace house of brick construction pleasantly overlooking Brookvale Park and Lake. The property benefits from gas-fired central heating. George Road itself runs directly between Marsh Hill and Slade Road, which forms part of an established residential area and is located within approximately 1 miles distance from Erdington High Street providing a wide range of shops and local amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Through Lounge, Dining Room with cellar access off, Kitchen.

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

Second Floor
Stairs and Landing with built in store cupboard, Two bedrooms.

Outside (front) – Foregarden with off road parking.
Outside (rear) – Yard, brick built WC, Garden and side pedestrian access.

Vendors Solicitors:

Cobbetts
1 Colmore Square
Birmingham
B4 6AJ

Telephone No – 0845 404 2404

Ref: Mr M Woodward

Viewings:

Via Cottons
0121 247 2233

**LOT 15****Freehold Vacant Possession**

**11 High Ridge, Aldridge,
West Midlands WS9 0DS**

**Property Description:**

A mid terraced house of brick construction, surmounted by a tile clad roof and privately situated set back from the road behind a mature hedged fore-garden. The property Provides well laid out accommodation and benefits from gas-fired central heating, part UPVC double glazed windows, modern kitchen and bathroom fittings along with a ground floor kitchen extension. High Ridge itself forms part of an established residential area located between Bosty Lane (B4154) and Walsall Road (A454).

Accommodation:

Ground Floor
Reception Hall, Front Sitting Room, Full Width Rear Lounge/Dining Room, Kitchen with a range of modern fitted units including built-in oven, hob and cooker hood.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath with shower over, pedestal wash basin & WC.

Outside (front) – Lawned fore-garden.
Outside (rear) – Well maintained

paved and gravelled patio and garden with rear pedestrian access.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

LOT 16**Freehold Vacant Possession**

**16 North Avenue,
Wolverhampton
WV11 1PZ**

**Property Description:**

A part rendered brick built semi detached house, surmounted by a slate clad roof and requiring complete modernisation and improvement. The property itself provides well laid out accommodation and North Avenue is situated directly off Amos Lane (B4484) which in turn leads off Lichfield Road (A4124).

Accommodation:

Ground Floor
Entrance Hall, Living Room, Full Width Dining/Kitchen with built-in Pantry, Rear Entrance Hall, Cloakroom with WC, Veranda.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Lawned fore-garden with shared driveway to rear.
Outside (rear) – Paved yard area, vehicular hard-standing and long lawned garden.

Vendors Solicitors:

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

Telephone No – 0121 553 3211

Ref: Miss L Trott

Viewings:

Via Cottons – 0121 247 2233





**17 Lyons Grove, Sparkhill,
Birmingham, B11 4HP**

Accommodation:

Ground Floor
Double Glazed Porch, Reception Hall, Front Reception Room/Bedroom 4, Lounge/Dining Room, Large Extended Kitchen with an extensive range of modern laminate units.
First Floor
Stairs and Landing, Cloakroom with WC, Three Bedrooms, Bathroom with modern corner suite comprising panelled Jacuzzi bath with electric shower over, vanity wash basin & WC.
Outside
Front – block paved forecourt providing off road parking for 2/3

cars, pedestrian side access to rear.
Rear – enclosed block paved garden with a covered patio area.

Vendors Solicitors:

S & J Solicitors
1st Floor
112 High Road
Ilford
Essex
IG1 1BY

Telephone No – 0208 924 8900

Ref: Mr N Javed

Viewings:

Via Cottons – 0121 247 2233



**49 Bailey Road,
Bilston, West
Midlands WV14 6RZ**

Property Description:

A traditional semi detached house of rendered brick construction with tile clad roof requiring structural repair and improvement. The property itself is situated in a small crescent off Hadley Road which in turn leads off Wellington Road (A41), giving direct access to Wolverhampton City Centre being within approximately two miles distance.

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
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms
Bathroom with bath, wash basin & WC.
Outside (front) – Fore-garden
Outside (rear) – Pedestrian side access to yard and garden with out-buildings.



**468 Jockey Road, Sutton Coldfield,
West Midlands B73 5DG**

Property Description:

A traditional detached residence of part rendered brick construction surmounted by a interlocking tile clad roof and benefiting from part UPVC and part aluminium double glazed windows, gas-fired central heating, Garage, off-road parking and Conservatory. The property, which provides well laid out family accommodation, requires modernisation and improvement throughout and is situated close to local amenities and services located around the junction with Chester Road.

Accommodation:

Ground Floor
UPVC double glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Large UPVC double glazed Conservatory, Kitchen, Veranda/Utility Room.
First Floor
Stairs and Landing, Three

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

Outside (front) – Long lawned fore-garden with paved driveway providing ample off-road parking, Garage.
Outside (rear) – Enclosed garden with a range of flower beds.

Vendors Solicitors:

John Wilson & Co
31 Raddlebarn Road
Selly Oak
Birmingham
B29 6HH

Telephone No – 0121 472 5700

Ref: Mr J Wilson

Viewings:

Via Cottons – 0121 247 2233



LOT 20**Freehold Vacant Possession**

**432 Chester Road, Boldmere, Sutton Coldfield,
West Midlands, B73 5BS**

**Property Description:**

A substantial traditional style three storey residence of brick construction with part tile and part slate clad roof set back from the road behind a foregarden which provides scope for off road parking, subject to creation of adequate access. The property provides well laid out and extensive accommodation retaining a variety of character features and requires modernisation and improvement throughout.

Accommodation:

Ground Floor
Vestibule Porch Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Bathroom with WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom and separate WC.
Second Floor
Stairs and Landing, Three Bedrooms.
Outside
Front – foregarden providing scope for off road parking.

Rear – garden with free standing garage accessed by way of a shared rear vehicular driveway.

Vendors Solicitors:

Edmunds & Co
420 Birmingham Road
Wylde Green
Sutton Coldfield
B72 1YJ

Telephone No – 0121 3500987

Ref: Mr J Dowdeswell

Viewings:

Via Cottons – 0121 247 2233

LOT 21**Leasehold Vacant Possession**

**14 Moorland Court, Melville Road,
Edgbaston, Birmingham, B16 9JR**

**Property Description:**

A well laid out purpose built flat located on the second floor forming part of a well managed block in a popular and established development located off Melville Road. The flat is offered for sale in a presentable condition. The property is located in between Gillott Road and Lyttelton Road running adjacent to Hagley Road (A456) and is within approximately 1 1/2 miles distance to Birmingham City Centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Communal Entrance and Stairs.
Second Floor
Entrance Hallway, Reception Room, Three Bedrooms, Bathroom with pedestal wash basin, low level WC and panelled bath, Kitchen.
Outside
Communal gardens.

Vendors Solicitors:

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

Telephone No – 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

**Lease Term, Ground Rent &
Service Charge Information:**
Refer to Solicitors.

LOT 22**Freehold Vacant Possession**

**30 Price Avenue, Mile Oak, Tamworth,
Staffordshire B78 3NL**

**Property Description:**

A semi detached house constructed of rendered brick surmounted by a hipped tile clad roof and benefiting from UPVC double glazed windows and external doors, gas-fired central heating and off-road parking. The property itself is set back from the road behind a lawned fore-garden and situated virtually opposite the junction with Manor Road.

Accommodation:

Ground Floor
Entrance Hall, Lounge with archway to Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom.

Outside (front) – Lawned fore-garden and paved driveway providing off-road parking for approximately two cars, pedestrian side access to rear.
Outside (rear) – Paved yard and long lawned garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

LOT 23**Freehold Land**

**Plot 90
Little Hay Lane,
Shenstone,
Staffordshire**

Land Description:

A parcel of land extending to approximately 416 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197. The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors:**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Froud

Viewings:

Via Cottons – 0121 247 2233



LOT 24

Plot 91
Little Hay Lane,
Shenstone,
Staffordshire

Land Description:

A parcel of land extending to approximately 416 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197. The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors:**

Cartwright & Lewis
 100 Hagley Road
 Edgbaston
 Birmingham
 B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Froud

Viewings:

Via Cottons – 0121 247 2233

Freehold Land**LOT 26****Freehold Vacant Possession**

9 Regent Place, Hockley,
Birmingham, B1 3NJ

Property Description

An imposing four storey building which has been completely refurbished to provide high quality office accommodation. It is well planned on four floors and provides excellent character offices. The property is located in Regent Place which runs between Caroline Street and Vittoria Street in the heart of the Jewellery Quarter of Birmingham. St Paul's Square is approximately 1/4 mile distance away and Birmingham City Centre is approximately 1 mile away to the South East. The fully refurbished accommodation is arranged on four floors plus basement storage. The accommodation benefits from suspended ceilings with recessed lighting, desk height trunking throughout the majority of the offices with power points, telephone/fax connections and adjustable computer link points. Each floor has independent gas fired central heating and electricity circuits. There are toilets on all floors and the building benefits from fire alarm systems, smoke alarm systems, emergency lighting and burglar alarm.

Accommodation:

Basement Storage - 24.15 square metres (260 square feet).
 Ground Floor – 73.6 square metres (793 square feet).
 First Floor – 83 square metres (886 square feet).
 Second Floor – 80.17 square metres (863 square feet).
 Third Floor – 84.16 square metres (906 square feet).
 Total Net Internal Area – 344 square metres (3,708 square feet).
 Outside
 Partly covered car parking area with space for three cars..

Vendors Solicitors:

Williams & Cole
 38-39 Lichfield Street
 Walsall
 WS1 1UP

Telephone - 01922 627 521

Ref: Mrs Stephanie J Dean

Viewings:

Via Cottons – 0121 247 2233

Freehold Land**LOT 25**

Plot 92
Little Hay Lane,
Shenstone,
Staffordshire

Land Description:

A parcel of land extending to approximately 416 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197. The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors:**

Cartwright & Lewis
 100 Hagley Road
 Edgbaston
 Birmingham
 B16 8LT

Telephone No – 0121 246 3000

Ref: Mr C Froud

Viewings:

Via Cottons – 0121 247 2233



Richard Cariss
 Chartered Surveyor



LOT 27 Freehold Part Vacant Possession/ Part Investment



**Premier House, 53 Cradley Road, Netherton,
Dudley, West Midlands, DY2 9RA**

Property Description:

The property comprises a modern MOT workshop and business plus an adjoining investment property comprising shop and two offices. The property is prominently located on Cradley Road within 1/2 mile distance of Netherton Town Centre and Dudley Town Centre is within 2 1/2 miles. Cradley Road leads to the Halesowen Road providing access to the Dudley Southern By-Pass, Halesowen Town Centre and the Midlands Motorway Network.

Accommodation: MOT Workshop

An L-shaped modern steel portal frame building with mono pitched insulated roof with roof lights accessed via three roller shutter doors, works office, toilet and private office on the first floor – approximately 2,171 square feet (201.78 square metres).

Investment Property

A two storey brick built building with pitched tiled roof and part rendered brickwork, aluminium framed double glazed windows and side extension, security shutters to ground floor windows.

Ground Floor Offices

Each has central heating radiators, bathroom, kitchen and WC – 497 square feet (37.75 square metres).

First Floor Offices

Two offices with central heating radiators, bathroom, kitchen and store cupboard – 429 square feet (39.97 square metres).

Adjacent Lock Up Shop

With Offices, Stores and Toilets – 683 square feet (63.56 square metres).
Outside
Vehicle parking with spaces for 11 cars.

MOT Business

The MOT service and repair business incorporating computerised fault analysis has operated by Midland Hi Tech Garages Limited for the past fifteen years.

Tenure:

The shop is held by way of a five year lease granted in March 2004 at rent of £3,640 per annum on an internally repairing basis.

The offices are at present vacant although they are estimated to produce approximately £120 per week which would produce a potential rental income of £9,880 per annum exclusive of the MOT Workshop which is available with vacant possession.

Vendors Solicitors:

Hall Pratt & Pritchard
24 Lichfield Street
Bilston
West Midlands
WV14 0AS

Telephone No – 01902 493 441

Ref: Mr R Fletcher

Viewings:

Via Cottons – 0121 247 2233



LOT 28

**3 Swinford Road,
Selly Oak,
Birmingham, B29 5SH**

Property Description:

A mid-terraced retail shop along with a self contained flat over of brick construction surmounted by a tile clad roof and benefiting from mostly UPVC double glazed windows and gas fired central heating. The property is situated to the east side of Swinford Road overlooking the junction with Reservoir Road and is currently trading as a newsagents and grocery shop and has scope to extend the retail area at the rear.

Accommodation:

Ground Floor
Retail Shop - 45.53 square metres (490 square feet) with aluminium shop front, electric roller shutter and a range of fixtures and fittings.
Rear area - 16.5 square metres (177 square feet) including two storerooms and a cloakroom with WC and wash basin. Rear single storey extension/store room - 36 square metres maximum (395 square feet) and requires some general finishing works.
First Floor
Private entrance off Swinford Road, Entrance Hall, Stairs and Landing, Lounge, Bedroom, Large Dining Kitchen, Separate WC, Bathroom

Freehold Investment



with panelled bath, pedestal wash basin and WC.
Outside
Front - paved forecourt providing off road parking.
Rear - enclosed paved yard with a prefabricated garage having rear vehicular access.

Vendors Solicitors:

Wildings & Co
864 Washwood Heath Road
Birmingham
B8 2NG

Telephone No - 0121 786 2555

Ref: Mr G Hussain

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 9th December 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



**159 Bridle Lane, Streetly, Sutton Coldfield,
West Midlands B74 3QT**



Property Description:

A traditional semi detached house constructed of rendered brick surmounted by a hipped tile clad roof and requiring complete modernisation and improvement throughout. The property is situated in an established and popular residential area located between Chester Road (A452) and Aldridge Road and is conveniently located within approximately one miles distance from Sutton Park.

Planning

Detailed planning consent has been submitted for extension works to both the front of the property providing new Entrance Hall with Cloakroom along with third bedroom over and for a Single Storey Extension to the rear, providing a Dining/Kitchen. We understand that a decision will be made by the local authority in respect of this planning application on or before the 10 October 2004.

Accommodation:

Ground Floor
Porch, Reception Hall, Cloakroom with WC and wash basin, Front Reception Room, Full Width Breakfast/Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled

bath, Separate Cloakroom with WC and wash basin.

Outside (front) – Lawned fore-garden and shared driveway.
Outside (rear) – Yard with pedestrian side entrance and long lawned garden.

Vendors Solicitors:

Edmunds & Co
420 Birmingham Road
Wylde Green
Sutton Coldfield
West Midlands
B72 1YJ

Telephone No – 0121 350 0987

Ref: Mr J Dowdeswell

Viewings:

Via Cottons – 0121 247 2233



**256 Robin Hood Lane, Hall Green,
Birmingham, B28 0EQ**

Property Description:

A traditional style detached bungalow of rendered brick construction surmounted by a slate clad roof providing well laid out family accommodation but requiring complete modernisation and improvement. The property is set back from Robin Hood Lane behind a tarmacadamed sweep forecourt and benefits from gas fired central heating along with a delightful and extensive rear garden which extends to approximately 46 metres (150 ft) in depth.

Accommodation:

Ground Floor
Vestibule Porch, Reception Hall, Bathroom with panelled bath, pedestal wash basin and WC, Pantry, Lounge, Breakfast Kitchen, Large Verandah, Three Double Bedrooms.
Outside
Front – paved sweep driveway providing ample off road parking, timber garage with gated pedestrian side access to rear.
Rear – full width paved patio, enclosed side yard and extensive lawned garden with mature

borders.

Gross internal area – 95.5 square metres.

Site area – 988 sq m (0.24 acres)

Vendors Solicitors:

Nicholas Brimble & Co
427 Bearwood Road
Smethwick
West Midlands
B66 4DF

Telephone No – 0121 429 8016

Ref: Mr N Brimble

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 9th December 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



Property and Land at 1 Watling Street, Dordon, Tamworth, Staffordshire, B78 1SY

Property Description:

An interesting and mixed property comprising of a substantial four bedroomed traditional style end-terraced house, a traditional built detached two storey commercial premises and an extensive rear garden/paddock with its own private driveway access off Gypsy Lane. Both properties are of traditional brick construction with tile clad roofs and the house itself benefits from UPVC double glazed windows and gas fired central heating. The property provides excellent scope for separation of the commercial building and conversion to a residential dwelling house which would enjoy extensive gardens and be approached by its own private

driveway (subject to obtaining planning consent from North Warwickshire Borough Council who should be contacted direct with any enquiries on 01827 719 363). Total site area extends to approximately 1.23 acres (5,000 square metres). The property occupies a prominent position fronting the A5 Watling Street, adjacent to the junction with Gypsy Lane and is conveniently located within approximately 1 miles distance from the M42 Motorway (Junction 10) providing access to the Midlands Motorway Network and approximately 5 miles distance from Tamworth Town Centre providing a wide range of local amenities.



Accommodation: No 1 Watling Street

Ground Floor
Reception Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility Room.
First Floor
Stairs and Landing, Four Bedrooms, Family Bathroom with corner suite comprising panelled bath, pedestal wash basin and WC.

Commercial Property

Ground Floor
Reception Area - 9.67 square metres (104 square feet).
Garage/Workshop - 49 square metres (528 square feet).
Store - 5 square metres (44 square feet).
Workshop - 18.3 square metres (197 square feet).
First Floor
Stairs to Loft Area - 48.5 square

metres (522 square feet).
Outside
Front - tarmacadamed driveway and courtyard providing off road parking.
Rear - private driveway access off Gypsy Lane to extensive and well maintained lawned gardens and prefabricated detached garage -31 square metres (336 square feet).

Vendors Solicitors:

Glaisyers
4 Bolebridge Street
Tamworth
B79 7PA

Telephone - 01827 61011

Ref: Mr K Hope

Viewings:

Via Cottons - 0121 247 2233



Find us on the web @

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314 Wake Green Road, Moseley, Birmingham B13 0BN



Property Description:

A substantial extended detached residence offering unique and flexible well laid out accommodation comprising of a family home, a Self-contained Annexe/Granny Flat and an informal First Floor Flat. The property has been much improved by the existing vendors and benefits from good quality decorations and fittings, modern kitchen and bathroom fittings, gas-fired central heating, UPVC double glazed windows, well maintained landscape garden and ample off-road parking. The property is situated close to the junction with Swanshurst Lane.

Planning

The property was granted planning consent on 18 November 1993 by Birmingham City Council (reference S/00392/93/4) for alteration of the building and use of the ground floor as a day nursery along with use of the first floor as a residential dwelling. This planning consent has now lapsed and any interested parties must speak to the local planning department at Birmingham City Council to satisfy themselves of planning suitability for their intended use.

Accommodation

Ground Floor
Entrance Porch, Reception Hall, Through Lounge/Dining Room, Dining/Kitchen with an attractive range of modern fitted units, built-in oven, hob and cooker hood, Cloakroom with WC and wash basin, Separate Annexe/Granny Flat

with side entrance to Lounge, Gallery Kitchen with a range of modern units, built-in oven, hob and cooker hood, Double Bedroom, Inner Hall with internal link to the main house, En-suite with glazed shower enclosure, pedestal wash basin and WC.

First Floor
Stairs and Gallery Landing, Bedroom 1 (double), Bedroom 2 (double), Family Bathroom with modern five piece suite comprising corner bath, vanity wash basin, bidet, glazed shower enclosure and WC.

Self Contained Informal Flat
Inner Hallway, Kitchen, Lounge, Double Bedroom, En-suite with glazed shower enclosure, pedestal wash basin and WC.
Outside (front) – Full width block paved forecourt providing ample multi car parking, shed and side pedestrian access to rear
Outside (rear) - Paved and gravelled patio area, well maintained landscape garden with lawn and mature borders, further yard area with shed.

Vendors Solicitors:

Williamson & Soden
Stanton House, 54 Stratford Road
Shirley, Solihull
B90 3LS

Telephone No – 0121 733 8000

Ref: Mr I Williamson

Viewings:

Via Cottons – 0121 247 2233



Claverdon Court, Lye Green Road, Claverdon, Warwickshire, CV35 8LL

Property Description:

A presentable and much improved traditional detached two storey building of brick construction surmounted by a pitched tile clad roof having been completely renovated throughout and situated in a popular and much sought after Warwickshire Village of Claverdon. The property is currently arranged as offices benefiting from electric storage heating, telephone and computer network points and fitted security alarm. The property further benefits from planning consent for change of use to a single residential dwelling house and would readily convert subject to the installation of kitchen and bathroom accommodation. Claverdon itself is conveniently located within approximately 3 miles east of Henley In Arden and approximately 5 miles from Warwick Town Centre providing a wide range of local amenities and railway facilities are also available within the village.

Accommodation:

The property benefits from the following accommodation on two floors as follows:-
Reception – 13.9 square metres (150 square feet), Hall – 2.6 square metres (28 square feet), Cloakroom, Kitchen – 4.45 square metres (48

square feet), Office 1 – 13.3 square metres (144 square feet), Office 2 – 10.31 square metres (111 square feet), Office 3 – 15.6 square metres (168 square feet), Office 4 – 20.7 square metres (223 square feet), Office 5 – 10 square metres (180 square feet).
Gross internal area – 91 square metres (980 square feet maximum).

Planning

The property benefits from full planning consent granted by Stratford Upon Avon District Council (Reference 04/00323/FUL dated 5 May 2004) for change of use from the existing office accommodation to a single residential dwelling. A copy of the planning consent is available for inspection at both the Auctioneers and Solicitors offices.

Vendors Solicitors:

Williamson & Soden
54 Stratford Road
Shirley
Solihull
B90 3LS

Telephone No – 0121 733 8000

Ref: Mr I Williamson

Viewings:

Via Cottons – 0121 247 2233



Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk

**75 Dalkeith Street, Walsall,
West Midlands WS2 8QB**


Property Description:

A traditional style mid terraced house of brick construction surmounted by a replacement tile clad roof, situated directly fronting the pavement. Dalkeith Street itself leads off Birchills Street which in turn leads off Green Lane (A34) and is approximately a third of a mile distance to the north of Walsall Town Centre. The property has been completely refurbished and improved throughout and benefits from gas-fired central heating, UPVC double glazed windows, new kitchen and bathroom fittings, fitted fire doors and smoke alarms, redecoration and new fitted carpets and floor coverings.

Vendors Solicitors:

Millichips
4 The Courtyard
707 Warwick Road
Solihull
West Midlands
B91 3DA

Telephone No - 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Lobby, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.
First Floor
Stairs and Landing, Two Double Bedrooms.

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

**14 Mary Street, Walsall
West Midlands WS2 8LA**


Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof situated directly fronting the pavement and forming part of an established residential area located approximately one quarter of a mile distance to the north of Walsall Town Centre. The property has been completely refurbished and improved throughout an benefits from gas-fired central heating, UPVC double glazed windows, new kitchen fittings, fitted fire doors and smoke alarms, redecoration and fitted carpets and floor coverings throughout.

Vendors Solicitors:

Millichips
4 The Courtyard
707 Warwick Road
Solihull
West Midlands
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Lobby, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with panelled bath having shower over, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Double Bedrooms.

Outside (rear) – Paved yard, shared pedestrian access an separate paved garden with shed.

**30 The Leecrofts, Earl
Shilton,
Leicestershire
LE9 7BN**


Property Description:

A modern semi detached house situated in a cul-de-sac and of cavity brick wall construction surmounted by a interlocking tile clad roof which benefits from well laid out accommodation, gas-fired central heating and aluminium framed windows. The property itself requires some cosmetic improvement.

Accommodation:

Ground Floor
Reception Hall, Cloakroom with WC and wash basin, Lounge, Open Plan Dining Room and Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bedroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Lawned fore-garden with brick store and canopy entrance.
Outside (rear) – Pedestrian side access to partly paved rear garden and rear vehicular access providing off road parking and brick store.

Vendors Solicitors:

Blythe Liggins
Edmund House
Rugby Road
Leamington Spa
Warwickshire
CV32 6EL

Telephone No – 01926 831231

Ref: Mr T Lester

Viewings:

Via Cottons – 0121 247 2233

**16 New Road, Solihull,
West Midlands, B91 3DP**


Property Description:

A traditional style end terraced cottage of brick construction surmounted by a slate clad roof directly fronting the roadway and situated in a popular location opposite Malvern Park and conveniently within less than one quarter of a mile distance from Solihull Town Centre providing a wide range of retail amenities and services which include Touchwood Shopping Centre and within approximately 1 miles distance from the M42 Motorway (Junction 5) providing access to the Midlands Motorway Network. The property itself benefits from part UPVC double glazed windows and requires modernisation and improvement throughout.

Vendors Solicitors:

Harris Cooper Walsh
King Edward Building
48 High Street
Solihull
West Midlands
B91 3TB

Telephone No – 0121 705 2255

Ref: Mrs C Houghton

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Living Room, Kitchen.
First Floor
Stairs and Landing, Double Bedroom, Bathroom with panelled bath, wash basin & WC.
Outside
Covered yard/Utility Area, shared pathway to rear garden.



**75 Stanmore Road, Edgbaston,
Birmingham, B16 9SU**

Property Description:

A traditional styled three storey end-terraced house of brick construction surmounted by a replacement tile clad roof and converted into eight self-contained investment flats benefiting from shared gas fired central heating. Stanmore Road itself runs directly between Hagley Road (A456) and Portland Road (B4125). Each flat is currently let on an Assured Shorthold Tenancy Agreement producing a total rental income of £515 per week (£26,780 per annum). A Schedule of Tenancies and copy of each Assured Shorthold Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Flat 1 – Bed/Sitting Room, Kitchen, Shower Room with WC and wash basin. Flat 2 – Bed/Sitting Room, Kitchen, Shower Room with WC and wash basin. Flat 3 – Kitchen, Bed/Sitting Room, Shower Room with WC and wash basin. Flat 3A – Kitchen, Bed/Sitting Room, Shower Room with WC and wash basin.

First Floor
Stairs and Landing, Flat 4 – Entrance Hall, Bathroom with panelled bath, pedestal wash basin and WC, Living/Kitchen and Bedroom. Flat 5 – Large Bed/Sitting Room with Kitchenette, Shower Room with wash basin and WC. Flat 6 – Entrance Hall, Shower Room with wash basin and WC, Large Bed/Sitting Room with Kitchenette, Bedroom. Flat 7 – Entrance Hall, Lounge, Bedroom, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC. Outside
Front – tarmacaded forecourt with shared pedestrian access to rear.
Rear – garden.

Vendors Solicitors:

O’Gorman & Co
1 Church Street
Warwick
CV34 4AB

Telephone No – 01926 409 900

Ref: Mrs D Latham

Viewings:

Via Cottons – 0121 247 2233



**670 Stratford Road, Sparkhill,
Birmingham, B11 4AS**

Property Description:

A traditional three storey mid-terraced villa of brick construction surmounted by a tile clad roof and previously owned by a Housing Association who converted the property into three well laid out self contained flats, each having mains inter linked smoke alarms and emergency lighting. The property is situated on the busy Stratford Road containing a wide range of local retail amenities and services and conveniently located for access to Birmingham City Centre being within approximately 2 miles distance and 5 miles distance from the M42 Motorway (Junction 4). Flats 1 and 2 benefit from gas fired central heating and all three properties are currently let on Assured Shorthold Tenancy Agreements as follows:-
Flat 1 - Rental £95 per week.
Flat 2 - Rental £95 per week.
Flat 3 - Rental £85 per week.
Total Rental Income - £275 per week (£14,300 per annum).

Accommodation:

Ground Floor
Shared Reception Hall
Flat 1
Reception Hall, Lounge, Breakfast Kitchen, Bathroom with panelled

bath, pedestal wash basin, WC and Bedroom.

First Floor
Stairs and Landing.

Flat 2
Reception Hall, Lounge, Breakfast Kitchen, Bathroom with panelled bath, pedestal wash basin, WC and Bedroom.

Flat 3
Entrance Hall.
Second Floor
Stairs and Landing, Kitchen, Bathroom with panelled bath, pedestal wash basin, WC and Bed/Living Room.

Outside
Front - walled forecourt.
Rear - shared pedestrian access to paved yard and lawned garden.

Vendors Solicitors:

Stannard & Co
Lombard House
145 Great Charles Street
Birmingham
B3 3LP
Telephone No - 0121 236 1174

Ref: Mr N Watkin

Viewings:

Via Cottons – 0121 247 2233

**Plot 19, Land at Tamworth Road/Mill Lane,
Fillongley, Warwickshire**



Land Description:

A Parcel of Land extending to approximately 409 sq m (0.10 acres) and currently comprising of open pasture land, forming part of the Green Belt and situated close to the junction with Tamworth Road and Mill Lane. The plot itself is one of 22 plots which have been formed as detailed on the attached plan. The Land itself is situated within approximately one miles distance to the North West of Fillongley which comprises of a popular village and is also well positioned for access from Birmingham, Solihull, Coventry and the Midlands Motorway Network, which are all within approximately ten miles distance.

Ref: Mr D Blood

Viewings:

Via Cottons – 0121 247 2233

Vendors Solicitors:

Sydney Mitchell
Chattock House
346 Stratford Road
Shirley
Solihull
B90 3DN

Telephone No – 0121 746 3300

**Plot 20, Land at Tamworth Road/Mill Lane,
Fillongley, Warwickshire**



Land Description:

A Parcel of Land extending to approximately 536 sq m (0.13 acres) and currently comprising of open pasture land, forming part of the Green Belt and situated close to the junction with Tamworth Road and Mill Lane. The plot itself is one of 22 plots which have been formed as detailed on the attached plan. The Land itself is situated within approximately one miles distance to the North West of Fillongley which comprises of a popular village and is also well positioned for access from Birmingham, Solihull, Coventry and the Midlands Motorway Network, which are all within approximately ten miles distance.

Ref: Mr D Blood

Viewings:

Via Cottons – 0121 247 2233

Vendors Solicitors:

Sydney Mitchell
Chattock House
346 Stratford Road
Shirley
Solihull
B90 3DN

Telephone No – 0121 746 3300



**446/452 High Street, Kingswinford,
Brierley Hill, West Midlands DY6 8AW**

Site Details:

A substantial double fronted two-storey Retail/Office Property with additional Office/Living Accommodation at first floor level, occupying a large site, having a frontage to High Street of 11.65 m (38' 3") and comprising an area of 636 sq m (0.15 acres). The property is situated on the fringe of Kingswinford Shopping Centre, almost opposite the Kingswinford Community Centre. The property is of brick construction with a replacement pitched roof and benefits from gas-fired central heating. The site is considered to be suitable for redevelopment for a variety of uses, subject to local authority consent,

Accommodation:

446-448 High Street
Ground Floor
Retail Shop – 41.5 sq m (446 sq ft)
Basement Showroom – 4.4 m (14' 5") x 3.51 m (11' 6")
Office – 3.03 m (9' 11") x 3.05 m (10')
Rear Lobby - Kitchen – 2.76 m (9') x 3.36 m (11') with Potterton gas-fired central heating boiler, cupboards and stainless steel sink unit.
First Floor
Room 1 (front)
4.6 m (15' 1") x 4.86 m (15' 10")
Room 2 (centre)
4.99 m (16' 8") x 2.7 m (8' 10")
Room 3 (rear)
5.11 m (16' 9") x 3.05 m (10')
Bathroom with panelled bath, pedestal hand basin & low level WC.
450/452 High Street
Ground Floor
Office 1 (front)
4.59 (15') x 3.69 (12' 1")
Cellar – 4.35 m (14' 3") x 3.48 m (11' 5")
Office 2

3.7 m (12' 2") x 3.21 m (10' 6")
Kitchen – 4.22 m (13' 10") x 2.28 m (7' 6") with fitted cupboards, including stainless steel sink unit.
Bathroom with panelled bath and shower, pedestal hand basin & WC.
First Floor
Room 1 (front)
4.6 m (15' 1") x 3.74 m (12' 3")
Room 2
3.75 m (12' 3") x 2.57 m (8' 5")
Room 3
4.19 m (13' 9") x 2.24 m (7' 4")

Outside (rear) – Large yard, approached by a vehicular side access from High Street, detached brick store – 3.05 m (10') x 3.7 m (12' 2"), and a Detached Brick Garage – 6.07 m (19' 11") x 4.45 m (14' 6")

Vendors Solicitors:

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

Telephone No – 0121 744 4416

Ref: Mr G Christopher

Viewings:

Via Cottons – 0121 247 2233





**The Queens Head Public House,
120 Aberdeen Street, Winson Green,
Birmingham, B18 7DL**

Property Description:

A detached public house which is currently trading and situated fronting Aberdeen Street which runs directly between Winson Green Road (A4040) and Dudley Road (A457). The property is of brick construction and has recently undergone various improvement works to the building including some re-roofing works and redecoration. The property benefits from part-UPVC double glazed windows, gas fired central heating and has well laid out living accommodation. The property is offered for sale with a range of fixtures and fittings and a schedule of these is available from the Solicitors office.

Accommodation:

Open Plan Bar, Lounge and Function Room, Rear Entrance Hall and Kitchen - gross internal area 131.72 square metres (1,417 square feet), Cellar - 61 square metres maximum (664 square feet).

First Floor

Private access off Aberdeen Street, Stairs and Landing, Built In Store Cupboard, Living Room, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC, Breakfast Kitchen with range of fitted units and appliances.

Outside

Rear - covered yard area/verandah, separate staff toilets, disabled toilets, ladies and gents toilets, enclosed paved patio and tarmac beer garden with shed.

Vendors Solicitors:

Elliott & Co
83 Newhall Street
Birmingham
B3 1LH

Telephone No - 0121 236 9690

Ref: Mr M Elliott

Viewings:

Via Cottons - 0121 247 2233



**Units 5 and 6,
Wolverhampton Central Trading Estate,
Cable Street, Wolverhampton, WV2 2RJ**

Property Description:

Two separate Industrial Units of traditional construction, with a rendered front elevation, part surmounted by a corrugated steel roof and partly by a tile clad roof. The property benefits from warm air central heating and upvc double glazing throughout and secure electric roller shutters to all but one entrance. The property is accessed off Cable Street with rear access from The Central Trading Estate.

Accommodation:

Unit 5 -
Entrance Hall, Warehouse - 42.3sq.m (454sq.ft), Warehouse 2/Office - 16.9sq.m (182sq.ft) max, Lobby, Warehouse with vehicular access - 87.2sq.m (937sq.ft) max, Kitchen.

Unit 6 - Ground Floor
Reception with door to
Underground Storage, Warehouse 106.7sq.m. (1146sq.ft) max, with

W.C. and connected office area.

First Floor

Stairs to Waiting Room, Office 1 - 23.5sq.m. (252sq.ft) max, Office 2 - 15.5sq.m (167sq.ft) max, Office 3 - 6.9sq.m. (74sq.ft), Office 4 - 8.7sq.m. (93sq.ft), Office 5 - 6.9sq.m. (74sq.ft), W.C., Fire Door to Rear

Outside (rear) - Secure yard for loading and parking.

Vendors Solicitors:

Tildesley Rowland & Harris
1 New Road
Willenhall
West Midlands
WV13 2AH

Telephone No - 01902 366571

Ref: Mr Kumar

Viewings:

Via Cottons - 0121 247 2233

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**23 Coopers Road, Handsworth Wood,
Birmingham, B20 2JS**

Property Description:

A traditional style semi-detached house of brick construction with hipped tile clad roof set back from the road behind a lawned foregarden and driveway and situated in a popular and established residential area close to the junction with Everest Road. The property benefits from UPVC double glazed windows and well laid out accommodation but requires modernisation and improvement throughout.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast Kitchen with built in Pantry, Covered Side Entrance.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled

bath and electric shower over, pedestal wash basin, Separate WC.
Outside
Front - lawned foregarden and tarmacaded driveway leading to brick built garage.
Rear - paved yard, enclosed lawned garden and further garden area with vegetable patch.

Vendors Solicitors:

Carltons
503 Coventry Road
Small Heath
Birmingham
B10 0LN

Telephone No - 0121 766 7447

Ref: Miss Heena Studman

Viewings:

Via Cottons - 0121 247 2233



**Hollyhurst, 78 Burton Road, Castle Gresley,
Swadlincote, Derbyshire, DE11 9EP**

Property Description:

A traditional detached family house of brick construction surmounted by a tile clad roof, providing spacious and well laid out family accommodation and prominently situated fronting Burton Road (A444) at the junction with Swadlincote Lane. The property benefits from UPVC double glazed windows and external doors, modern kitchen fitments, oil fired central heating and ample off road parking.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall with under-stair Pantry, Dining Room, Sitting Room, Dining Kitchen with range of modern laminate units, Rear Entrance Hall, Cloakroom with WC, Large Utility Room, UPVC double glazed Conservatory.
First Floor

Stairs and Landing, Three Large Bedrooms, Walk In Store Room, Family Bathroom with five piece suite comprising panelled bath, bidet, tiled shower enclosure, pedestal wash basin and WC.
Outside
Front - paved driveway and forecourt providing ample off road parking.
Rear - paved patio, gravelled yard, lawned garden and grit store.

Vendors Solicitors:

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

Telephone No - 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons - 0121 247 2233

IMPORTANT NOTICE

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

Bank/Building Society draft

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

Personal/Company Cheque
(all cheques are subject to a valid form of identification
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**97 Hamstead Hill, Handsworth Wood,
Birmingham B20 1BX**

Property Description:

An imposing double fronted detached residence of brick construction with tile clad roof, enjoying a secluded position, set back from the main 'Hamstead Hill' road behind a small service road. The property provides much improved and well maintained family accomodation and benefits from UPVC double glazed windows and gas fired central heating.

Accommodation:

Ground Floor
Reception Hall, Cloakroom with WC and wash basin, Dining Room, Lounge, Kitchen with a range of modern fitted units and appliances, Veranda/Conservatory.
First Floor
Stairs and Gallery Landing, Four Bedrooms, Bathroom with panelled

bath, pedestal wash basin, Separate WC with WC suite.

Outside (front) – Lawned fore garden, full-length tarmacadam drive, Garage.
Outside (rear) – Paved and gravel patio with large terraced garden.

Vendors Solicitors:

Martin Fisher & Co
Carlton House
Worcester Street
Kidderminster
Worcestershire
DY10 1EL

Telephone No – 01562 820181

Ref: Mr J Parker

Viewings:

Via Cottons – 0121 247 2233



**3A Oakham Road, Dudley,
West Midlands, DY2 7TA**

Property Description:

A deceptively spacious detached modern dormer style residence offered for sale in a presentable and much improved condition and benefiting from UPVC double glazed windows, gas fired central heating, ample off road parking, five/six bedrooms and including fitted carpets and curtains. The property is located close to the junction with Bennetts Hill and Oakham Road itself is located of Dixons Green Road (B4171) and is conveniently situated within approximately 3/4 miles distance from Dudley Town Centre providing a wide range of local amenities.

Accommodation:

Ground Floor
UPVC double glazed Porch, Reception Hall, Lounge, Sitting Room, Kitchen with extensive range of modern fitted units, Utility/Breakfast Room, Reception Room Three/Ground Floor Bedroom, En-Suite Shower Room with shower cubicle, wash basin and WC, Cloakroom with WC and wash basin.

First Floor

Stairs and Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5 (located off Bedroom 4), Family Bathroom with modern suite comprising enclosed shower cubicle, panelled bath, pedestal wash basin and WC.

Outside

Front - shared driveway with lawned foregarden and parking area.
Rear - block paved gated driveway providing further parking, paved patio and lawned garden.

Vendors Solicitors:

Barry Green & Co
28A High Street
Quarry Bank
Brierley Hill
West Midlands
DY5 2JW

Telephone No - 01384 566 332

Ref: Mr B Green

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 9th December 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.

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9th December 2004

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0121 247-2233

34 Lewis Street, Walsall,
West Midlands WS2 8JZ



Property Description:

A traditional style mid terraced house of brick construction surmounted by a replacement tile clad roof, directly fronting the pavement and situated in an established residential area located approximately one quarter of a mile north from Walsall Town Centre. The property has been extensively refurbished and improved throughout and benefits from UPVC double glazed windows, gas-fired central heating, new kitchen and bathroom fitments, fitted fire doors and smoke alarms, new fitted carpets and redecoration.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.
First Floor
Stairs and Landing, Two Double Bedrooms.

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

Vendors Solicitors:

Millichips
4 The Courtyard
707 Warwick Road
Solihull
West Midlands
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

Highgate, Off Foley Road East,
Streetly, Sutton Coldfield, B74



Property Description:

A private roadway known as Highgate leading off Foley Road East (between Numbers 15 and 17 Foley Road East) providing access to a range of privately owned executive dwelling houses. The roadway itself may have potential for providing access for any future residential development or redevelopment which may take place affecting any property bordering the roadway and requiring access from it (subject to planning permission).

Vendors Solicitors:

Enoch Evans
St Paul's Chambers
6/9 Atherton Road
Walsall
WS1 1XS

Telephone No – 01922 720 333

Ref: Mr J G Cooke

Viewings:

Via Cottons – 0121 247 2233



Residential Development Land Rear of
46-72 Mavor Drive, Bedworth, Warks, CV12

Description:

A parcel of freehold residential development land comprising of a former lock-up garage site which has now been cleared and is situated to the rear of Nos 46–72 Mavor Drive. The site benefits from vehicular access off Mavor Drive and Mavor Drive itself leads via Anderton Road off Smorrell Lane, an area which has recently been subject to a number of good quality redevelopment schemes. The site itself is conveniently located to the west of Bedworth Town Centre being within approximately 1 1/2 miles distance providing a wide range of local amenities and is also approximately 2 miles distance from the M6 Motorway (Junction 3) giving direct access to the Midlands Motorway Network.

Planning:

The site has the benefit of outline planning consent for residential development granted by Nuneaton and Bedworth Borough Council (Reference PP0058/04 and dated 5 September 2004) based upon a proposed scheme of no more than 5 residential dwellings subject to a Section 106 Agreement (Town and Country Planning Act 1990) whereby the developer is required to make payment to the local authority the sum of £1,100 per unit (a copy of the planning consent is available for inspection at both the auctioneers and solicitors offices).

Vendors Solicitors:

Russell-Cooke Solicitors
8 Bedford Row
London
WC1R 4BX

Telephone No – 0207 440 4828

Ref: Mr Miss J Lupton

Viewings:

Via Cottons – 0121 247 2233



Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



**Land rear of 292-294
Brook Lane, Billesley,
Birmingham B13**

Description:

A parcel of freehold land, previously forming part of an allotment and accessed by way of shared driveway, which is situated between numbers 290 and 292 Brook Lane. The land itself is roughly rectangular in shape having a frontage of approximately 14.6 metres (48 ft) and extending to an area of approximately 250 sq metres (2700 sq ft).

Ref: Miss E J Ball

Viewings:

Via Cottons – 0121 247 2233

Vendors Solicitors:

Eyre & Co
1041 Stratford Road
Hall Green
Birmingham
B28 8AS

Telephone No – 0121 778 2161



**85 Fairfax Road, West Heath,
Birmingham B31 3SH**

Property Description:

A ground floor lock-up Retail Shop, situated in a parade of similar units set back from Fairfield Road behind a service road and parking area. The property interior requires modernisation and cosmetic improvement and the rear yard has been enclosed within the premises to provide covered storage.

Accommodation:

Ground Floor
Retail Shop – 52.37 sq m (563 sq ft) with electric roller shutter protection and including Store Room/Office, Rear Entrance Hall and Cloakroom with WC and wash basin.
Covered Secure Yard Area – 14.57 sq m (156 sq ft)
Further Yard/Passageway with access to shared vehicular drive.

Term:

75 years from 17 July 1984

Ground Rent:

Currently £25.00 per annum rising to £100.00 per annum.

Vendors Solicitors:

Nicholas Brimble
427 Bearwood Road
Smethwick
West Midlands
B66 4DF

Telephone No – 0121 429 8016

Ref: Mr N Brimble

Viewings:

Via Cottons – 0121 247 2233



**21 Grange Road,
Small Heath,
Birmingham, B10 9PF**

Property Description:

A traditional mid terraced house of brick construction fronting the pavement. The property benefits from gas-fired central heating and UPVC double glazed windows. Grange Road itself runs directly off Coventry Road (A45) which forms part of an established residential area along with a wide range of shops and local amenities.

Vendors Solicitors:

Stannard & Co
Lombard House
145 Great Charles Street
Birmingham
B3 3LP

Telephone No – 0121 236 1174

Ref: Mr N Watkin

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen

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

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

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30 Coplow Street, Ladywood, Birmingham, B16 0DL

Property Description:

A well laid out first floor flat forming part of a modern purpose built two storey block surmounted by a pitched interlocking tile clad roof and benefiting from gas fired ventilation heating. Coplow Street itself is situated directly off Marroway Street and the property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £380 per calendar month (£4,560 per annum).

Vendors Solicitors:

Stannard & Co
Lombard House
145 Great Charles Street
Birmingham
B3 3LP

Telephone No - 0121 236 1174

Ref: Mr N Watkin

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs and Landing with security door entry system and store cupboard.
First Floor
Reception Hall, Double Bedroom, Lounge, Breakfast/Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

Lease Term:

125 years from 4 June 1990

Ground Rent:

£10.00 per annum

Freehold Vacant Possession

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


Property Description:

A traditional style three storey terraced house of part rendered brick construction surmounted by a slate clad roof set back from the road behind a concrete forecourt providing for off road parking. The property itself is located to the lower part of Stockfield Road and is approximately 1/4 mile distance from Warwick Road Railway Station and within approximately 3/4 mile distance from Acocks Green Shopping Centre. The property has been informally converted to provide two self contained flats each offering well laid out accommodation.

Front - concrete forecourt providing off road parking.
Rear - concrete yard and lawned garden with shared pedestrian entry access.

Vendors Solicitors:

Millichips
4 The Courtyard
707 Warwick Road
Solihull
West Midlands
B91 3DA

Telephone No - 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Shared Reception Hall.
Flat 1
Large Lounge/Dining Room, Double Bedroom, Breakfast Kitchen, Rear Entrance Lobby, Bathroom with corner bath, vanity wash basin and WC.
First Floor
Flat 2
Stairs and Landing, Large Lounge, Bedroom 1 (Double), Cloakroom with WC and wash basin, Large Dining Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
Second Floor
Large Attic Bedroom 2
Outside



58 Woodstock Road, Moseley, Birmingham, B13 9BN

Property Description:

An attractive link-detached three storey residence of brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden and block paved driveway allowing for off road parking. The property has been fully refurbished and is offered for sale in presentable condition and benefits from having gas fired central heating and many original retained features. Woodstock Road can be located off Ladypool Road and is approximately 1/4 mile distance from the main shopping facilities in Moseley Village.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Dining Room (rear), Kitchen.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two (having En-Suite

Shower Room), Bedroom Three, Bedroom Four, Study/Bedroom, Second Floor
Stairs and Landing, Bedroom Five, Bedroom Six.
Outside
Front - lawned foregarden with block paved driveway leading to garage.
Rear - attractive lawned rear garden.

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Bearwood
Smethwick
B66 4AP

Telephone No - 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

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

Personal/Company Cheque
(all cheques are subject to a valid form of identification
eg. passport or driving licence)

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



**27 Stirling Road, Edgbaston,
Birmingham, B16 9BB**

Property Description:

A substantial three storey mid-terraced house of brick construction surmounted by a replacement tile clad roof and converted into nine investment flats/bedsits all benefiting from shared gas fired central heating. Stirling Road itself runs directly between Hagley Road (A456) and Waterworks Road. Each flat is currently let on an Assured Shorthold Tenancy Agreement producing a total rental income of £500 per week (£26,000 per annum). A Schedule of Tenancies and copy of each Assured Shorthold Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Flat 1 – Bed/Sitting Room, Kitchenette, Flat 2 – Bed/Sitting Room, Kitchenette. Flat 2A (Cellar Flat) – Stairs down to Bed/Sitting Room, Kitchenette and Store Cupboard, Shared Shower Room with Shower and Wash Basin, Separate WC. Flat 3 – Living Room, Kitchen, Bedroom, Shower Room with WC.

First Floor
Stairs and Landing, Flat 4 – Living/Kitchen, Bedroom. Flat 5 – Bed/Sitting Room with Kitchenette, Shared Shower Room with Glazed Shower, Wash Basin & WC, Separate WC. Flat 6 – Bed/Sitting Room with Kitchenette.
Second Floor
Stairs and Landing, Flat 7 – Entrance Hall, Shower Room with Shower, WC and Wash Basin, Bedroom and Living/Kitchen. Flat 7A – Bed/Sitting Room with Kitchenette.
Outside
Front – walled foregarden with shared pedestrian access to rear. Rear – yard and garden.

Vendors Solicitors:

O'Gorman & Co
1 Church Street
Warwick
CV34 4AB

Telephone No – 01926 409 900

Ref: Mrs D Latham

Viewings:

Via Cottons – 0121 247 2233



**261 Rotton Park Road, Edgbaston,
Birmingham, B16 0LS**

Property Description:

A substantial three storey traditional style semi-detached house of brick construction surmounted by a replacement tile clad roof, having a large single storey extension to the rear. The property has been informally converted into seven separate flats, some having shared bathroom facilities and all benefiting from shared gas fired central heating, mostly UPVC double glazed windows and modern kitchen and bathroom fittings and redecoration. The property itself is situated close to the junction with City Road (A4040). Flats 1,3 & 6 are currently let on Assured Shorthold Tenancies at a Rental of £60 per week each with the remaining flats being vacant for let following refurbishment.

Current Total Rental Income:

£180 per week (£9,360 per annum)

Potential Total Rental Income:

£420 per week (£21,840 per annum) approx, when fully let

Accommodation:

Ground Floor
Shared Entrance Hall.
Flat 1
Bed/Living Room, Inner Hall, Shower Room with glazed shower cubicle, pedestal wash basin and WC, Living/Kitchen.
Flat 2
Living/Kitchen, Bed/Living Room, Bathroom with panelled bath, pedestal wash basin and WC.
Flat 3
Rear Entrance Hall, Shower Room

with glazed shower cubicle, pedestal wash basin and WC, Breakfast Kitchen, Bed/Living Room.

First Floor
Stairs and Landing.
Flat 4
Breakfast Kitchen, Bed/Living Room.
Flat 5
Kitchen, Bed/Living Room.
Flat 6
Entrance Hall, Breakfast Kitchen, Bed/Living Room, Two Shared Bathrooms each with panelled bath having electric shower over, pedestal wash basin and WC.
Second Floor
Stairs and Landing.
Flat 7
Large Bed/Living Room, Large Living/Kitchen.
Outside
Front – paved forecourt providing off road parking, pedestrian side access to rear.
Rear – large paved patio and garden.

Vendors Solicitors:

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL

Telephone No - 0121 327 3900

Ref: Mr A Khan

Viewings:

Via Cottons – 0121 247 2233



3 Broadway North, Walsall, West Midlands, WS1 2QG

Property Description:

A substantial double fronted semi-detached house of brick construction occupying an elevated position set back from the road behind a walled foregarden and situated close to the junction with Arboretum Road conveniently within approximately 1/4 mile distance from Walsall Town Centre providing access to a wide range of local amenities. The property has been converted into ten self-contained bedsits and is offered for sale in a presentable condition. Each bedsit is currently let on an Assured Shorthold Tenancy Agreement producing a total rental income of £31,408 per annum. Tenancy Agreement details of each individual bedsit is available from the Auctioneers office.

Accommodation:

Ground Floor
Entrance Hallway. Bedsit 1 having shower unit, sink unit and kitchen area. Bedsit 2 having shower unit, sink unit and kitchen area. Bedsit 3 having shower unit, sink unit and kitchen area. Bedsit 4 having shower unit, sink unit and kitchen area. Bedsit 5 having shower unit, sink unit and kitchen area. First Floor

Stairs and Landing. Bedsit 6 having shower unit, sink unit and kitchen area. Bedsit 7 having shower unit, sink unit and kitchen area. Bedsit 8 having shower unit, sink unit and kitchen area. Bedsit 9 having shower unit, sink unit and kitchen area. Second Floor
Loft Conversion - Bedsit 10 having shower unit, sink unit and kitchen area. Communal toilets having male and female toilets, pedestal wash hand basin and utility area with plumbing for washing machine. Outside
Front - walled foregarden with pedestrian side access to rear. Rear - paved yard.

Vendors Solicitors:

Shepherds
6 Birmingham Road
Great Barr
Birmingham
B43 6NR

Telephone No - 0121 358 7001

Ref: Mr B Shepherd

Viewings:

Via Cottons - 0121 247 2233

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84A Upper Villiers Street, Wolverhampton, WV2 4NX



Property Description:

A duplex flat of brick construction with flat roof located above a retail shop and accessed via a service road to the rear. The property benefits from having some UPVC double glazed windows and well laid out accommodation. Upper Villiers Street is situated off Goldthorn Hill (A4039) and is approximately 2 miles distance from Wolverhampton City Centre which in turn provides access to a wide range of shops and local amenities.

Accommodation:

First Floor
Entrance Hall, Kitchen, Dining Room/Reception Room, Bedroom One - originally used as Reception Room.
Second Floor
Bedroom Two, Bedroom Three, Bathroom with pedestal wash basin, low level WC and panelled bath.
Outside
Rear - Stairwell leading to front entrance.

Lease Term:

99 years less 1 day from 17 April 1979

Ground Rent:

Refer to Solicitors

Service Charge:

Refer to Solicitors

Vendors Solicitors:

Richard Ludlow & Co
186 Stratford Road
Shirley
Solihull
B90 3BQ

Telephone No - 0121 7331122

Ref: Mr Richard Ludlow

Viewings:

Via Cottons - 0121 247 2233

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434 Stratford Road, Sparkhill, Birmingham, B11 1AD

Property Description:

A traditional style three storey mid-terraced investment property comprising of a retail shop along with two self contained flats of brick construction surmounted by a tile clad roof. The property is situated fronting the busy Stratford Road (A34) which contains a wide range of various retail shops and services and provides direct access to Birmingham City Centre.

The property is currently let as follows:-
Retail Shop – Rental: £433 per calendar month.

Flat 1 – Vacant.

Flat 2 – Rental: £400 per calendar month (let on an Assured Shorthold Tenancy).

Total Rental Income: £833 per calendar month (£9,996 per annum).
Potential Rental Income: £13,100 per annum approximately (when fully let).

Accommodation:

Ground Floor
Retail Shop having electric roller shutter protection and including Retail Area, Store Room and WC.
Flat 1
Kitchen, Shower Room with

shower, pedestal wash basin and WC, Bed/Living Room.

First Floor
External Steel Staircase to Flat 2

Kitchen, Landing/Hallway, Bathroom with bath, wash basin, Separate WC, Bedroom 1, Living Room, Bedroom 2.

Second Floor
Stairs to Bedroom 3 and further Kitchen.

Outside

Front – tarmacadam forecourt, shared pedestrian entry access to rear.

Rear – yard and small garden.

Vendors Solicitors:

Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JL

Telephone No – 0121 327 3900

Ref: Mr A Khan

Viewings:

Via Cottons – 0121 247 2233



92 Dyas Road, Great Barr, Birmingham B44 8SE

Property Description:

A traditional style semi detached house of brick construction surmounted by a tile clad roof and benefiting from part UPVC/part aluminium double glazed windows, gas-fired central heating and having undergone internal refurbishment to include new kitchen and bathroom fitments, provision of a Conservatory, rewiring, redecoration and tiling along with new carpets and laminate flooring.

Accommodation:

Ground Floor
Porch, Reception Hall, built-in understair cupboard, Lounge, Double Doors to Open Plan Dining Room and Kitchen with a range of fitted units including built-in oven, hob and cooker hood, UPVC double glazed Conservatory.

First Floor

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

Outside (front) – Walled fore-garden
Outside (rear) – Long garden with access to a shared vehicular

driveway providing a potential Garage or off-road parking.

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

10 Westbourne Road, Halesowen, West Midlands B62 9NE



Property Description:

A traditional semi detached house of brick construction, surmounted by a hipped tile clad roof, set back from the road behind a lawned fore-garden and driveway, benefitting from part aluminium double glazed windows and requiring modernisation and improvement throughout. Westbourne Road itself is situated in a popular and established residential area, located off Narrow Lane, which in turn leads off Halesowen Road (A458).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Open Plan Dining Room and Kitchen, Veranda.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Lawned fore-garden and paved driveway providing off road parking.
Outside (rear) – Pedestrian side access to yard area, brick store and garden.

Vendors Solicitors:

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

Telephone No – 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



**59 Bristol Road, Edgbaston,
Birmingham, B5 7TU**

Property Description

A substantial and imposing brick built detached residence surmounted by a replacement tile clad roof and benefiting from extensive accommodation comprising three reception rooms, four double bedrooms with scope for a further rooms in the loft area, gas fired central heating and a mains fitted fire detection system and emergency lighting. The property itself fronts Bristol Road (A38) close to the junction with Wellington Road and benefits from convenient access to Birmingham City Centre being within approximately 1 miles distance.

Accommodation:

Ground Floor
Reception Hall, Three Reception Rooms, Two Cloakrooms each with WC and wash basin, Inner Hall with Cellar access, Bathroom with panelled bath having electric shower over and pedestal wash basin, Dining/Kitchen with range of fitted units and Utility Room.
First Floor

Stairs and Landing, Four Double Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC, Cloakroom with WC, access hatch leading to staircase to loft area which may provide scope for conversion.
Outside
Front - lawned foregarden with tarmacadamed driveway providing off road parking, pedestrian side access.
Rear - paved patio and enclosed garden.

Vendors Solicitors:

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

Telephone No - 0121 455 6333

Ref: Mr E Ribchester

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**147 Prince Of Wales
Lane, Yardley Wood,
Birmingham, B14 4LR**

Property Description:

A mid terraced property of brick construction surmounted by a pitch tile clad roof, situated in an established residential area. The property previously comprised of a retail shop which has been converted by the present owners into a well laid out residential dwelling. The property benefits from partial UPVC double glazed windows, central heating and has recently been renovated

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with panelled wash basin, Cloakroom with WC
First Floor
Stairs & Landing, Three Bedrooms
Outside
Rear - Garden

Vendors Solicitors:

Exley Solicitors
The Woodlands
52 Grosvenor Road
Handsworth
B20 3NH

Telephone No _ 0121 331 4155

Ref: Mr R Edginton

Viewings:

Via Cottons - 0121 247 2233

**8 Chelsea House, Chilvers Grove, Kingshurst,
Birmingham B37 6EJ**


Property Description:

A one bedroom second floor Flat, forming part of a purpose built three storey block which is surmounted by an interlocking tile clad roof. The property is ideal for investment purposes and benefits from gas-fired central heating but requires some cosmetic improvement. Chilvers Grove itself comprises of a small cul-de-sac situated off Kingshurst Way, which in turn runs off Fordbridge Road.

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs and Landing.
Second Floor
Reception Hall, Double Bedroom, Bathroom with panelled bath, wash basin & WC, Kitchen, Lounge.

Term:

999 years from 1 January 1984

Ground Rent:

A Peppercorn

Service Charge:

Refer to Solicitors

Vendors Solicitors:

Richard Ludlow
Crown Buildings
186 Stratford Road
Shirley
West Midlands
B90 3BQ

Telephone No - 0121 733 1122

Ref: Mr R Ludlow

Viewings:

Via Cottons - 0121 247 2233

LOT 68**Freehold Vacant Possession**

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

**Property Description:**

A traditional style mid-terraced house of brick construction surmounted by a new replacement roof covering and having been completely refurbished and modernised throughout. The property benefits from modern kitchen and bathroom fittings, UPVC double glazed windows and redecoration.

Church Street is situated within a residential area, located off Tividale Road, approximately 1/4 mile distance from Burnt Tree Island. The surrounding area is currently undergoing major residential redevelopment and the property is conveniently located approximately 1 mile distance from Dudley Town Centre.

Vendors Solicitors:

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

Telephone No - 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen and Bathroom with panelled bath, pedestal wash hand basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Rear - paved area leading to garden.

LOT 69**Freehold Vacant Possession**

**193 Chester Road, New Oscott,
Sutton Coldfield, West Midlands, B73 5BB**

**Property Description:**

A mid-terraced property of brick construction with a tile clad roof set back from the road behind a paved foregarden allowing for off road parking. The property benefits from having well laid out accommodation but is in need of modernisation and improvement. The property is situated on the Chester Road between College Road and Antrobus Road and is approximately 3 miles distance from the main shopping area in Erdington which in turn provides access to a wide range of local shops and amenities.

Vendors Solicitors:

French & Co
247 Jockey Road
Sutton Coldfield
West Midlands
B73 5XE

Telephone No - 0121 362 7330

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hallway, Reception Room One, Reception Room Two, Kitchen.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two, Bathroom with panelled bath, pedestal wash basin, low level WC and separate shower cubicle, further door leading to Loft Room/Bedroom Three.
Outside
Front - having paved foregarden providing off road parking.
Rear - having lawned garden.

LOT 70**Freehold Investment**

11 County Road, Stafford, ST16 2PU

**Property Description:**

A traditional style three style mid terraced house of part rendered brick construction surmounted by a tile clad roof and set back from the road behind a graveled fore garden. County Road itself is situated approximately one miles distance from Stafford Town Centre and is located off Gaol Road. The property is currently let on a Regulated Tenancy at a registered rental of £34.00 per week (£1768.00 per annum) effective from the 21 October 2002.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Shower Room with WC and washbasin
First Floor
Stairs and Landing, Two Bedrooms
Second Floor
Stairs and Landing, Bedroom
Outside (front) - Graveled fore-garden
Outside (Rear) - Garden

Vendors Solicitors:

Williams & Cole
38-39 Lichfield Street
Walsall
West Midlands
WS1 1UP

Telephone No - 01922 627521

Ref: Mrs Mace

Viewings:

Via Cottons - 0121 247 2233

LOT 71**Freehold Investment**

**1 Winchester Grove, Wattville Street,
Handsworth, Birmingham B21 0DT**

**Property Description:**

A end terraced property of brick construction with a tile clad roof. The property benefits from well laid out accommodation and gas-fired central heating. Winchester Grove itself is located off Watville Road, close to the junction with Holyhead Road (A4040), accessed via a pedestrian walkway, and is approximately one quarter of a mile from the main shopping area on Soho Road. The property is currently let on an Assured Shorthold Tenancy Rental - £288 per calendar month (£3456 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 Room 1, Reception Room 2, Kitchen.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom having panelled bath, pedestal wash basin & low level WC.

Outside (front) - Paved garden
Outside (rear) - Paved yard



**78 Dudley Road, Oldbury,
West Midlands, B69 3OW**

Property Description:

A mid-terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement and benefiting from having well laid out accommodation and UPVC double glazed windows. The property is situated on the Dudley Road (A457) close to the junction with Junction Street and is less than 1/4 mile distance from a local shopping complex providing access to a wide range of shops and amenities.

Accommodation:

Ground Floor
Reception Room One, Reception Room Two/Kitchen.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two, Shower Room with shower cubicle, pedestal wash basin and low level WC.
Outside
Rear – having brick built outside WC and further storage/workshop with single drainer sink unit and garage accessed via service road from rear.

Vendors Solicitors:

VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton
WV1 3AD

Telephone No – 01902 311155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233

**16 Abbots Way,
Hockley, Birmingham
B18 5NR**

Property Description:

A modern end town house surmounted by a interlocking tile clad roof, situated in a cul-de-sac located off Claremont Road which in turn leads off Soho Hill (A41) close to the junction with Hockley Flyover. The property provides well laid out accommodation and benefits from a single storey extension to the rear, part UPVC double glazed windows and gas-fired central heating.

Accommodation:

Ground Floor
Entrance Porch, Reception Hall, Lounge, Open Plan Dining Room and Kitchen, Extended Sitting Room.
First Floor
Stairs and landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC.
Outside (front) – Lawned fore-garden.
Outside (rear) – Lawned garden.

Vendors Solicitors:

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

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

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

Property Description:

A semi detached property of brick construction, surmounted by a tile clad roof, set back from the road behind a lawned fore-garden and driveway leading to a single Garage. The property benefits from having well laid out accommodation, but requiring modernisation and improvement. Hudson Road is located in between West Avenue and Cherry Orchard Road, which in turn runs off Hamstead Hill (B4124), and is approximately two miles from The One Stop Shopping Centre, providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Porch, Entrance Hallway, Reception Room 1, Reception Room 2, Kitchen, Veranda, WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin & Separate WC.

Vendors Solicitors:

Athi & Co
388 High Street
West Bromwich
West Midlands
B70 9LB

Telephone No – 0121 553 5555

Ref: Mr Prempal

Viewings:

Via Cottons – 0121 247 2233

**43 Gresham Road,
Oldbury, West
Midlands, B68 8SB**

Property Description:

A traditional style mid-terraced house of brick construction surmounted by a replacement tile clad roof and benefiting from gas fired central heating, UPVC double glazed windows, two double bedrooms and modern kitchen and bathroom fitments. Gresham Road itself runs directly off Rood End Road (B4169).

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside
Front – small walled foregarden.
Rear – paved yard, shared pedestrian entry access and rear garden.

Vendors Solicitors:

Jordan Turner
414 Bearwood Road
Smethwick
West Midlands
B66 4EU

Telephone No – 0121 429 6417

Ref: Mr M Turner

Viewings:

Via Cottons – 0121 247 2233

LOT 76**Freehold Vacant Possession**

**18 Frederick Road, Erdington,
Birmingham, B23 7NJ**

**Property Description:**

A mid-terraced property of brick construction surmounted by a tile clad roof set back from the road behind a paved foregarden allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating however does require some modernisation and improvement. Frederick Road is located in between Hillaries Road and Hunton Hill and runs adjacent to Gravelly Hill North (A5127) and is approximately 1 mile distance from the main shopping area in Erdington providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception One, Reception Two, Kitchen, Shower Room with shower enclosure, pedestal wash hand basin and low level WC.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two and Bedroom Three. Outside
Front – paved foregarden providing off road parking.
Rear – lawned garden.

Vendors Solicitors:

CMHT Solicitors
41 Anchor Road
Aldridge
Walsall
WS9 8PT

Telephone No – 01922 743 525

Ref: Mrs G Coker

Viewings:

Via Cottons – 0121 247 2233

LOT 78**Freehold Vacant Possession**

**128 Stourbridge Road, Dudley,
West Midlands, DY1 2ER**

**Property Description:**

A traditional style semi-detached house of brick construction surmounted by an interlocking tile clad roof requiring complete modernisation and improvement throughout. The property has previously been let to sharers and all principle rooms are fitted with separate electricity coin meters. The property is situated back from Stourbridge Road (A461) behind a foregarden and driveway and is conveniently located within approximately 1 miles distance from both Dudley Town Centre and Merry Hill Shopping Centre, both providing a wide range of local amenities.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Utility Room, Cloakroom/WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside
Front – gravelled foregarden and concrete driveway providing off road parking, brick built garage.
Rear – patio area and garden with shed.

Vendors Solicitors:

M R Timms & Co
4 Louise Street
Gornal Wood
Dudley
West Midlands
DY3 2UB

Telephone No – 01384 458 848

Ref: Mr M R Timms

Viewings:

Via Cottons – 0121 247 2233

LOT 77**Freehold Vacant Possession**

**66 Carlyle Road,
Wolverhampton,
West Midlands,
WV10 8SW**

**Property Description:**

A brick built semi-detached property surmounted by a tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, having been recently refurbished and benefiting from UPVC double glazed windows and gas fired central heating. Carlyle Road is located following on from Chesterton Road which in turn can be found off the main Cannock Road (A460). The property itself is approximately 4 miles distance from Wolverhampton City Centre providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception Room One, Kitchen, Downstairs WC.

First Floor
Stairs and Landing, Four Bedrooms, Bathroom consisting of panelled bath, pedestal wash hand basin and low level WC.
Outside
Front – lawned foregarden.
Rear – lawned garden.

Vendors Solicitors:

Refer to Agents

Viewings:

Via Cottons – 0121 247 2233

LOT 79**Freehold Vacant Possession**

**36 Jackson Road,
Alum Rock,
Birmingham, B8 3AS**

**Property Description:**

A end-terraced property of brick construction surmounted by a tile clad roof set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation. Jackson Road is located off Alum Rock Road and is approximately 1/2 mile distance from Ward End Park.

Accommodation:

Ground Floor
Reception One, Reception Two, Kitchen.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two, Bathroom comprising panelled bath, low level WC and pedestal wash hand basin.
Outside
Front – small walled foregarden.
Rear – lawned garden.

Vendors Solicitors:

James Pearce & Co
606 Bromford Lane
Washwood Heath
Birmingham
B8 2DP

Telephone No – 0121 784 1886

Ref: Ms Louise Gallett

Viewings:

Via Cottons – 0121 247 2233





**120 Alfred Road, Handsworth,
Birmingham B21 9NQ**

Property Description:

A substantial mid terraced house of traditional brick construction, surmounted by a replacement tile clad roof, offering well laid out accommodation comprising of three reception rooms and three double bedrooms and having part gas-fired central heating. The property further benefits from a vehicular gated access off Alfred Road, providing garaging and also leading to rear yard and garden containing a detached workshop, which has previously been used as a joinery yard and is ideal for a similar business. Alfred Road itself leads directly off Soho Road (A41) and both the house and the workshop require modernisation and improvement.

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

Outside (front) – Small forecourt with double gated vehicular access to a tandem through Garage providing access to yard and garden with brick WC and store, brick built Workshop – 175 sq m approximately (1889 sq ft).

Vendors Solicitors:

Steel & Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP

Telephone No – 0121 523 9191

Ref: Mr N Gillette

Viewings:

Via Cottons – 0121 247 2233



**80 Stephenson
Tower, Queens
Drive, Hill Street,
Birmingham
B5 4DR**

Property Description:

A well laid out purpose built flat located on the nineteenth floor forming part of a substantial block overlooking Suffolk Street Queensway and Paradise Circus (A38). The property is located in the heart of Birmingham City Centre within 1/4 mile distance from the main shopping area. The property is offered for sale in a presentable condition and benefits from under floor heating.

Accommodation:

Ground Floor
Communal Reception Hall with security door entry system, access to lifts and stairs.
Nineteenth Floor
Entrance Hallway, Reception Room, Kitchen, Bedroom, Separate WC, Bathroom with pedestal wash basin and panelled bath.

Outside
Communal gardens.

Lease Term, Ground Rent & Service Charge Information:

Refer to Solicitors.

Vendors Solicitors:

The Bradin Trubshaw
Partnership
36 Lichfield Street
Walsall
West Midlands
WS1 1TJ

Telephone No – 01922 612 444



Ref: Ms L Fellows

Viewings:

Via Cottons – 0121 247 2233



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We are currently updating our mailing list so, if you require a catalogue for our next auction on 9th December 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



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

Property Description:

An end terraced property providing well laid out accommodation benefiting from gas fired central heating and some UPVC double glazed windows. The property is ideal for investment purposes having four bedrooms. Rodney Close is situated in a central location being less than 3/4 mile distance from both Birmingham City Centre and Broad Street providing access to a wide range of local amenities and services.

Vendors Solicitors:

Simpson & Co
Norwich House
Poplar Road
Solihull
B91 3AW

Telephone No – 0121 704 1212

Ref: Mr Paul Thomas

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Room, Breakfast Kitchen, WC.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom.
Outside
Front – paved foregarden.



**Flat 12 Penda Court,
159-161 Hamstead
Road, Handsworth,
Birmingham B20 2RL**

Property Description:

A well laid out second floor flat, forming part of a modern purpose built block set back from Hamstead Road behind communal lawned gardens. The property is situated in a popular and established residential area and benefits from electric storage heating and garage in an adjacent block and requires some modernisation and cosmetic improvement.

Ground Rent:

£10.00 per annum

Service Charge:

Refer to Solicitors.

Vendors Solicitors:

MJ Darby & Co
107 Kent Road
Halesowen
West Midlands,
B62 8PB
Telephone No - 0121 421 7933

Ref: Mr Darby

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system, Stairs & Landing.
First Floor
Reception Hall, Bathroom with panelled bath having shower over, pedestal wash basin and WC, Breakfast/Kitchen, Lounge/Dining Room, Two Double Bedrooms.

Outside – Surrounding communal gardens and lock-up Garage located in a block to the rear.

Term:

125 years from 25 March 1984



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