

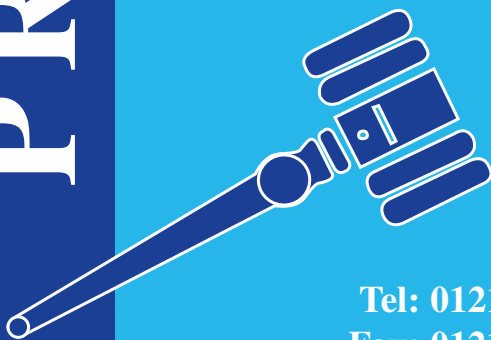
PROPERTY AUCTION

Cottons

Chartered Surveyors

**THURSDAY
26TH OCTOBER 2006
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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 fitments, drains and any other pipework, appliances and electrical fitments. 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 75 LOTS

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

- 44 Freehold Vacant Residential Properties
- 5 Leasehold Vacant Properties
- 8 Freehold Investment Properties
- 2 Leasehold Investment Properties
- 5 Parcels of Freehold Land
- 8 Development Sites, Building Plots & Redevelopment Opportunities
- 1 Freehold Ground Rent Portfolio
- 1 Prime Residential Renovation Opportunity on the Calthorpe Estate, Edgbaston
- 1 Former Nursing Home along with three separate dwelling houses

ORDER OF SALE

Lot	Property	
1.	62 Lea Road, Sparkhill	Freehold Vacant Possession
2.	1 Bracken Road, Cannock, Staffordshire	Freehold Vacant Possession
3.	58 Swan Street, Dudley	Freehold Vacant Possession
4.	50 Hall Park Street, Bilston	Freehold Vacant Possession
5.	513 Warwick Road, Tyseley	Freehold Vacant Possession
6.	40 Millington Road, Wolverhampton	Freehold Vacant Possession
7.	96 Manilla Road, Selly Park	Freehold Vacant Possession
8.	163 Chester Road, Sutton Coldfield	Freehold Vacant Possession
9.	20 Salisbury Road, Smethwick	Freehold Vacant Possession
10.	84 Woodland Road, Northfield	Freehold Vacant Possession
11.	54 Alleyne Road, Erdington	Freehold Vacant Possession
12.	36 Fordfield Road, Kitts Green	Leasehold Vacant Possession
13.	37 Donnington House, Meadway	Leasehold Investment
14.	30a Kingston Road, Bordesley Green	Leasehold Vacant Possession
15.	75 Essex Street, Walsall	Freehold Vacant Possession
16.	54 Blakenhale Road, Garretts Green	Freehold Investment
17.	73 Waverley Road, Small Heath	Freehold Vacant Possession
18.	121 Aldridge Road, Perry Barr	Freehold Vacant Possession
19.	51 Arthur Road, Erdington	Freehold Vacant Possession
20.	45 Church Road, Edgbaston	Freehold Vacant Possession
21.	301-305 Northfield Road, Harborne	Freehold Investment
22.	31 Market Street, Tamworth	Freehold Investment
23.	Bell Bridge Garage, A38 Southbound, Ryknild Street, Fradley	Freehold Vacant Possession
24.	101 Bordesley Green, Birmingham	Freehold Investment
25.	24 Holly Road, Edgbaston	Freehold Investment
26.	112 Parsons Hill, Kings Norton	Freehold Vacant Possession
27.	181 Cannock Road, Wolverhampton	Freehold Vacant Possession
28.	282 Galton Road, Smethwick	Freehold Vacant Possession
29.	Latimer House and Malvern House, Handsworth New Road, Handsworth	Freehold Vacant Possession
30.	3 International House, Old Walsall Road, Great Barr	Postponed until December
31.	27 Dovey Road, Tividale, Oldbury	Freehold Vacant Possession
32.	56 Britannia Road, Walsall	Freehold Vacant Possession
33.	22 Maitland Road, Dudley	Freehold Vacant Possession



34.	Development Site, Turnberry Road, Bloxwich, Walsall	Freehold Development Site
35.	Secret & Marriott Works, Princess Street, Burton-on-Trent	Freehold Development Site
36.	The Coal Yard, Adj. 115 York Street, Nuneaton	Freehold Development Site
37.	50 Arden Road, Saltley	Freehold Vacant Possession
38.	348 Alum Rock Road, Alum Rock	Freehold Vacant Possession
39.	82 Old Forest Way, Shard End	Leasehold Vacant Possession
40.	84 Sandwell Road, Handsworth	Freehold Investment Opportunity
41.	27 & 28 Priory Street, Dudley	Freehold Investment Opportunity
42.	73 Mulberry Road, Bloxwich, Walsall	Freehold Vacant Possession
43.	11 Market Square, Pitt Street, Wolverhampton	Leasehold Vacant Possession
44.	Freehold Ground Rents Bilston, Wordesley & Tipton	Freehold Ground Rents
45.	Plot 31, Land off Queslett Road, Great Barr	Freehold Land
46.	Plot 160 Little Hay Lane, Shenstone, Staffordshire	Freehold Land
47.	Land Adj to 38 Wilkinson Road, Wednesbury	Freehold Land
48.	Land Ledbury Road, Long Green, Tewkesbury	Freehold Land
49.	Building Plot adj. 10-11 Parkhill Street, Dudley	Freehold Building Plot
50.	Virgina Lodge, 214 Castlehill Road, Stonnall	Freehold Vacant Possession
51.	46 Shrubbery Avenue, Tipton	Freehold Vacant Possession
52.	7 Olive Lane, Halesowen	Freehold Vacant Possession
53.	102 Waterfall Lane, Cradley Heath	Freehold Vacant Possession
54.	190 Tifford Road, Oldbury	Freehold Vacant Possession
55.	32 Oval Road, Erdington	Freehold Vacant Possession
56.	Basement Redevelopment, Oakhurst, 30 Anchorage Road, Sutton Coldfield	Leasehold Redevelopment Opportunity
57.	16 Arbury Road, Nuneaton	Freehold Vacant Possession
58.	15/16 Hall End Villas, Watling Street, Dordon, Tamworth	Freehold Vacant Possession
59.	Building Plot, Rear of 119 New Spring Street, Springhill	Freehold Building Plot
60.	Building Plot adj to 54 Towyn Road, Moseley	Freehold Building Plot
61.	228 Camp Hill Road, Nuneaton, Warwickshire	Freehold Vacant Possession
62.	Land adj Barston Lane, Catherine-de-Barnes	Freehold Land
63.	301 Lyndon Road, Solihull	Freehold Vacant Possession
64.	Egremont, 380 Glascote Road, Glascote, Tamworth	Freehold Vacant Possession
65.	1 Piccadilly Crescent, Piccadilly, Tamworth	Freehold Vacant Possession
66.	31 Mill Road, Rugby, Warwickshire	Freehold Investment
67.	48 Camberley, Beacon View Road, West Bromwich	Leasehold Investment
68.	2 Penrith Croft, Bartley Green	Leasehold Vacant Possession
69.	3-5 Station Road, Northfield	Freehold Vacant Possession
70.	7 Station Road, Northfield	Freehold Vacant Possession
71.	15 Clinton Road, Bilston	Freehold Vacant Possession
72.	24 St. Chads Road, Rubery, Rednal	Freehold Vacant Possession
73.	20 Barnett Road, Willenhall	Freehold Vacant Possession
74.	53 Church Road, Erdington	Freehold Vacant Possession
75.	55 South Road, Erdington	Freehold Vacant Possession

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

Steve Smith B.Sc. Hons

Peter C. Longden FRICS

Mark M. Ward TechRICS

Kenneth F. Davis FRICS



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 Card Payments**

All purchasers are requested to ensure that cleared funds are available on the day of the auction which may entail a transfer of funds to their bank account three days before the auction.

- **Credit Card Payments**
(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.

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 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 Vacant Possession**

**62 Lea Road,
Sparkhill,
Birmingham, B11 3LU**

Property Description:

A traditional end terraced house of brick construction surmounted by pitched tile clad roof and requiring complete modernisation and improvement throughout. The property is situated directly fronting the pavement in a cul-de-sac which is located off Percy Road and conveniently within approximately third of a mile distance from Stratford Road (A34) which provides access to a wide range of amenities and services.

Accommodation:

Ground Floor; Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor; Stairs and Landing, Bedroom One (Double), Bedroom Two (Double) intercommunicating with Bedroom Three (Single)



Outside

Rear – Concrete yard and partly paved garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons –

0121 247 2233

**LOT 2****Freehold Vacant Possession**

**1 Bracken Road, Cannock,
Staffordshire, WS12 4NS**

Property Description:

A semi detached property of rendered construction surmounted by a tile clad roof set back from the road behind a walled foregarden and positioned on the corner with Ling Road. The property benefits from well laid out accommodation, gas fired central heating, however, does require modernisation and improvement. Bracken Road is located off Ling Road which in turn leads from Stafford Road (A34) which runs directly to Cannock Town Centre, which is approximately one and a half miles north and provides a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Reception Room, Kitchen, Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

First Floor

Stairs and Landing, Three Bedrooms

Outside:

(front) Walled foregarden

(rear) Lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 3**Freehold Vacant Possession**

**58 Swan Street,
Dudley,
West Midlands,
DY2 9EQ**

Property Description:

A traditional mid-terraced house of brick construction surmounted by a concrete interlocking tile clad roof, having a single storey extension to the rear, and benefiting from mostly UPVC double glazed windows and gas fired central heating. The property is situated opposite the junction with Prince Street, and Swan Street is situated off Cinder Bank (A459), and is conveniently within approximately one miles distance to the south of Dudley Town Centre.

Accommodation:

Ground Floor

Front Reception Room, Inner Hall with Cellarette, extended rear Reception Room, Breakfast Kitchen, Bathroom with panelled bath having electric shower over, pedestal wash hand basin and WC.



First Floor
Stairs and Landing, Three Bedrooms.

Outside:

(front) Small walled fore garden
(rear) Shared pedestrian access to paved yard and garden with shed

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 4**Freehold Vacant Possession**

**50 Hall Park Street,
Bilston,
West Midlands,
WV14 0NG**

Property Description:

An end terraced property of brick construction surmounted by a tile clad roof, set back from the road behind a hedged foregarden. The property benefits from having well laid out accommodation, gas fired central heating and does require some modernisation and improvement. Hall Park Street can be located between Ward Street and Wellington Road (A41) which in turn provides direct access to both Wolverhampton City Centre and Bilston Town Centre, both of which provide a wide range of shops and amenities.

Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen, Shower Room having shower cubicle, low level WC and pedestal wash hand basin.



First Floor
Stairs and Landing, Two Bedrooms

Outside:

(front) Hedged foregarden
(rear) Lawned garden with garage accessed via a service road located off Herbert Street.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS



LOT 5**Freehold Vacant Possession**

**513 Warwick Road,
Tyseley, Birmingham
B11 2JP**

Property Description:

A traditional mid terraced house of brick construction surmounted by replacement tile clad roof occupying an elevated position and set back from the road behind a walled foregarden and providing generous and well laid out accommodation. The property benefits from gas fired central heating, part UPVC double glazed windows, modern kitchen and shower room fitments but requires some cosmetic improvements.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Dining Kitchen with a range of modern wood effect units, Utility Room, Cloak Room with WC and pedestal wash basin.

First Floor

Stairs and Landing, Three Bedrooms, Shower Room with glazed shower cubicle, pedestal wash basin and WC



Outside:

(Front) : Walled foregarden

(Rear): Paved Yard and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 6**Freehold Vacant Possession**

**40 Millington Road,
Wolverhampton,
WV10 9ND**

Property Description:

A three bedroom end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a tarmac driveway allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows and is offered for sale, generally in presentable condition. Millington Road is located between Guy Avenue and Fourth Avenue. The property is approximately within one and half miles of Wolverhampton City Centre, which benefits from a wide range of shops, amenities and bars and also The University of Wolverhampton, which in turn could provide an ideal letting opportunity.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Kitchen,



First Floor

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

Outside:

(front) Tarmac driveway

(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 7**Freehold Vacant Possession**

**96 Manilla Road,
Selly Park,
Birmingham, B29 7PY**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, gas fired central heating, majority UPVC double glazing however does require some modernisation and improvement. Manilla Road can be located off Dog Pool Lane which in turn leads off Pershore Road (A441). The property is within approximately half a mile from the main shopping area in Kings Heath providing a wide range of local shops and amenities and approximately within one mile of the University of Birmingham, potentially providing an ideal letting opportunity.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.



First Floor
Stairs and Landing, Three Bedrooms,

Outside:
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 8**Freehold Vacant Possession**

**163 Chester Road,
Sutton Coldfield,
West Midlands, B73 5BB**

Property Description:

An end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a gravelled foregarden allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. 163 Chester Road can be located close to the junction with Antrobus Road and is within one mile distance of Chester Road Train Station, which provides direct access to Sutton Coldfield Town Centre and Birmingham City Centre, both providing a wide range of shops amenities and bars.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen & WC



First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath, low level WC, and pedestal wash hand basin

Outside:
(front) Gravelled foregarden allowing off road parking
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 9**Freehold Vacant Possession**

**20 Salisbury Road,
Smethwick,
West Midlands,
B66 3RU**

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, set back from the road behind a small walled foregarden and benefiting from UPVC double glazed windows, gas fired central heating and modern bathroom fittings. Salisbury Road forms part of an established mixed use area and leads directly off Cape Hill (A4092) which provides access to a wide range of local shops and amenities along with the Windmills Shopping Centre.

Accommodation:

Ground Floor

Front Reception Room, Inner Hall, Built in Understairs Cupboard, 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 forecourt
(Rear) Closed yard with shared pedestrian access and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 10**Freehold Vacant Possession**

**84 Woodland Road,
Northfield,
Birmingham, B31 2HY**

Property Description:

A traditional three storey semi detached house of brick construction surmounted by a pitched slate clad roof requiring complete repair and modernisation throughout. The property offers substantial well laid out accommodation and is situated in a popular and well regarded street which leads off Bunbury Road (B4121) and is conveniently within one quarter of a mile distance from Northfield Railway Station and within half a mile distance from Northfield shopping centre located on Bristol Road (A38).

Accommodation:

Ground Floor

Entrance Hall, Reception Hall with pantry and Cellar access, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.

First Floor

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

Second Floor

Stairs to Bedroom Four and Eaves Store Room.

Outside

Front – foregarden with side driveway providing potential for the erection of a garage/side extension



(subject to obtaining the relevant planning consent).

Rear – overgrown garden

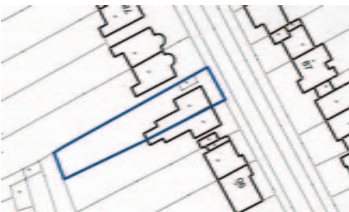
NB – All interested parties viewing this property must do so with utmost caution and at their own risk

Vendors Solicitors

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Viewings

Via Cottons – 0121 247 2233



LOT 11

Freehold Vacant Possession

**54 Alleyne Road,
Erdington,
Birmingham, B24 8EL**

Property Description:

A traditional mid terraced house of brick construction surmounted by pitched slate clad roof, providing well laid out accommodation and benefiting from UPVC double glazed windows and part electric storage heating but requiring some cosmetic improvement throughout. The property is set back from the road behind a walled foregarden and forms part of an established residential area. Alleyne Road runs directly off Wheelwright Road which in turn leads off Tyburn Road and the property is conveniently located within approximately one mile distance from Erdington High Street which provides a wide range of retail amenities and services, Gravelly Hill railway station and the M6 Motorway (junction 6).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Lobby, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.



First Floor
Stairs and Landing, Three Bedrooms

Outside:
(front) Paved and Walled foregarden
(rear) Brick Yard with predominantly paved garden and a substantial shed/workshop

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 12

Leasehold Vacant Possession

**36 Fordfield Road,
Kitt's Green,
Birmingham, B33 9TN**

Property Description:

A mid terraced house of brick construction surmounted by a pitched tile clad roof benefiting from UPVC double glazed windows, gas fired central heating, modern kitchen fitments and off road parking but requiring some cosmetic improvement. The property is set back from the road behind a gated forecourt and Fordfield Road is situated close to Gressel Lane recreation ground and conveniently within approximately half a mile distance from both local services and Lea Hall railway station.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Full Width Breakfast Kitchen, Rear Veranda/Store

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



Outside:
(Front) : Paved forecourt providing parking with secure iron gated access
(Rear): Lawned garden

Tenure: Leasehold – Term 80 years from completion date

Ground Rent: £125 per annum rising during the term

Vendors Solicitors

Refer to Auctioneers

Viewings

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37 Donnington House, 245 Meadway, Kitts Green, Birmingham, B33 8NL

Property Description:

A well laid out two bedroom purpose built flat located on the 5th floor of an eight storey block situated on Meadway close to the junction with Lea Hall Road and Garretts Green Lane, with local shops and amenities close by. The property benefits from gas fired central heating and is currently let on an Assured Shorthold Tenancy at a rental of £260.00 per calendar month (£3,120 per annum).

Accommodation:

Ground Floor
Communal entrance hall with security door entry system,
Fifth Floor
Entrance Hall, Lounge,

Two Bedrooms, Kitchen, Bathroom.
Outside:
Communal parking and communal lawned area.

Lease details:

125 years from 25 February 1989

Ground Rent:

£10.00 per annum

Service Charge:

Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

30a Kingston Road, Bordesley Green, Birmingham, B9 4JB

Property Description:

A three bedroom ground floor maisonette of brick construction surmounted by an interlocking hipped tile clad roof, set back from the road behind a walled foregarden. The property provides well laid out accommodation UPVC glazing and gas fired central heating. Kingston Road is located off Watery Lane Middleway and the property is approximately within half a miles distance from Birmingham City Centre and within a quarter of a mile distance from Bordesley Train Station, which again provides direct access to the City Centre.

Accommodation:

Ground Floor
Entrance Hallway, Bathroom
panelled bath, low level WC and wash basin. Bedroom One,
Bedroom Two, Reception Room,
Kitchen, Bedroom Three



Term: 125 Years From 12 February 1996

Ground Rent: £10 per annum

Service Charge: Refer To Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 15

Freehold Vacant Possession

**75 Essex Street,
Walsall,
West Midlands,
WS2 7AR**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled and hedged foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and is offered for sale generally in presentable condition. Essex Street is located off Bloxwich Road (B4210) and is approximately three quarters of a mile north of Walsall Town Centre, which in turn provides a wide range of shops and amenities. The property is also within a mile and a half of Manor Hospital.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.



First Floor
Stairs and Landing, Three Bedrooms

Outside:
(front) Wall and hedged foregarden
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 16

**54 Blakenhale Road,
Garrett's Green ,
Birmingham B33 0XD**

Property Description:

A mid terraced house of brick construction surmounted by a pitched tile clad roof benefiting from mostly UPVC double glazed windows, gas fired central heating and off road parking. Blakenhale Road runs directly between Sheldon Heath Road and Outmore Road in a predominantly residential area. The property is currently let on an Assured Shorthold Tenancy agreement at a rental of £500 per calendar month (£6,000 per annum)

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen and covered rear entrance with brick store and WC

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath and pedestal wash basin and WC

Freehold Investment



Outside:
(Front) : Paved driveway and lawned foregarden bordered by hedge
(Rear): Paved patio and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 17**Freehold Vacant Possession**

**73 Waverley Road,
Small Heath,
Birmingham, B10 0EQ**

Property Description:

A three storey mid 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, four bedrooms, UPVC double glazed windows and gas fired central heating, however, does require some slight modernisation and improvement. Waverley Road is set in the established and residential area of Small Heath and is situated directly opposite Small Heath Park. The property is within a quarter of a mile distance from Small Heath Train Station and Small Heath Highway (A450) providing easy access to Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway,
Front Reception Room, Rear
Reception Room, Dining Room,
Kitchen, Inner Lobby, Shower Room



First Floor
Stairs and Landing, Three
Bedrooms, WC
Second Floor
Stairs to Bedroom Four/Loft Room
Outside:
(front) Walled foregarden
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 18**Freehold Vacant Possession**

**121 Aldridge Road,
Perry Barr,
Birmingham, B42 2ET**

Property Description:

A semi detached property of rendered brick construction surmounted by a hipped tile clad roof, set back from the road behind a driveway allowing for off road parking and lawned garden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating and is offered for sale in presentable condition. 121 Aldridge Road (A453) is located close to Perry Barr Stadium (Greyhound Track) and is within a quarter of a mile of UCE Perry Barr Campus and One Stop Shopping Centre. Aldridge Road (A453) can be located off Birchfield Road (A34) and Walsall Road (A34) giving direct access to both Walsall Town Centre and Birmingham City Centre.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception
Room, Rear Reception Room,
Kitchen, Lean-to and a further room
having been converted from the
existing garage.



First Floor
Stairs and Landing, Three
Bedrooms, Bathroom comprising
panelled bath, pedestal wash hand
basin and low level WC.

Outside:
(front) Driveway and lawned garden
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





51 Arthur Road, Erdington, Birmingham, B24 9EX

Property Description:

An imposing spacious traditional detached residence of part rendered brick construction surmounted by a tile clad roof, standing behind a paved double entrance forecourt allowing for off road parking, and access to the garage. The property benefits from having well laid out accommodation and gas fired central heating. The property itself is situated on the corner with Spring Lane, which in turn leads onto Holly Lane and is conveniently located within less than half a mile distance from both Erdington High Street providing a wide range of shops and amenities and also Erdington Railway Station, which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre.

Accommodation:

Ground Floor
Storm Porch, Entrance Hall with Cloakroom, Front Reception Room, Rear Reception Room, Kitchen with modern fitted units. Separate WC and washbasin.

First Floor
Stairs and Landing, Three Bedrooms, Box Room/Study, Bathroom comprising bath, pedestal wash basin and WC.

Outside
(front) Walled fore garden and driveway, providing off road parking with access to garage. Side Porch access.
(rear) Brick built workshop/store, paved patio and garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





45 Church Road Edgbaston, Birmingham, B15 3TE

Property Description:

A prime residential renovation opportunity comprising of a two storey Grade II Listed period dwelling house of rendered brick construction and predominantly surmounted by a twin pitched slate clad roof. The property is in need of complete renovation and refurbishment throughout and whilst it has been used for a number of years as an educational facility, the purchaser is required, within the terms of the contract, to convert the property for the sole use as a single family dwelling house. The property is situated in the heart of the prestigious Calthorpe Estate which is highly regarded and considered to be one of the most sought after residential locations within the West Midlands, and is conveniently situated within approximately one mile distance to the South West of Birmingham City Centre. The property is situated virtually opposite the junction with Carpenter Road and is accessed by way of a sweep driveway which leads to a large courtyard/ car parking area.

Accommodation:

Ground Floor
Reception Hall/ Room One, Stairs Off, Reception Room Two, Veranda, Lobby and Cloak Room with WC, Theatre/Games Room, Reception Room Three, Reception Room Four, Inner Hall with Cellar access providing four separate store rooms, Side Entrance Hall with Cloak Room and WC, Reception Room Five, Pantry, Reception Room Six and Kitchen

First Floor
Stairs and Landing, Laid out as Eight Potential Bedrooms and Bathroom with ladder access to boarded loft store room, Separate

Cloak Room with WC and small Store Room

Outside:

(front) Tarmacadamed driveway set behind a mature hedgerow, Tarmacadamed Courtyard/ Car Parking Area providing car parking for at least six cars, Brick Built Garage, A separate triangular shaped area (currently overgrown) with drop kerb and gated access from Church Road.
(rear) Pedestrian access to patio/yard area and lawned garden containing a range of mature trees and vegetation.

Net Internal Areas:

Ground Floor: 359.99sq.m.
(3,875sq.ft.)
First Floor: 174.1sq.m. (1,874sq.ft.)
Attic: 21.2sq.m (228sq.ft.)
Total: 555.2sq.m (5,977sq.ft.)
Total Site Area: 0.75 acres (0.306 Hectares) approx
Total Frontage: 80 m (262 ft.)

Tenure:

We are advised that the property is freehold

Enquiries/Viewings – Strictly Via Appointment with the Auctioneers:
Cottons – 0121 247 2233 or Adam Zarzycki 07974155676

Deposits: The successful purchaser will be required to pay a deposit representing 10% of the purchase price in cleared funds comprising of either a banker's draft/building society cheque or a debit card payment

Registration: All intended bidders are required to register with the auctioneers in advance of the auction sale (no later than close of business on Wednesday 25 October

2006) by completing a registration form available from the auctioneers offices or from the downloadable catalogue on our website. Identification and proof of deposit will be required and upon acceptance we will issue all intended bidders with a registered bidding card.

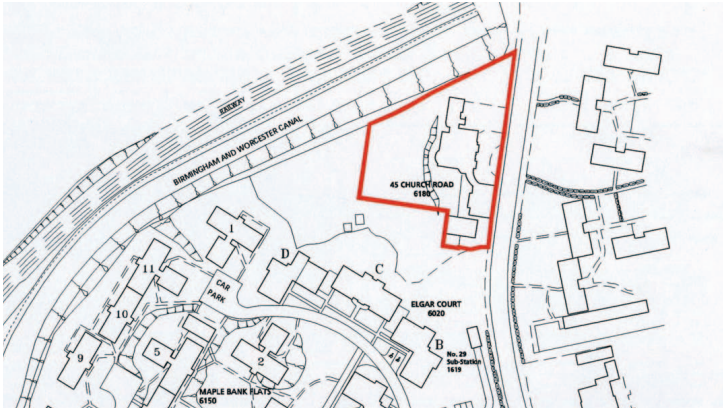
NOTE: THE AUCTIONEER RESERVES THE RIGHT TO REFUSE ALL BIDS FROM UNREGISTERED PARTIES.

PLEASE CLICK HERE FOR REGISTRATION FORM.

Telephone/Proxy Bids: telephone and proxy bidding will be accepted for this lot however numbers are strictly limited. Any person wishing to utilise this facility must contact the auctioneers in advance but no later than Friday the 20th October 2006.

Vendors Solicitors:
Refer to Auctioneers

Viewings:
Via Cottons – 0121 247 2233



301-305 Northfield Road, Harborne, Birmingham, B17 0TG



Property Description:

A most attractive investment property comprising a triple retail unit on the ground floor which forms part of a three storey block currently trading as a Lawnmower Retail and Repair Centre and having been established for in excess of 25 years. On the first and second floors are two four bedroom flats, each with two bathrooms, a one bedroom flat, and two studio flats. The property forms part of a prominent and busy neighbourhood parade situated on the outskirts of Harborne, set back behind a useful forecourt and fronting to a service road running parallel with Northfield Road between the junctions of Weymoor Road and Osmaston Road.

Accommodation:

Ground Floor – Retail Unit
The three retail units are interlinked and on three different floor levels. They have modern shop fronts and electric roller shutter protection. Frontage to Northfield Road 20.1m – 66ft.
Overall Internal Width 19.43m – 63ft. 9ins
Retail Area 214.7sq m - (2,311 sq ft) approx.
To the rear of the shops are the following:-
Store No 1 – 14 sq m -(150 sq ft) approx.
Store No 2 – 8 sq m -(86 sq ft) approx.
Additional Stores and W.C with sink unit and W.C.
Rear Workshops – 74 sq m - (796 sq ft) approx.

At the rear is a partly covered yard and loading area.

The Residential Accommodation comprises:-

Flat Above 301 Northfield Road

A self-contained Flat with access from Northfield Road through a shared private entry with stairs leading to:
First Floor
Reception Hall with built-in understairs cupboard, Shower Room with glazed shower, pedestal hand basin and WC, Lounge, Dining Kitchen with a range of cupboards, Double Bedroom No 1
Second Floor
Landing, Double Bedroom No 2, Double Bedroom No 3, Double Bedroom No 4, Bathroom with panelled bath, pedestal hand basin and low-flush WC.
The flat benefits from gas fired central heating and UPVC double glazing, mains fitted smoke alarm and emergency lighting.

Flat Above 303 Northfield Road

With access from Osmaston Road via the rear yard.
Ground Floor Hall Entrance with stairs leading to:
First Floor
Landing with Hall with built-in under stairs cupboard, Shower Room with glazed shower, pedestal hand basin and low-level WC, Lounge, Kitchen with fitted cupboards, Separate Dining Room, Double Bedroom No 1
Second Floor
Landing Area, Double Bedroom No 2, Double Bedroom No 3, Double Bedroom No 4, Bathroom with panelled bath, pedestal hand basin and low-level WC.
The flat benefits from gas fired central heating and UPVC double

glazing, mains fitted smoke alarm and emergency lighting.

Flats Above 305 Northfield Road

With access from Osmaston Road via the rear yard

Ground Floor

Shared Entrance Hall

First Floor

Landing with access to

Flat No 2 comprising Lounge, Kitchen, Bedroom, Bathroom

Second Floor

Landing with Bathroom – shared by Flats 3 & 4- with panelled bath, pedestal hand basin and w.c.

Flat No 3

Hall, Bed/Sitting Room, Kitchen

Flat No 4

Hall. Bed/Sitting Room. Kitchen

OUTSIDE

To the rear is a small patio area, garden, and rear yard providing off-road parking for the Flats and vehicular access for the benefit of the ground floor retail unit and rear workshops

TENANCY INFORMATION

The ground floor is let on Lease to Adams Lawnmower and Power Tool Centre for a term of 20 years from 23rd March 2001 with five yearly rent reviews and on effectively fully repairing and insuring terms at a rental of £24,000 per annum. The

review due in March 2006 is still to be agreed.

Flat 301 Northfield Road – Currently Vacant (estimated rental value £650 per calendar month £7,800 per annum)

Flat 303 Northfield Road – Currently Vacant (estimated rental value £650 per calendar month £7,800 per annum)

Flat 2 – 305 Northfield Road – Let on an Assured Shorthold Tenancy at a rental of £400 per calendar month £4,800 per annum

Flat 3 – 305 Northfield Road – Let on an Assured Shorthold Tenancy at a rental of £250 per calendar month £3,000 per annum

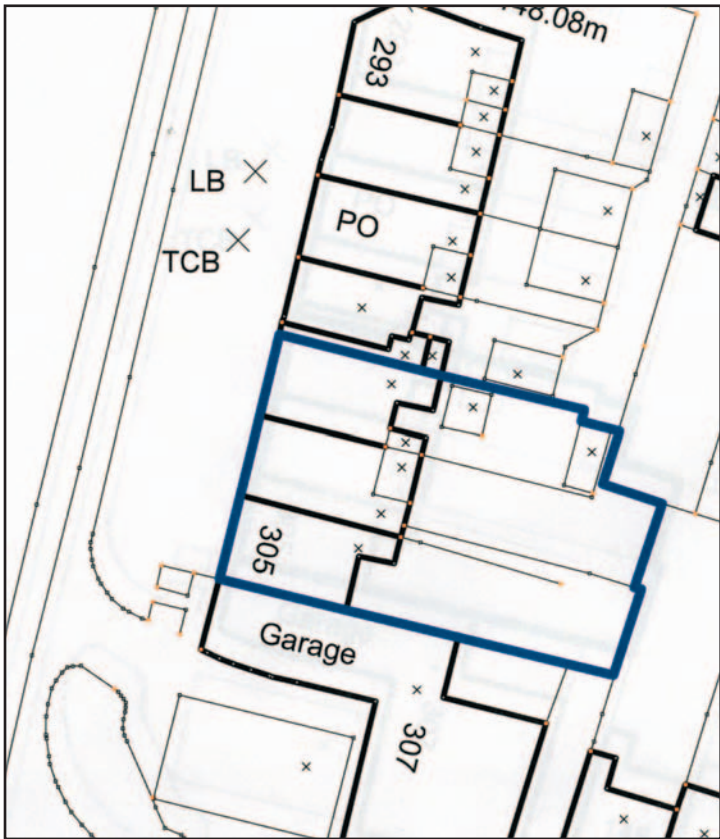
Flat 4 – 305 Northfield Road – Currently Vacant (estimated rental value £225 per calendar month £2,700 per annum)

Total Current Rental Income
£31,800 per annum

Estimated Rental Income (when fully let) £50,100 per annum (approx)

Vendors Solicitors
Refer to Auctioneers

Viewings
Via Cottons – 0121 247 2233





31 Market Street, Tamworth, Staffordshire, B79 7LR

Property Description:

An imposing three storey Retail/Office building of traditional brick construction surmounted by a pitched tile clad roof and benefiting from recent refurbishment works which include replacement shop fronts. The property occupies a prominent position in Tamworth Town Centre and is located in a Conservation Area. Market Street is well represented with both multiple and local retailers and other commercial users and the entrance to the Ankerside Shopping Centre is within 100 metres. Market Street is pedestrianised and an on-street market takes places on certain days of the week. There is therefore a significant level of passing pedestrian trade which is helped by the fact that there are two branches of major High Street banks diagonally opposite as is a branch of Wilkinson's Hardware Stores at the western end of Market Street.

The property is fully let and presently produces a total rental income of £43,600.00 per annum.

Accommodation

Left-Hand Shop & First Floor Salon
Ground Floor Salon 36.23m² (390ft²) approx

Small Rear Office 4.18m² (45ft²) approx
First Floor Salon 46.5m² (500ft²) approx

This unit is occupied as a Nail Studio and Hairdressing Salon on a Lease for 6 years from 7.01.2004 on fully repairing and insuring terms at £14,000.00.per annum. The First Floor is occupied on an Informal Licence at a rental of £4,000 per annum.

Right-Hand Retail Unit
Incorporating Upper and Lower Sales Floor Areas to the rear.
Main Retail Area 19.51m² (210ft²) approx.
Upper Rear Sales Floor 18.58m²

(200ft²) approx.

Lower Rear Sales Floor 21.27m² (229ft²) approx.

This unit is occupied by m-viron Ltd on a Lease for 6 years from 24.08.2001 on fully repairing and insuring terms at £16,000.00 per annum. The tenant has served written notification on the Landlord of their intention to renew their existing lease upon its expiry in 2007.

Second Floor Offices

These are approached via a private side right-of-way and rear staircase leading to:-

Second Floor Office Suite 61.9m² (667ft²) approx.

Toilet Accommodation comprising:- Single Compartment W.C with pedestal wash basin.

The office suite is occupied by Planet Marketing Ltd on a Lease for 3 years from 6.09.2004 on fully repairing and insuring terms at £9,600.00. per annum

OUTSIDE

To the rear of the property is a landscaped patio with direct access from Market Street

Income Summary:

Salon:

Ground Floor £14,000.00. per annum.

First Floor £4,000.00. per annum

Phone Shop £16,000.00. per annum.

Office S/F £9,600.00. per annum.

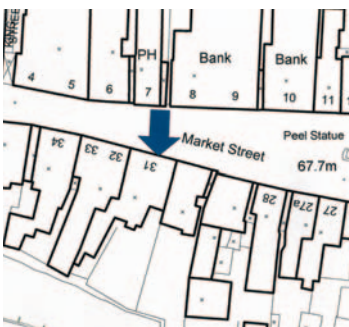
Total Income £43,600.00. per annum.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Bell Bridge Garage, Ryknild Street (A38 Southbound), Near Fradley, Lichfield, WS13 8RE

Property Description:

A former Petrol Filling Station and Car Repair Workshop located on the main A38, close to the village of Fradley and approximately three miles to the North East of Lichfield City Centre.

The site itself extends to approximately 0.76 acres (0.309ha) and may suit a variety of uses, subject to obtaining all appropriate Planning Consents. Part of the site is a tarmac forecourt, providing access to the Petrol Station and part is unsurfaced scrub land.

The site currently benefits from a Petrol Station Forecourt Canopy with shop/workshop accommodation, in need of modernisation.

N.B. – The Bell Bridge Cottage Caravan Park (Title No. - SF303561) to the rear benefits from a right of exit only, across the Petrol Station site, giving access to the A38. The single caravan to the rear (Title No. – SF321328), benefits from a right of entry and exit onto the A38. Whilst these are not designated anywhere on the site, they must be provided in any future development. All interested parties should consult the Legal Pack to clarify the details of the Rights Of Way and must consult Lichfield District Council Planning Department (01543 308 000), in order to satisfy themselves fully before bidding.

Accommodation:

Ground Floor

Shop Area measuring 61.0sq.m. (656sq.ft.)

Workshop/Warehouse measuring 160sq.m. (1,721sq.ft.) with Separate W.C., Spray Booth and Vehicular Access to Yard

First Floor

Storage measuring 166.2sq.m. (1,785sq.ft.)

Total Floor Area – 387.2sq.m. (4,160sq.ft.)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



101 Bordesley Green, Birmingham, West Midlands, B9 4QP

Property Description:

An end terraced property of traditional construction, comprising of a Ground Floor Retail Unit, with Self Contained Flat above.

The Retail Unit, currently trading as a Florist, is offered For Sale in presentable order, and is currently let at a rental of £4,800 per annum, on a 3 year lease which commenced October 2005. The Unit benefits from modern aluminium shop front, roller shutter protection, laminate flooring and side access to Yard.

The flat above benefits from a self contained access from Victoria Street and is Double Glazed. It is currently let on an Assured Shorthold Tenancy Agreement at a rental of £320 per calendar month (£3,840 per annum)

The property presently produces a total rental income of £8,640 per annum.

The premises are located on Bordesley Green, at the junction with Victoria Street. There is easy access to Birmingham City Centre via Bordesley Green (B4128).



Accommodation:

Retail Unit

Sales Area measuring 33.2sq.m.

(356sq.ft.), Under Stair Storage

Cupboard and Separate W.C. with wash hand basin.

Self Contained Flat

Kitchen, Bathroom, Bedroom, Living Room

N.B. – Please note the flat has not been internally inspected by the Auctioneers.

OUTSIDE

To the rear of the property is a small yard with metal staircase to First Floor Flat, which can be accessed off Victoria Street.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

I M P O R T A N T N O T I C E

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.





24 Holly Road, Edgbaston, Birmingham, B16 9NH

Property Description:

A superbly refurbished, spacious three storey semi detached property of brick construction set back from the road behind a small walled foregarden and surmounted by a tile clad roof. The property is offered for sale in extremely presentable condition and benefits from having been refurbished to an exceptional standard to include well laid out accommodation, UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings. Holly Road is set in an established residential area and can be located off the Hagley Road (A456) which provides direct access via public or private transport to Birmingham City Centre being within approximately a mile and a quarter distance, and the property therefore provides excellent investment potential appealing to a range of professional tenants seeking quality accommodation in close proximity to the city centre.

The property is currently arranged to provide eight bedrooms, two with ensuite, communal living room and kitchen. Currently there are six rooms let providing a rental of £25,488 per annum and when fully

let can produce a rental income of £33,816. A schedule of the tenancies are available to view from the auctioneers office.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room One/Bedroom, Front Reception Room Two/Bedroom, Lounge, Kitchen, Cellar

First Floor
Stairs and Landing, Four Bedrooms. Bathroom comprising panelled bath, pedestal wash hand basin and low level WC and Shower Cubicle.

Second Floor
Stairs and Landing, Two Bedrooms both with ensuite comprising of panelled bath, low level WC and pedestal wash hand basin and one having a shower cubicle.

Outside:
(front) Walled foregarden
(rear) Lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



112 Parsons Hill, Kings Norton, Birmingham, B30 3QP

Property Description:

A semi detached property with part rendered frontage surmounted by an interlocking pitched tile clad roof set back from the road behind a fence and hedged foregarden. The property benefits from having well laid out accommodation, majority UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property further benefits from the possibility of having off road parking at the rear. 112 Parsons Hill can be located close to the roundabout where Bells Lane, Monyhull Road and Meadow Lane meet and is set in an established residential area. The property is within a quarter of a mile of Kings Norton Park and within half a mile of Kings Norton Train Station.

Accommodation:

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

First Floor



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

Outside:

(front) Walled foregarden
(rear) Lawned garden with the possibility for off road parking.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

181 Cannock Road, Wolverhampton, WV10 0AH

Property Description:

A traditional end terraced house of rendered brick construction surmounted by a pitched interlocking clad roof requiring complete modernisation and improvement throughout. The property is situated close to the junction with Prole Street and Cannock Road (A460) provides convenient access to Wolverhampton City Centre which lies approximately three quarters of a mile distance to the South West.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen (no fittings), Rear Entrance Hall/Utility Area
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom (no fittings)



Outside: (Front) : Small walled foregarden
(Rear): Yard and over grown garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**282 Galton Road,
Smethwick,
West Midlands,
B67 5JL**

Property Description:

An extended and spacious end terraced property of brick construction surmounted by a tiled clad roof. The property benefits from a substantial extension to the rear, off road parking, UPVC double glazed windows, gas fired central heating and is offered for sale in more than presentable condition. 282 Galton Road is located on the corner of Galton Road and Abbey Road, and is approximately within a quarter of a mile distance from both Warley Woods and Bearwood High Street providing a wide range of local shops and amenities.

Accommodation:

Ground Floor

Entrance Porch, Front Reception Room, Rear Reception Room, Kitchen, Bathroom having double Jacuzzi bath, pedestal wash hand basin and low level WC

First Floor

Stairs and Landing, Three bedrooms and a Shower Room having shower cubicle low level WC and pedestal wash hand basin

Outside

Rear - having partly covered yard and loading area.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Latimer House And Malvern House, Latimer Place, Handsworth New Road, Winson Green, Birmingham, B18 4PG

Property Description:

An excellent opportunity to purchase a substantial Freehold Investment/ Redevelopment Opportunity which comprises of a former Nursing Home, a pair of semi detached houses and one detached house occupying a site which extends to 0.35 acres (1,441 sq. m.) and situated to the rear of numbers 18 to 24 Handsworth New Road. The properties themselves are accessed via a private road known as Latimer Place which leads directly off Handsworth New Road, virtually opposite the junction with Markby Road and situated in an established and predominantly residential area located approximately two miles to the North West of Birmingham City Centre and within approximately three quarter of a mile distance from Dudley Road Hospital. The properties are all of two storey brick construction surmounted by a pitched tile clad roofs and are situated in a courtyard which provides amenity space along with several car parking spaces and further additional car parking is provided off site at the end of Latimer Place. Latimer House has formerly been used as a residential Nursing Home and Malvern House numbers: 1, 2 and 3 have been used for part residential and part administrative use.

Planning

We understand that the previous use of the properties, being a nursing home with part residential and part administrative use, is duly established and the properties provide excellent scope for redevelopment lending themselves to residential use. All prospective purchasers should enquire with the Planning Department of Birmingham City Council prior to bidding to satisfy themselves with the current planning use and to discuss any proposals they may have for redevelopment of the site.

Accommodation:

Latimer House

Ground Floor; Reception Area with office and lift access, Dining Room, Kitchen, Cloak Room, Staff Room, Store, Common Room, Lounge, Interview Room, Two Bathrooms, Six Bedrooms

First Floor: Stairs and landing with lift access, Utility Room, Two Bathrooms, Sixteen Bedrooms.

Gross Internal Area: 646.5sq.m.
(6,959sq.ft.)

Malvern House 1

Ground Floor: Reception Hall, Two Reception Rooms and Kitchen

First Floor: Stairs and landing, Three Bedrooms, Bathroom

Gross Internal Area: 103.6sq.m.
(1,115sq.ft.)

Malvern House 2

Ground Floor: Reception Hall, Two Reception Rooms and Kitchen

First Floor: Stairs and landing, Three Bedrooms, Bathroom

Gross Internal Area: 103.6sq.m.
(1,115sq.ft.)

Malvern House 3

Note: This property has been fire damaged

Ground Floor: Reception Hall, Two Reception Rooms, Kitchen, Store Room and WC

First Floor: Stairs and landing, Four Bedrooms and Bathroom

Gross Internal Area: 113.6sq.m.
(1,222sq.ft.)

Outside

A central courtyard providing shared amenity space and small garden areas to rear of each property along with car parking located both on site and in Latimer Place.





Vendors Solicitors:
Refer to Auctioneers

Viewings:
Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS



LOT 30

Freehold Investment

3 International House, Old Walsall Road, Great Barr, Birmingham B42 1NN

Property Description:

A two storey mid terraced retail premises of brick construction surmounted by an interlocking tile clad roof situated in a parade known as International House and containing various retail units and set back from Old Walsall Road behind a service road parking area. Old Walsall Road (B4124) leads off Walsall Road (A34) and the property itself is situated south of the junction with Hampstead Road immediately surrounded by a range of retail properties and conveniently within a short walk from Hampstead Railway Station. Birmingham City Centre lies approximately four miles distance to the south east and the M6 Motorway (Junction 7) is within approximately one and a half miles distance. The property is currently occupied by an Estate Agent and let on a Lease for a term of 9 years which commenced on 1st April 2004 at a rental of £9,000 per annum. The Lease is subject to 3 year reviews with the next review due 1st April 2007.



Accommodation:

Ground Floor
Retail Shop: 33.88 sq metres (364 sq ft), Rear Entrance Hall with fire exit and stairs leading off.
First Floor
Staff Room: 23.5 sq metres (251 sq ft) with a range of kitchen units and a Cloakroom with WC and wash basin.
Office: 12.25 sq metres (131 sq ft)
Gross Internal Area: 71.68 sq metres (771 sq ft)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 31

Freehold Vacant Possession

27 Dovey Road, Tividale, Oldbury, West Midlands, B69 1NT

Property Description:

A semi detached property of brick construction set back from the road behind a walled foregarden and surmounted by a hipped tiled clad roof. The property benefits from having well laid out accommodation and gas fired central heating, however does require modernisation and improvement. 27 Dovey Road can be located off Tower Road which in turn leads off Birmingham New Road (A4123) which gives direct access to both Wolverhampton and Birmingham City Centres. The property is also within one mile distance of Junction 2 (M5 Motorway).

Accommodation:

Ground Floor
Entrance Hallway, Living Room, Breakfast Kitchen

First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising



panelled bath, pedestal wash hand basin and low level WC.

Outside:

(front) Walled foregarden
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 32**Freehold Vacant Possession**

**56 Britannia Road,
Walsall,
West Midlands,
WS1 4NB**

Property Description:

An end Townhouse of brick construction surmounted by an interlocking tile clad roof set back from the road behind a small lawned foregarden. The property benefits from gas fired central heating, UPVC double glazing and is offered for sale generally in presentable condition. 56 Britannia Road is set at the end of a Cul-de-sac and can be located off Junction Way close to Broadway West (A4148). The property is within a quarter of a mile distance of the Bescot Stadium and is within three quarters of a mile distance from Junction 9 of the M6 Motorway.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Kitchen/Diner



First Floor
Stairs and Landing, Two Bedrooms, Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.
Outside:
(front) Small lawned foregarden
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 33**Freehold Vacant Possession**

**22 Maitland Road,
Russells Hall Estate,
Dudley, West Midlands,
DY1 2NU**

Property Description:

A semi detached house of part rendered construction surmounted by a pitched interlocking tile clad roof, and offered for sale in a much improved and modernised condition throughout, benefiting from UPVC replacement windows, gas fired central heating and attractive range of new fitted kitchen units, modern bathroom suite, newly carpeted and laminate floor coverings, and further benefits from a tandem garage and converted loft room. The property itself forms part of an established residential area which is located via Merryfield Road off Himley Road (B4176) and is conveniently within approximately half a miles distance from Russells Hall Hospital and two miles distance from both Dudley Town Centre and Merryhill Shopping Centre.

Accommodation:

Ground Floor
Reception Hall with store cupboard, Through Lounge/Dining Room, Kitchen with attractive range of modern fitted wooden effect laminate units and work tops, built in stainless steel oven, hob and cooker hood.



First Floor
Stairs and Landing, Two double Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.
Second Floor
Stairs to converted loft room with velux window.

Outside:
(front) Lawned fore garden with tarmacadamed and paved driveway leading to tandem garage
(rear) Gravelled patio, lawned garden and decked terrace

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





Residential Development Site Turnberry Road, Bloxwich, Walsall, West Midlands, WS3

Property Description:

A parcel of freehold residential development land currently comprising of a public open space and situated fronting Turnberry Road and forming part of a good quality residential estate which contains a range of modern executive and family dwelling houses. The site is situated immediately adjacent to the local shopping centre and lies approximately three miles to the North of Walsall Town Centre which provides access to a wide range of retail amenities and services. Turnberry Road itself runs directly between Stafford Road (A34) and Broad Lane (B4210) and the site is within approximately one third of a mile distance from Bloxwich North Railway Station providing commuter access to Walsall, Cannock and Birmingham City Centre.

Planning

The site has the benefit of outline planning consent granted by Walsall Metropolitan Borough Council for the residential development of five flats (Reference 06/0218/OL/E3 and dated 29 June 2006).

The proposed development comprises of a two storey block surmounted by a pitched roof and contains the following flats:-

4 No. 2 Bedroom Flats with a gross internal area of 80 sq m (861 sq ft) each.

1 No. 2 Bedroom Duplex Flat (two storey) with a gross internal area of 84 sq m (904 sq ft).

The Plans further detail off road parking for a total of eight spaces (one space per flat plus three visitor spaces) along with associated landscaping. A copy of the planning consent and plans are available for inspection at the Auctioneers offices.

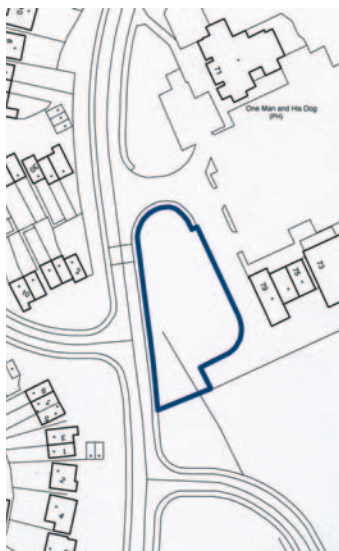
Total site area – 1,369 sq m (0.33 acres)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Secret and Marriott Works, Princess Street, Burton Upon Trent, Staffs, DE14 2NR

Property Description:

A residential development site comprising of a former brick built industrial building and yard extending to an area of 0.07 hectares (0.16 acres) and occupying a prominent corner position at the junction of Princess Street and Edward Street. The property is situated in a predominantly residential area and Princess Street is located off Derby Street (A5121) and the site is conveniently situated within half a mile distance from Burton Upon Trent Railway Station and three quarters of a mile distance from the town centre providing a wide range of retail amenities and services. Burton Upon Trent itself comprises of an established town, famous for its brewing industries and is situated off the A38 approximately twenty miles to the North East of Birmingham and ten miles to the South of Derby.

Planning:

The site benefits from planning consent granted by East Staffordshire Borough Council (Reference PA/27350/001) dated 8 March 2005 for the erection of a residential development containing fifteen flats comprising of six one

bedroom units and nine two bedroom units along with associated parking and means of access. The planning consent is subject to a Section 106 Agreement whereby the developer will be responsible for the creation of a Management Company and for a financial contribution of £2,000 towards the Traffic Regulation Order. The above conditions have been fulfilled and the only condition yet to be fulfilled is a contribution of £1,848 towards the Traffic Study, and this must be paid prior to the commencement of the development.

A copy of the planning consent, Architects drawings and Section 106 Agreement is available for inspection at the Auctioneer's offices.

A site investigation report has been undertaken on behalf of the Vendors by Ground Risk Management Limited and a copy is available for inspection at the Auctioneer's offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





The Coal Yard, Adjacent. 115 York Street, Nuneaton, Warwickshire, CV11 5PS

Description:

A parcel of freehold land used for many years as a coal merchants yard situated at the junction of York Street and Fife Street and benefiting from planning consent for residential redevelopment. York Street itself forms part of a traditional and established area containing a mix of residential and commercial properties and leads directly off Queens Road (B4102) which provides access to a range of retail amenities and leads directly to Nuneaton Town Centre being approximately half a mile distance to the East. The site tapers gradually towards the Northern boundary with Fife Street and has a frontage of 24.75m (81ft) and extends to an area of 159sq.m. (1,711sq.ft)

A copy of the planning consent is available for inspection at the auctioneers' offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



Planning:

The site benefits from outline planning consent granted by Nuneaton and Bedworth Borough Council (Ref: 010536 and dated 18 August 2006) for residential redevelopment of the coal yard site.



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Thursday 7th December 2006 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.





50 Arden Road, Saltley, Birmingham, B8 1DZ

Description:

A detached two storey former church hall predominantly of rendered brick construction surmounted by an interlocking tile clad roof. In recent years the property has been used as a commercial building and is situated in a mixed use area containing a variety of traditional residential properties, modern commercial buildings and is situated adjacent to a school. Arden Road itself is situated off Bordesley Green Road (B4145) and leads into Landor Street which in turn provides a link with the outer ring road (Lawley Middleway A4540).

Planning

We are advised that the vendor has produced a scheme to re-develop the site, with the erection of three terraced dwellings. The informal pre-planning advice from Birmingham City Council states that they consider the principle of three terraced properties to be

appropriate, as long as the external appearance is similar to properties in the surrounding area. The Planning Application Reference is N/02637/06/FUL.

Accommodation:

Ground Floor – 171 sq m (1,845 sq ft) with a range of rooms/workshops and benefiting from roller shutter vehicular door access providing garaging/loading facilities.

First Floor – 164 sq m (1,765 sq ft) having pitched ceilings and comprising of a range of rooms/workshops.

Outside

Front – paved forecourt.

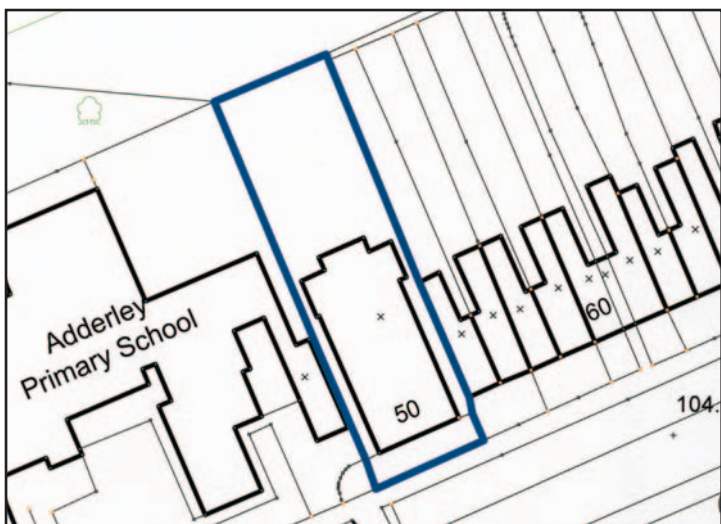
Rear – pedestrian access to both sides leading to enclosed rear garden.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



LOT 38**Freehold Vacant Possession**

**348 Alum Rock Road,
Alum Rock,
Birmingham B8 3DB**

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched tile clad roof and set back from the road behind a walled foregarden and situated between the junctions of Naseby Road and Clipston Road. The property forms part of an established residential area which contains a mix of residential and retail/commercial properties and benefits from gas fired central heating and UPVC double glazed windows

Accommodation:

Ground Floor:

Reception Hall, Lounge, Rear Reception Room, Large Kitchen with extensive range of laminate units including built in oven, hob and cooker hood.

First Floor:

Stairs and Landing, Three Bedrooms, Shower Room with glazed shower enclosure, pedestal wash basin and WC



Outside:

(Front) Block paved and walled foregarden

(Rear) Brick paved rear yard with wooden store and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 39**Leasehold Vacant Possession**

**82 Old Forest Way,
Shard End,
Birmingham, B34 6TW**

Property Description:

A ground floor one bedroom maisonette set back from the road behind communal lawned gardens and hedgeway. The property benefits from UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom units and is offered for sale in presentable condition. Old Forest Way can be located off Brook Meadow Road which in turns runs from Heath Way. The property is set in an established residential area and is also within a mile and a half of Junction 5 of the M6 Motorway.

**Accommodation:**

Ground Floor

Entrance Hallway, Reception Room, Bedroom, Kitchen, Bathroom having panelled bath, pedestal wash basin and WC.

Outside:

(rear) Communal Lawned Gardens

Term :

125 years from 3 February 2003

Ground Rent :

£10 per annum

Service Charge : Refer To legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





84 Sandwell Road, Handsworth, Birmingham, B21 8PS

Property Description:

A detached three storey residence of part rendered brick construction surmounted by a pitched tile clad roof occupying a substantial plot fronting Sandwell Road. The property provides an ideal investment opportunity and has been converted into four self contained flats offering well laid out accommodation benefiting from a shared gas fired central heating system along with a range of electric heating, some UPVC double glazed windows and security door entry system.

The property is let on Assured Shorthold Tenancy Agreements as follows:-

Flat 1 - £350 per calendar month (£4,560 per annum)

Flat 2 - £280 per calendar month (£4,560 per annum)

Flat 3 – Vacant - potential rental income £350 per annum (£4,320 per annum)

Flat 4 - £325 per calendar month (£3,900 per annum)

Total Current Rental Income £955 per calendar month (£11,460 per annum)

Total Potential Rental Income When Fully Let £1,305 per calendar month (£15,660 per annum).



Accommodation:

Ground Floor

Reception Hall with Security Door Entry System, Shared Laundry Room and Store containing Gas Fired Boiler.

Flat 1

Reception Hall, Large Lounge with Fire Exit, Bedroom One (Double), Cloakroom with WC and pedestal wash basin, Kitchen, Bedroom Two (Small Double) with Shower Room off having electric shower.

First Floor

Flat 2 (not inspected by the Auctioneers)

Reception Hall, Lounge, Kitchen, Bathroom, Double Bedroom.

Flat 3

Reception Hall, Shower Room with glazed shower cubicle, pedestal wash basin, WC.

Second Floor

Flat 4

Reception Hall, Large Bed/Living Room, Breakfast Kitchen, Bathroom with modern suite comprising pedestal wash basin, panelled bath, WC.

Outside

Walled foregarden, concrete driveway allowing for off road parking, pedestrian side access to external fire escapes, lawned garden to front and side.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





27-28 Priory Street, Dudley, West Midlands, DY1 1HA

Property Description:

An attractive investment opportunity comprising of a substantial traditional built Edwardian building constructed in 1908 and prominently occupying the corner of Priory Street and Court Passage on a site which extends to an area of approximately 0.235 acres (954 sq m) Included within the sale is a traditional built hall, known as Holloway Hall along with two single storey and one Two storey storage buildings which are located to the rear of Holloway Chambers and accessed from Court

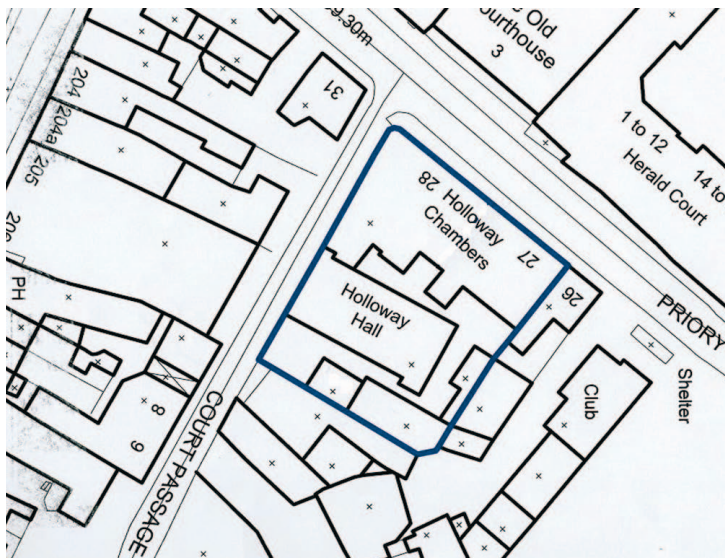
Passage. The property has been sub-divided into a range of individual units which are let to separate tenants, some being let on fixed term lease's and others being let on licences, and we understand many of the tenants have been in occupation for a number of years. The property contains a mix of tenants which include a Credit Organisation, two firms of Solicitors, a Local Authority, a Dance Studio and various private companies and individuals. A former caretakers flat which is currently vacant is situated on the

Schedule of Tenancies and Accommodation

		<u>Area Sq Ft</u>	<u>Nett Rent</u>
<u>Leasehold Units</u>			
1-3	Castle & Crystal Credit	765	£6,120
4 & 5	Vacant	678	£0
6 - 11	Louis Spragg Solicitor	1400	£9,063
Rear (Colq)	Private Tenant	292	£1,450
Holloway Hall	Dance Studio	1267	£5,250
	Sub-total	4402	£21,883

Licence Units

		<u>Area Sq Ft</u>	<u>Gross Rent</u>
13-16	Sandwell & Dudley	752	£10,140
17	Private Tenant	193	£2,860
18	MPL Ltd	223	£3,640
19	VACANT	181	£0
20	Private Tenant	182	£3,360
21	VACANT	88	£0
22	Private Tenant	518	£8,000
29	Ecclesia	375	£2,520
27	Tanfields Solicitors	532	£2,500
26	Louis Spragg Solicitor	260	£1,300
28	Private Tenant	263	£2,026
30-32	VACANT FLAT	692	
	Sub-total	4259	£36,346
	Grand Total	8661	£58,229



second floor and accessed via the main landing area.

The property occupies a convenient position within Dudley Town Centre, and Priory Street is located between Priory Road and Wolverhampton Street (B4176).

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Note:

We understand from the Vendor that running expenses for the property are in the region of £15,000 per annum and the sum of £5,933 per annum is currently recovered from the Leasehold tenants by way of the Service Charge.

Expiry

13-Feb-07

20-Aug-09 In occ. For many years

25-Dec-08 In occ. For many years

19-Jan-09

Service Charge

(recovered under the lease terms)

£1,672

£1,800

£662

£1,800

per annum

£5,933

Expiry

30-Apr-07 In occ. Since Aug 2003

31-Dec-06

31-Mar-07

31-Jan-07

31-Jul-06

31-Mar-07 In occ. Approx. 40 years

Holding over In occ. For many years

31-Dec-06 In occ. For many years

Holding over In occ. For many years

per annum

per annum



LOT 42**Freehold Vacant Possession**

**73 Mulberry Road,
Bloxwich,
Walsall, WS3 2NX**

Property Description:

A semi-detached property located in a residential area to the West side of Bloxwich town centre, and being of brick construction, with a pitched tiled roof. The property benefits from gas fired central

heating, upvc replacement windows, newly fitted Bathroom suite and well laid out accommodation. The property is in need of some modernisation and cosmetic improvement. Mulberry Road itself is located just off Sneyd Lane (A4124), which provides easy access to Walsall Town Centre via Green Lane (A34)

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with newly fitted suite

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 43**Leasehold Vacant Possession**

**11 Market Square, Pitt Street,
Wolverhampton, WV3 0NL**

Property Description:

A first floor apartment in a modern development situated in the heart of Wolverhampton City Centre. The flat benefits from having double glazed windows, electric heating and modern kitchen and bathroom fittings. Pitt Street can be found off School Lane and Worcester Street, both of which run from St Marks and St Johns Ring Road and circles the main City Centre. The property could provide ideal investment opportunity as it is within walking distance from all the main shops and amenities in the city, and University of Wolverhampton.

Accommodation:

Ground Floor
Communal Entrance and Hallway
First Floor
Entrance Hallway, Reception Room, Kitchen, Two Bedrooms and Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

Term:

150 years less three days from the 3 July 2003

Ground Rent and Service Charge:

Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



Description:

A Portfolio of three Freehold Ground Rents secured on houses in Bilston, Stourbridge and Tipton, West Midlands, and offered for sale collectively as one lot, as follows:-

43 Beacon Street, Bilston, West Midlands

A Freehold Ground Rent secured upon a townhouse subject to a lease for a term of 99 terms from 25th March 1970 at an annual ground rent of £37.50.

10 Oaktree Gardens, Wordesley, Stourbridge

A Freehold Ground Rent secured upon a townhouse subject to a lease for a term of 99 years from 29th September 1969 at an annual ground rent of £37.50.

22 Griffiths Street, Tipton

A Freehold Ground Rent secured upon a detached house and subject to a lease for a term of 99 years from 29th September 1973 and subject to an escalating ground rent as follows:

Current Ground Rent £60.00 per annum rising on 23rd March 2039 to £80.00 per annum for the remainder of the term.

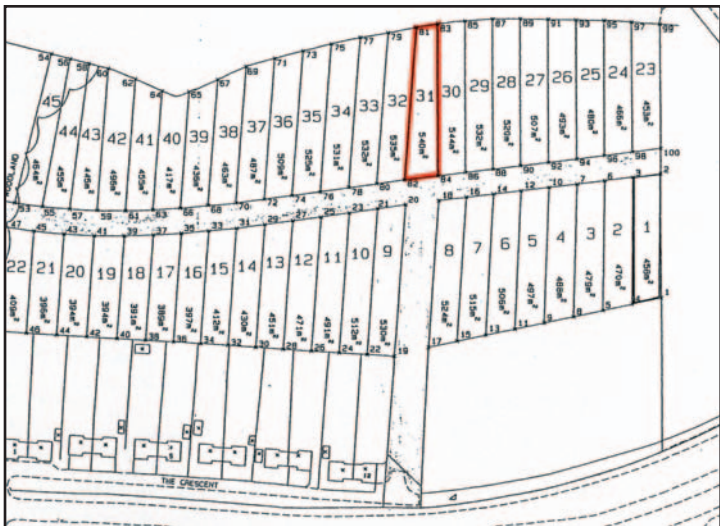
Note: A contribution of £250.00 plus VAT will be payable by the purchaser towards the Freeholder's legal costs.

Vendors Solicitors

Refer to Auctioneers

Viewings

Not Applicable


**Plot 31 Land off Queslett Road,
Great Barr, Birmingham B43**
Land Description:

A parcel of land extending to approximately 540sq m (0.133 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 46

Plot 160, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 404 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts of 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

Freehold Land



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

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 47

Freehold Land



Land Adjacent to 38 Wilkinson Road, Wednesbury, West Midlands, WS10 8SJ

Property Description:

A parcel of freehold land extending to approximately 140 square metres (1,506 square feet) and prominently situated at the junction with Watson Road in an established and predominantly residential area. Wilkinson Road leads directly off High Street (A41) which provides direct access to Wolverhampton City Centre being within approximately three and a half miles distance. The parcel of land which is roughly rectangular in shape may be suitable for residential use (subject to obtaining planning consent) and all interested parties are advised to contact the local Planning Department at Walsall Metropolitan Borough Council prior to bidding to discuss any proposals which they may have in relation to the site.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 48

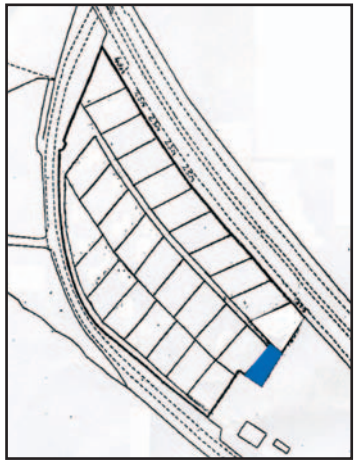
Land At Ledbury Road, Long Green, Nr.Tewkesbury, Worcs

Description:

A parcel of freehold land extending to approximately one eighth of an acre and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly between the M50 Motorway and the Ledbury Road (A438) and currently comprises of grazing land forming part of a predominantly rural area. The site is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Freehold Land



Local Authority - Malvern District Council.

Vendors Solicitors

Refer to Auctioneers

Viewings

External Viewings

N.B.

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

LOT 49

Freehold Building Plot



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

Property Description:

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



Planning:

The site benefits from planning consent granted by Dudley Metropolitan Borough Council (dated 15 May 2006 Reference P06/0988) for the erection of one dwelling. A copy of the planning consent is available for inspection at the Auctioneer's offices.

Tenure: Freehold

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**Virginia Lodge, 214 Castle Hill Road,
Stonnall, Walsall, WS9 9DB**

Property Description:

A detached bungalow with rendered frontage surmounted by an interlocking hipped tile clad roof set back from the road behind a tarmacadamed driveway allowing for either access to one of two garages for off road parking. The property benefits from well laid out accommodation, majority UPVC double glazed windows, gas fired central heating. However, does require some modernisation and improvement. 214 Castle Hill Road is set in a semi rural area and is located off the Chester Road (A452). The property enjoys stunning rural views and is within half a mile from the village of Stonnall, and three quarters of a mile from Walsall Wood.

Accommodation:

Entrance Hallway, Front Reception, Rear Reception, two Bedrooms, Kitchen Diner, Shower Room having electric shower, pedestal wash hand basin, low level WC.
First Floor:
Bedroom 3/Loft Room

Outside:

(Front) Tarmacadamed driveway with access to garage on either side of the property
(Rear) Lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



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

Thursday 7th December 2006

CALL THE AUCTION TEAM NOW

0121 247-2233

LOT 51**Freehold Vacant Possession**

**46 Shrubbery Avenue,
Tipton,
West Midlands,
DY4 8DS**

Property Description:

An end terraced property with rendered frontage set back from the road behind a driveway and lawned garden and surmounted by a hipped tile clad roof. The property benefits from well laid out accommodation, UPVC double glazed windows and gas fired central heating and is offered for sale in presentable condition. Shrubbery Avenue is located off Castle Road which in turn runs from Birmingham New Road (A4123) which provides direct access to both Wolverhampton and Birmingham City Centres. The property is also within one mile from Dudley Town Centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, , Kitchen, Inner Lobby, Bathroom comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC.



First Floor
Stairs and Landing, Three Bedrooms

Outside:
(front) Driveway and lawned garden
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 52**Freehold Vacant Possession**

**7 Olive Lane,
Halesowen,
West Midlands, B62 8LS**

Property Description:

A detached property of brick construction set back from the road behind a walled foregarden and driveway allowing for off road parking, surmounted by a tile clad roof. The property benefits from having well laid out accommodation and has undergone substantial modernisation and improvement, including gas fired central heating, modern kitchen and bathroom fittings and new carpets throughout. Olive Lane is set in an established residential area and can be found off Springfield Road which in turn leads from Long Lane (A4034).

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Cloakroom housing low level WC and pedestal wash basin.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.



Outside:
(front) Walled foregarden and driveway.
(rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





102 Waterfall Lane, Cradley Heath, West Midlands, B64 6RE

Property Description:

An extended and much improved period cottage of brick construction with rendered frontage surmounted by a tile clad roof set back from the road behind a tarmac driveway allowing for numerous off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, modern kitchen units and is offered for sale in extremely presentable condition. Waterfall Lane can be found between Beeches Road and Beauty Bank which in runs from Halesowen Road (A459) The property is within a quarter of a mile distance from the main shopping area in Blackheath and within two miles of the M5 Motorway.

Accommodation:

Ground Floor
Porch, Front Reception Room, ,
Kitchen, Side Reception Room

First Floor
Stairs and Landing, Three
Bedrooms, Room Bathroom
comprising panelled bath, pedestal
wash hand basin and low level WC.

Outside:

(front) Driveway
(rear) Lawned garden and patio area

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 54**Freehold Vacant Possession**

**190 Titford Road,
Oldbury, West
Midlands, B69 4QF**

Property Description:

A semi detached property of brick construction with part rendered frontage surmounted by a tile clad roof set back from the road behind a lawned foregarden and driveway allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows, however does require some modernisation and improvement. Titford Road is situated in an established residential area and can be located off Wolverhampton Road (A4123) which provides direct access to both Wolverhampton and Birmingham City Centres. The property is also within a quarter of a mile distance from Junction 2 of the M5 Motorway.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen comprising of two interlinked rooms.



First Floor
Stairs and Landing, Three Bedrooms, . Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

Outside:
(front) Paved driveway
(rear) Paved garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 55**Freehold Vacant Possession**

**32 Oval Road,
Erdington,
Birmingham, B24 8PL**

Property Description:

A semi detached property of brick construction with rendered frontage set back from the road behind a tarmacadam front garden and surmounted by a tile clad roof. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, however, does require some slight modernisation. Oval Road is situated off Wheelwright and is conveniently located within approximately one mile distance from Erdington High Street and within approximately half a mile distance from both Gravelly Hill Railway Station and Spaghetti Junction M6 (Junction 6).

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen/Diner, Unfinished rear extension



First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

Outside:
(front) Tarmacadam garden
(rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Basement Redevelopment, Oakhurst, 30 Anchorage Road, Sutton Coldfield, West Midlands, B74 2PL

Property Description:

A unique residential redevelopment opportunity comprising of a basement conversion to form two mansion style apartments and situated in a former Edwardian maternity hospital which was constructed in 1909 and subsequently converted into 14 self contained mansion style apartments following the cessation of its use as a hospital. The property which is of brick construction surmounted by a pitched tile clad roof was further restored in 1984 by Waterloo Housing Association however is now in private ownership and all individual lessees own a share of the freehold management company (Oakhurst Management Company Ltd) and it is understood that the proceeds from the sale of the basement will be utilised for the maintenance and refurbishment of the main structure and common parts. Oakhurst occupies a prominent position fronting Anchorage Road in a popular and highly regarded residential location and is conveniently within half a mile distance from both Sutton Coldfield Town Centre providing a wide range of retail and leisure amenities and Sutton Park.

Planning:

The property benefits from planning consent granted by Birmingham City Council (ref: N/04130/05/FUL dated 12th November 2005) for the conversion of the basement to form two flats and external alterations. Copy of the planning consent and the approved plans are available for inspection at the auctioneers' offices.

The Basement extends to a Gross Internal Floor Area of approximately 250sq.m.(2690sq.ft.) and benefits from a lower external ground level to the rear elevation allowing opening windows along with private door access and patio areas.

The proposed Accommodation is as follows:

Apartment One:

Reception Hall with Cloaks
Cupboard, Living Room with Open
Plan Kitchen and Patio access,
Double Bedroom One with en-suite,
Double Bedroom Two, Bathroom

Apartment Two:

Reception Hall with Cloaks
Cupboard, Living Room with Open
Plan Kitchen and Patio access,
Double Bedroom One with en-suite,
Double Bedroom Two, Bathroom

Outside:

Private patio areas, Communal
Gardens and Forecourt Parking

Term: A new lease for a term of 999 years will be granted for each apartment.

Ground Rent: A Peppercorn

Service Charge: Refer to Legal Pack

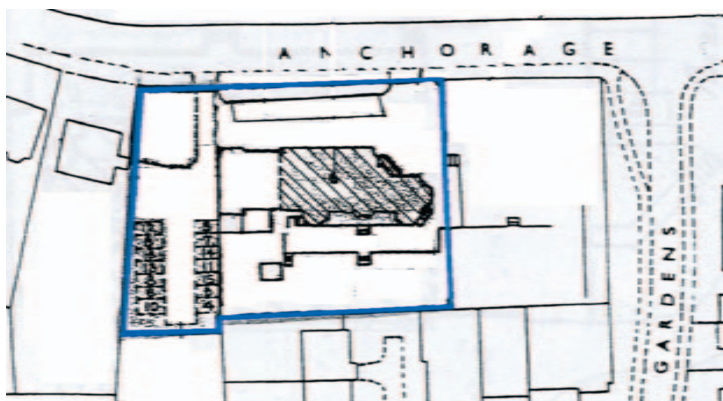
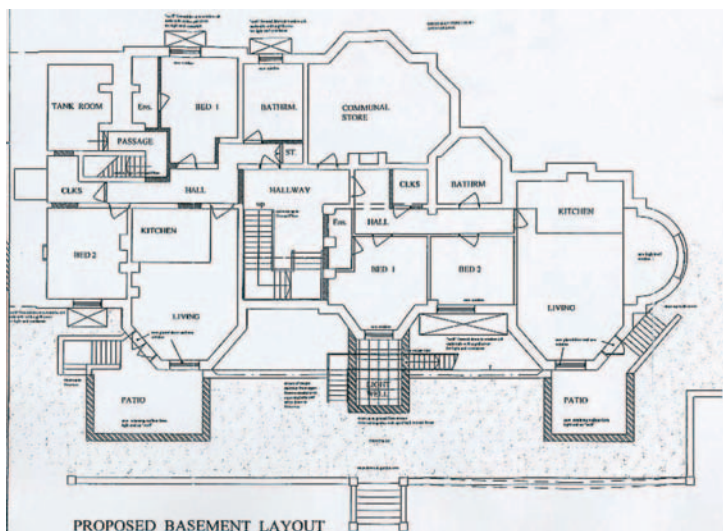
Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





LOT 57

Freehold Vacant Possession

**16 Arbury Road,
Nuneaton,
Warwickshire,
CV10 7NA**

Property Description:

A prominent off licence premises with living accommodation to the rear and first floor over occupying a corner position at the junction with Arbury Road (B4102) and Heath End Road (B4112). The property is of rendered brick construction surmounted by a pitched tile clad roof and offers well laid out accommodation but requires some modernisation and cosmetic improvement

Accommodation:

Ground Floor
Corner Retail Shop 39.9sq.m (429sq.ft) approx, Kitchen 12.24sq.m (131sq.ft), Inner Hall with stairs off and wash basin, Store Area 9.05sq.m (97sq.ft) with cellar access



First Floor

Stairs and Landing, Lounge, Two Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.

Outside:

(Rear): Enclosed yard with brick store and double gated access leading off Heath End Road

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**15/16 Hall End Villas, Watling Street,
Dordon, Tamworth, B78 1TB**

Property Description:

A pair of traditional semi detached properties situated fronting Watling Street (A5) and occupying a large site extending to an area approximately 0.47 acres (0.191 Hectares) and currently comprising of garden and amenity land. The properties are of brick construction surmounted by slate clad roofs and we understand they were originally built to house the pit managers working nearby at Birch Coppice colliery which ceased production several years ago and has now been redeveloped into a commercial and distribution park. Watling Street provides direct access to the M42 motorway (junction 10) being approximately within half a mile distance and Tamworth Town Centre lies approximately within four miles distance to the North West. The properties themselves require various modernisation and improvement works and both benefit from UPVC double glazed windows.

Planning

The properties occupy a large plot of garden and amenity land and any interested parties should discuss any intentions or proposals which they may have, with the local planning department at North Warwickshire Borough Council, prior to bidding.

Accommodation:

Number 15 Hall End Villas:

Ground Floor:
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen with extensive range of modern fitted units, Oil Fired Central Heating Boiler and Cellar access.

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

Number 16 Hall End Villas:

Ground Floor:
Entrance Hall, Lounge, Breakfast Kitchen, Dining Room

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

Outside:
Private driveway access serving both properties and leading off Watling Street, extensive surrounding gardens with brick stores, two lockup garages and ample off road parking.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

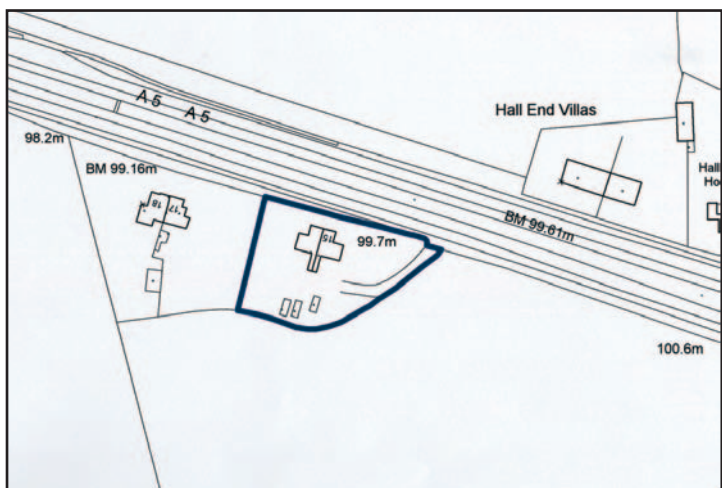
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Building Plot , situated to Rear of 119 New Spring Street, Ladywood, Birmingham, B18 7LZ

Description:

A parcel of freehold building land situated to the rear of 119 New Spring Street and adjacent to 80 Ellen Street, and having vehicular access by way of a shared driveway situated adjacent to 93 New Spring Street. The plot forms part of a predominantly residential area located between Springhill (A457) and Icknield Street (A4540) and is conveniently located within approximately half a mile distance from city hospital and one mile distance from Birmingham City Centre.

Planning:

The plot benefits from planning consent granted by Birmingham City Council (ref: C/04108/06/FUL and dated 24th August 2006) for the erection of a two storey end terraced house attached to number 80 Ellen Street. A copy of the planning consent and application and drawings is available for inspection at the auctioneers' offices.

The proposed new dwelling benefits from the following accommodation:

Ground Floor
Reception Hall, Cloak Room with WC, Kitchen, Living/Dining Room
First Floor
Stairs and Landing, Three Bedrooms, Bathroom
Outside:
Front and Rear Gardens with Off Road Parking

We understand that upon completion of the development the property will be granted a new postal address being 14 New Spring Gardens, Ladywood, Birmingham B18 7LN

Side Dimensions (approx)
Width 7.3m (24ft.)
Length 24m (79ft.)
Total Site Area: 175sq.m (1,883sq.ft)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Building Plot Adjacent to 54 Towyn Road, Moseley, Birmingham, B13 9NA

Property Description:

A parcel of freehold land situated to the Western end of Towyn Road (adjacent to number 54) which comprises of a cul-de-sac leading off Tenby Road. The site is accessed by way of a shared gated driveway and forms part of a predominantly established residential area located off College Road (B4217).

Planning

The site benefits from planning consent granted by Birmingham City Council (ref: C/00309/05/FUL and dated: 13 March 2005) for the erection of an end terraced, two storey, two bedroom, dwelling house with a separate single detached garage.

The proposed dwelling benefits from the following accommodation:
Ground Floor
Canopy Entrance, Reception Hall, Living Space incorporating Lounge, Dining and Kitchen Areas

First Floor

Stairs and Landing, Bedroom One with covered balcony, Bedroom Two and Bathroom

Outside:

Garden and a separate detached single garage

Gross Internal Areas:

Ground Floor: 34.9sq.m (375sq.ft)

First Floor: 31.5sq.m (339sq.ft)

Garage: 21sq.m (226sq.ft)

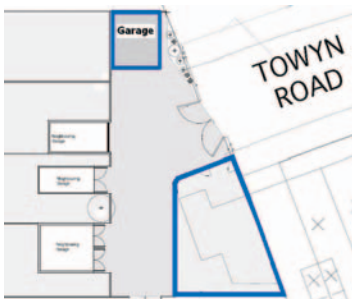
A copy of the planning consent and architect's drawings are available for inspection at the auctioneers' offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



**228 Camp Hill Road,
Nuneaton,
Warwickshire,
CV10 0JN**

Property Description:

A traditional semi detached house of part rendered brick construction surmounted by hipped tile clad roof set back from the road behind a forecourt parking area and benefiting from part gas fired central heating, part double glazed windows and requiring some cosmetic improvement. The property currently provides two bedroom accommodation however it was originally built as a three bedroom house until the dividing wall between bedroom two and three was removed. However this room still has two windows, two radiators and two door openings and the property can therefore be reinstated to its original layout. The property is situated close to the junction with Berrington Road and Camp Hill Road (B4114) provides access to Nuneaton Town Centre being approximately two miles distance to the South East.



First Floor

Stairs and Landing, Bedroom One (double), Bedroom Two (double) originally subdivided into two bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC.

Outside:

(Front): Partly gravelled foregarden providing off road parking, pedestrian side access to rear
(Rear): Concrete yard with brick WC and lawned garden

Accommodation:

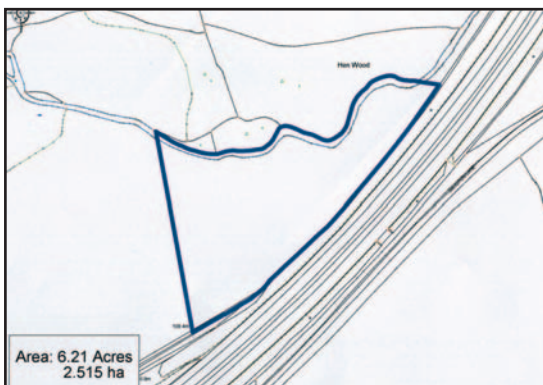
Ground Floor
Reception Hall, Front Reception Room, Dining Kitchen, Rear Entrance/ Utility Room

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**Land Adjacent Barston Lane,
Catherine-De-Barnes, Solihull,
West Midlands, B91**

Property Description:

A substantial parcel of freehold land extending to approximately 6.21 acres (2.535 ha) and comprising of a field having frontage to Barston Lane and situated close to the junction with Henwood Lane, and located to the South East of Solihull Town Centre, between Barston and Catherine-De-Barnes. The land comprises of agricultural land

situated within the green belt and forms part of a rural area.

Local Authority – Solihull Metropolitan Borough Council

Vendors Solicitors:

Refer to Auctioneers

Viewings:

External Viewings



301 Lyndon Road, Solihull, West Midlands, B92 7QR

Property Description:

A traditional detached house of brick construction surmounted by a hipped tile clad roof and situated in a popular and established residential area, conveniently located within approximately two miles distance from Solihull Town Centre and three miles distance from both the M42 Motorway (Junction 5), Birmingham International Airport and the NEC. The property offers well laid out family accommodation benefiting from gas fired central heating, part UPVC double glazed windows, off road parking, garage and extensive gardens, but requires some modernisation and improvement throughout.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall with Cloak Cupboard, Front Reception Room, Rear Reception Room, Kitchen with Pantry, covered Yard/Veranda with Brick Store and WC.

First Floor

Stairs and Landing, Three Bedrooms (Bedroom Three with walk in store cupboard), Bathroom with panelled bath, vanity wash basin and separate WC.

Outside

(front) – Concrete and paved driveway providing off road parking, lawned fore garden and integral garage.

(rear) – Paved patio with a large well maintained and predominantly lawned garden with mature borders.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Egremont, 380 Glascote Road, Glascote, Tamworth B77 2BS

Property Description:

A three storey traditional built period farmhouse constructed in the early 18th Century of brick surmounted by a pitched roof currently clad in interlocking tiles and occupying a sizable plot which extends to an area of approximately 0.256 acres (0.104 Hectares). The property currently comprises of a well laid out family dwelling house having four double bedrooms, benefiting from part gas fired central heating and requires some modernisation and improvement throughout and is accessed by way of a long driveway leading directly off Glascote Road, the entrance to which is located opposite the junction with Clifford Street. The property is conveniently located within approximately one mile distance from Tamworth Town Centre and may be suitable for a variety of both residential or commercial uses and all interested parties are strongly advised to discuss their intentions including any proposals which they may have with the local planning authority at Tamworth Borough Council, prior to bidding.

Accommodation:

Ground Floor:
Reception Hall, Reception Room One, Reception Room Two, Living/Dining Kitchen, Rear Entrance Hall, Pantry, Utility Room.
First Floor:
Stairs and Landing, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC, Two Double Bedrooms.
Second Floor:
Stairs and Large Landing, Two Double Bedrooms
Outside:
(Front) Long driveway and foregarden, concrete hard standing providing ample off road parking, brick built single garage and pedestrian side access to the rear. (Rear) Veranda, yard area, brick store, brick WC and a walled garden.

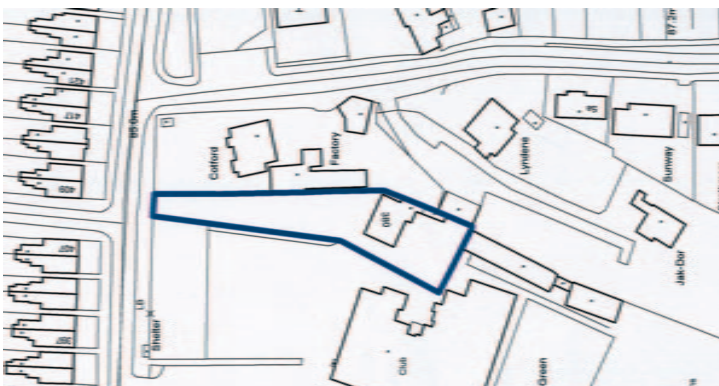
Gross Internal Area:
Ground Floor: 92.78sq.m (998sq.ft)
First Floor: 65.24sq.m (702sq.ft)
Second Floor: 53.35sq.m (574sq.ft)
Total: 211.35sq.m (2,275sq.ft)

Vendors Solicitors:

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Viewings:

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1 Piccadilly Crescent, Piccadilly, Tamworth, Staffordshire, B78 2EL

Property Description:

A mid terraced house of brick outer wall construction surmounted by a pitched interlocking tile clad roof and benefiting from UPVC double glazed windows and doors, gas fired central heating, modern kitchen and bathroom fittings and off road parking but requiring some cosmetic improvement. The property is situated in the small village off Piccadilly which is located off Trinity Road and within approximately one mile distance from Kingsbury and within two miles distance from both Kingsbury Water Park and the M42 Motorway (junction 10) which provides access to the Midlands Motorway network

Accommodation:

Ground Floor
Reception Hall, Through Lounge, Dining Room, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath and having electric shower over, pedestal wash basin and WC.
Outside:
(Front) : Walled foregarden
(Rear): Paved patio with lawned garden and shared tarmacaded driveway to rear parking space.

Vendors Solicitors

Refer to Auctioneers

Viewings

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Bank/Building Society draft

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(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.





31 Mill Road, Rugby, Warwickshire, CV21 1BB

Property Description:

A modern semi detached house of brick outer wall construction surmounted by a pitched tile clad roof and situated in a small cul-de-sac set back from the road behind a grassed area and accessed from Aqua Place. The property provides well laid out accommodation and benefits from UPVC double glazed windows and external doors, gas fired central heating and a single garage. Mill Road leads off Boughton Road which in turn leads off Leicester Road (B426) and the property is conveniently located for access to Rugby train station being within one quarter of a mile distance, from Rugby Town Centre being within one mile distance and from the M6 motorway (Junction 1) being within two miles distance. The property is currently owned by Severn Trent Property Limited and used for staff housing and will be sold subject to a Regulated/Assured Tenancy (Not an Assured Shorthold Tenancy) in favour of one of the vendors' employees at a rental of £275 per calendar month (£3,300 per annum). This current rental figure represents a staff discount from the full rental amount of £343.75 per calendar month.

Accommodation:

Ground Floor:
Entrance Hall, Cloak Room with WC and wash basin, Through Lounge, Dining Room, Kitchen, Utility Area, Brick Store and secondary Front Entrance.

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

Outside: (Front) Tarmacadamed forecourt and driveway leading to an attached single garage

(Rear) Gated pedestrian access, paved yard and lawned garden

Vendors Solicitors:

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Flat 48 Camberley, Beacon View Road, West Bromwich, West Midlands, B71 3PE

Property Description:

A duplex flat situated on the fifth and sixth floors of a substantial purpose built block offering well laid out accommodation and benefiting from UPVC double glazed windows and electric heating. Beacon View Road is located off the Walsall Road (A4031) and is approximately one and a half miles from junction 9 of the M6 Motorway. The property is let on an Assured Shorthold Tenancy Agreement at a rental of £300 pcm (£3,600 per annum). A copy of the tenancy agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Communal Entrance Hall with Access to Lifts and Security Door Entry System,.
Sixth Floor
Communal Landing, Flat Entrance Hall with Stairs down to fifth floor accommodation, Lounge with electric storage heater, Archway to Dining Area having electric panel heater, Kitchen.

Stairs Down to Fifth Floor
Hallway with stairs down to fourth floor fire escape exit.
Bathroom having panelled bath with electric shower over, pedestal wash hand basin, WC and built in airing cupboard, Bedroom One (Double) having electric panel heater, Bedroom Two (Double) having electric panel heater.

Lease Information

Term:
199 years from 29 September 1990
Ground Rent:
Refer to legal pack
Service Charge: Refer to legal pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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2 Penrith Croft, Bartley Green, Birmingham, B32 3NB

Property Description:

A purpose built first floor maisonette forming part of a two storey block of brick construction surmounted by a pitched tile clad roof and offering presentable and well laid out accommodation benefiting from gas fired central heating, UPVC double glazed windows, modern kitchen fitments and two bedrooms. Penrith Croft leads directly off Monmouth Road which in turn leads off Cromwell Lane and is situated bordering Senneleys Park and within approximately one quarter of a mile distance from Bartley Reservoir and we understand from the vendor that the immediate surrounding area has been earmarked by the local authority for significant redevelopment.

Accommodation:

Ground Floor
Reception Hall and Stairs

First Floor

Landing with three built-in store cupboards, Dining Room with patio doors onto balcony, Breakfast Kitchen with range of modern wooden effect fronted units, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC, Two Bedrooms. Outside
Communal Gardens

Term: 125 years from 14 March 1988

Ground Rent: £10 per annum

Service Charge: £54.00 per annum approximately

Vendors Solicitors

Refer to Auctioneers

Viewings

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We are currently updating our mailing list so, if you require a catalogue for our next auction on Thursday 7th December 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





3-5 Station Road, Northfield, Birmingham, B31 3TG

Property Description:

A substantial plot containing two retail units, located in a mixed use area virtually opposite Northfield Railway Station. There is a vehicular access directly between the two units, offering access to the rear yard. The building is offered For Sale in need of complete modernisation and improvement. Station Road itself leads onto Quarry Lane, which in turn runs directly on Bristol Road South (A38) providing access to both the M5 (Junction 4) and M6 via the A38(M).

Accommodation:

3 Station Road
Ground Floor
Retail Area measuring 30.8sq.m. (330sq.ft.), Lobby and Kitchen measuring 6.1sq.m. (66sq.ft.)
Lean-To Storage measuring 26.5sq.m. (284sq.ft.)
First Floor
Room 1 measuring 19.9sq.m. (214sq.ft.)
Room 2 measuring 12.8sq.m. (137sq.ft.)
Room 3 measuring 6.4sq.m. (69sq.ft.)
Room 4 measuring 9.1sq.m. (98sq.ft.)

5 Station Road
Ground Floor
Retail Area measuring 19.7sq.m. (212sq.ft.)
Rear Room measuring 12.9sq.m. (139sq.ft.)
Rear Store measuring 6.6sq.m. (71sq.ft.)
First Floor
Room 1 measuring 19.7sq.m. (212sq.ft.)
Room 2 measuring 8.2sq.m. (88sq.ft.)
Room 3 measuring 7.8sq.m. (84sq.ft.)
Room 4 measuring 9.3sq.m. (100sq.ft.)

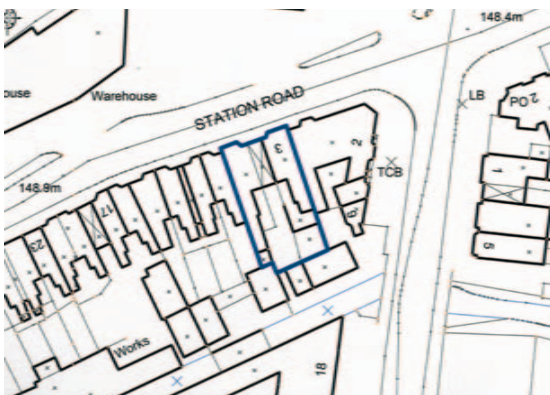
Outside
(rear) – Vehicular access between the units, leading to Rear Yard (part paved, part unsurfaced) with Covered Storage Area measuring 25.5sq.m. (275sq.ft.). To the rear of each there is a brick built W.C. and Store

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 70**Freehold Vacant Possession****7 Station Road,
Northfield,
Birmingham, B31 3TG****Property Description:**

A single retail unit, located in a mixed use area virtually opposite Northfield Railway Station. The building is offered For Sale in need of complete modernisation and improvement. Station Road itself leads onto Quarry Lane, which in turn runs directly on Bristol Road South (A38) providing access to both the M5 (Junction 4) and M6 via the A38(M).

Accommodation:

Ground Floor
Retail Area measuring 31.4sq.m. (338sq.ft.), and Kitchen measuring 4.5sq.m. (49sq.ft.)
First Floor
Room 1 measuring 12.0sq.m. (129sq.ft.)
Room 2 measuring 6.9sq.m. (74sq.ft.) max
Room 3 measuring 4.5sq.m. (48sq.ft.)
Outside (rear) – Separate W.C. and Store Room in brick built rear wing

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**LOT 71****Freehold Vacant Possession****15 Clinton Road, Bilston,
West Midlands, WV14 7BH****Property Description:**

A semi detached house of part rendered brick construction surmounted by a hipped slate clad roof benefiting from gas fired central heating and UPVC double glazed windows and offered for sale in a presentable condition. Clinton Road leads off Lunt Road which in turn leads off Darliston Lane and the property is within a third of a mile distance from the keyway (A454) which provides direct access to both Wolverhampton City Centre and the M6 Motorway (Junction10)

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Kitchen with a range of wooden effect units, UPVC Double Glazed Rear Entrance Hall, Cloak Room with WC

First Floor

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

Outside:

Front - Walled foregarden
Rear - Gated pedestrian access to paved patio and lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233





**24 St Chad's Road, Rubery, Rednal,
Birmingham, B45 9DJ**

Property Description:

A semi detached property of brick construction set back from the road behind a block paved front garden and driveway leading to garage allowing for off road parking. The property benefits from well laid out accommodation, majority double glazed windows, gas fired central heating, however, the property has been partially refurbished but does require some further works to be carried out, (eg. Flat pack kitchen bought but not fully fitted and installed). St Chad's Road can be located between New Road and Leach Heath Lane and is within walking distance to the main shopping High Street in Rubery providing a wide range of local shops and amenities. The property is also within a mile and a half of Junction 4 (M5 Motorway).

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Through Lounge, Kitchen, Access to Garage.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

Outside:
(front) Block paved garden and driveway
(rear) Lawned garden

Vendors Solicitors:

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Viewings:

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**20 Barnett Road,
Willenhall,
West Midlands
WV13 3LD**

Property Description:

A semi-detached house of rendered construction surmounted by a hipped interlocking tile clad roof, and benefiting from gas fired central heating, UPVC double glazed windows, off road parking and large rear garden. The property is offered for sale in a generally presentable condition having the benefit of new fitted carpets, and is situated in a predominantly residential area located off Vaughan Road, which in turn leads off Willenhall Road (A454), and is within approximately two miles distance from both Wolverhampton City Centre and the M6 Motorway (Junction 10).

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Dining Kitchen, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.

First Floor
Stairs and Landing, Three Bedrooms.
Outside:
(front) Lawned fore garden with block paved driveway providing off road parking and a paved side garden with pedestrian gated access to rear
(rear) Large garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

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

Bank/Building Society draft

Debit/Credit card

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

Personal/Company Cheque

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

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



LOT 74**Freehold Vacant Possession**

**53 Church Road,
Erdington,
Birmingham B24 9BB**

Property Description:

A traditional mid terraced house of rendered brick construction surmounted by a pitched tile clad roof and requiring repair and modernisation throughout. The property is set back from the road behind a walled foregarden and situated close to the junction with Trafalgar Road conveniently within less than a quarter of a mile distance from Erdington High Street providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear reception Room, Kitchen with cellar access, Bathroom with panelled bath, pedestal wash basin and WC

First Floor
Stairs and Landing, Three Bedrooms



Outside:
(Front) : Walled foregarden
(Rear): Yard and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 75**Freehold Vacant Possession**

**55 South Road,
Erdington,
Birmingham, B23 6EA**

Property Description:

An end terraced house of rendered brick construction surmounted by a pitched slate clad roof and previously comprising of a corner shop with living accommodation, prior to being converted back to a single dwelling house. The property is situated on the corner of Gwalia Grove which comprises of a small terrace leading off South Road and is conveniently within approximately one quarter of a mile distant from Erdington High Street providing a wide range of retail amenities and services. The property requires modernisation and improvement throughout.

Accommodation:

Ground Floor
Front Reception Room, Side Entrance Hall with cellar access, Rear Reception Room with Store Cupboard, Kitchen, Lobby, Potential Shower Room with WC only.



First Floor
Stairs and Landing, Two Bedrooms

Outside:
(Front) : Tarmacadamed forecourt
(Rear): Yard area with shared pedestrian access

Vendors Solicitors

Refer to Auctioneers

Viewings

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