

PROPERTY AUCTION

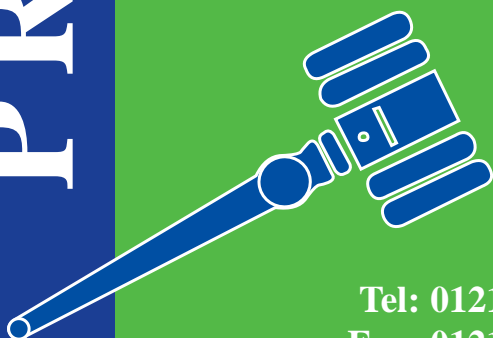
Cottons

Chartered Surveyors

16TH SEPTEMBER 2004

AT 11.00 AM

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



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

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

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

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

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

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

6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances and electrical fittings. Prospective purchasers are advised to undertake their own investigations.

7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.

8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.

9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.

10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.

11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.

12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.

13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

If you have never been to an auction before or require more information about a particular Lot, you are welcome to contact our office with any enquiries which you may have. We will do our utmost to help.

Auction Sale of 71 LOTS

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

- 40 Freehold Vacant Residential Properties
- 7 Residential Investment Properties
- 3 Leasehold Vacant Apartment
- 5 Freehold Commercial/ Industrial Premises with Vacant Possession
- 4 Commercial Investment Properties
- 1 Fine Period Gothic Style Dwelling House
- 1 Community Centre with Dwelling house
- 1 Freehold Garage Yard Investment
- 7 Parcels of Freehold Land
- 1 Freehold Building Plots
- 1 Freehold Public House Investments

ORDER OF SALE

Lot	Property	
1	17 Murdock Road, Handsworth	Freehold Vacant Possession
2	47 Beatrice Street, Walsall	Freehold Vacant Possession
3.	80 Kingsley Street, Walsall	Freehold Vacant Possession
4.	19 Tyndall Walk, Bartley Green	Freehold Vacant Possession
5.	11 Dovey Road, Moseley	Freehold Vacant Possession
6.	14 Shireland Road, Smethwick	Freehold Vacant Possession
7.	32 Cadle Road, Wolverhampton	Freehold Vacant Possession
8.	38 Grosvenor Street, Wolverhampton	Freehold Vacant Possession
9.	25 Parkway Road, Dudley	Freehold Vacant Possession
10.	405 Rednal Road, Kings Norton	Freehold Vacant Possession
11.	Building Plot 352 Halesowen Road, Cradley Heath	Freehold Building Plot
12.	Plot 44 Little Hay, Shenstone	Freehold Land
13.	Plot 45 Little Hay, Shenstone	Freehold Land
14.	Plot 46 Little Hay, Shenstone	Freehold Land
15.	38 Daniels Road, Bordesley Green	Freehold Vacant Possession
16.	1 Belle Vue Terrace, Hampton in Arden	Freehold Vacant Possession
17.	86 Barnsdale Crescent, Northfield	Freehold Vacant Possession
18.	95 Northfield Road, Harborne	Freehold Vacant Possession
19.	The Old Lodge, Moor Lane, Witton	Leasehold Vacant Possession
20.	158 Witton Lodge Road, Erdington	Freehold Vacant Possession
21.	64 Prince of Wales Lane, Yardley Wood	Freehold Vacant Possession
22.	49 Orchard Road, Erdington	Freehold Vacant Possession
23.	91 Gravelly Hill North, Erdington	Freehold Vacant Possession
24.	Front Unit, Stirchley House, Sutton Coldfield	Freehold Investment
25.	Block A, Brunswick Park Road, Wednesbury	Freehold Part Investment/Vacant Possession
26.	15 Capston Grove, Weoley Castle	Freehold Vacant Possession
27.	464 Bordesley Green, Bordesley Green	Freehold Vacant Possession
28.	Plot 4 Land at Queslett Road, Great Barr	Freehold Land
29.	Plot 17 Tamworth Road, Fillongley	Freehold Land
30.	Plot 5 Land at Queslett Road, Great Barr	Freehold Land
31.	Plot 18 Tamworth Road, Fillongley	Freehold Land
32.	127 Flaxley Road, Stechford	Freehold Investment



33.	28 Revesby Walk, Nechells	Freehold Investment
34.	The King of Bohemia Public House, Sheldon	Freehold Investment
35.	65 Grace Road, Tividale	Freehold Investment
36.	12 Hillcrest Road, Camp Hill, Nuneaton	Freehold Investment
37.	288 Rocky Lane, Great Barr	Freehold Vacant Possession
38.	92 Dyas Road, Great Barr	Freehold Vacant Possession
39.	Bordesley Green Community Centre, Bordesley Green	Freehold Vacant Possession
40.	85 Arundel Street, Walsall	Freehold Vacant Possession
41.	382 Stourbridge Road, Kidderminster	Freehold Vacant Possession
42.	Shortlands, 252 Hagley Road, Pedmore	Freehold Investment
43.	95 Arden Road, Acocks Green	Freehold Vacant Possession
44.	6 Oxford Road, Acocks Green	Freehold Part Investment/Vacant Possession
45.	798 Alcester Road South, Maypole	Freehold Vacant Possession
46.	1506 Trident House, Granville Square, Birmingham	Leasehold Vacant Possession
47.	115 Caldmore Road/1 Hope Street, Walsall	Freehold Part Investment/Vacant Possession
48.	18 Herbert Road, Handsworth	Freehold Vacant Possession
49.	124 George Road, Oldbury	Freehold Investment
50.	Lusaka, Church Road, Telford	Freehold Investment
51.	39 Shawhurst Lane, Hollywood	Leasehold Vacant Possession
52.	64 Merriens Close, Great Barr	Freehold Vacant Possession
53.	25 Thrushell Walk, Wolverhampton	Freehold Vacant Possession
54.	Units 1C, 1E & 1F Meeting House Ind. Est, Brierley Hill	Leasehold Investment
55.	143 Valley Road, Walsall	Freehold Vacant Possession
56.	49 Tresham Road, Great Barr	Freehold Vacant Possession
57.	124 Nimmings Road, Halesowen	Freehold Vacant Possession
58.	31 Greswolde Road, Sparkhill	Freehold Vacant Possession
59.	Garage Yard, John Street, Nuneaton	Freehold Garage Investment
60.	140 Earls Road, Nuneaton	Freehold Vacant Possession
61.	30 Wenlock Road, Perry Barr	Freehold Vacant Possession
62.	24 Madehurst Road, Erdington	Freehold Vacant Possession
63.	12 Honeybourne, Tamworth	Freehold Vacant Possession
64.	121 Woodmans Rise, Droitwich	Freehold Investment
65.	52 Harrowby Place, Willenhall	Freehold Vacant Possession
66.	49 Bailey Road, Bilston, Wolverhampton	Freehold Vacant Possession
67.	20 Marsh Lane, Erdington	Freehold Vacant Possession
68.	67 Wychwood Crescent, Sheldon	Freehold Vacant Possession
69.	84 Stephenson Avenue, Walsall	Freehold Vacant Possession
70.	Flat B, 37 Wesman Court, Walsall	Leasehold Vacant Possession
71.	41 Slade Road, Sutton Coldfield	Freehold Vacant Possession

AUCTION TEAM

Andrew J. Barden MRICS

John Day FRICS

Ian M. Axon MNAEA

Sharon M. O'Malley MNAEA

Peter C. Longden FRICS

Mark M. Ward TechRICS

Kenneth F. Davis FRICS

MISREPRESENTATION ACT

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

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

IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

- **Bank/Building Society Draft**
- **Personal/Company Cheque**
- **Debit/Credit Card**

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

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

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

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

IMPORTANT TRAFFIC NOTICE

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



LOT 1**Freehold Vacant Possession**
**17 Murdock Road,
Handsworth,
Birmingham B21 9JP**
Property Description:

A traditional style mid terraced Villa of part rendered brick construction surmounted by a replacement tile clad roof and occupying a slightly elevated position set back from the road behind a small walled forecourt. The property provides well laid out accommodation and requires cosmetic improvement and Murdock Road itself is situated directly off Soho Road (A41).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) – Small walled forecourt
Outside (rear) – Shared pedestrian access to covered yard area and concrete rear garden.

Vendors Solicitors:

Higgs & Sons
Blythe House
134 High Street
Brierley Hill
West Midlands
DY5 3BG
Telephone No – 01384 342100

Ref: Mr D Morgan**Viewings:**

Via Cottons – 0121 247 2233

LOT 2**Freehold Vacant Possession**
47 Beatrice Street, Walsall, WS3 2AA
Property Description:

A semi detached property of brick construction 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 and gas fired central heating. The property requires some modernisation. Beatrice Street is located between Green Lane (A34) and Bloxwich Road and is approximately 2 1/2 miles from Walsall Town centre.

Accommodation:

Ground Floor
Entrance Hallway, Two Reception Rooms, Kitchen, Shower Room, Conservatory.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising pedestal wash hand basin, low level WC and panelled bath.
Outside
Rear – lawned garden.
Front – lawned foregarden and driveway allowing for off road parking.

Vendors Solicitors:

Whatley Weston & Fox
15-16 The Tything
Worcester
WR1 1HD
Telephone No – 01905 731731

Ref: Mrs C Washbrook**Viewings:**

Via Cottons – 0121 247 2233

LOT 3**Freehold Vacant Possession**
**80 Kingsley Street,
Walsall, WS2 9QZ**
Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a small foregarden. The property benefits from having some UPVC double glazed windows and gas fired central heating. Kingsley Street is located off Darlaston Road (A4038) and is approximately 1 1/2 miles from Walsall Town centre.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, WC.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom comprising pedestal wash hand basin, low level WC and panelled bath.
Outside
Rear – patio area leading to lawned garden.
Front – small walled foregarden.

Vendors Solicitors:

Enoch Evans
St Paul's Chambers
6-9 Hatherton Road
Walsall
WS1 1XS
Telephone no – 01922 720333

Ref: Mr J Cooke**Viewings:**

Via Cottons – 0121 247 2233

LOT 4**Freehold Vacant Possession**
**19 Tyndall Walk, Bartley Green,
Birmingham, B32 3UN**
**Property Description:**

A mid terraced property of rendered brick construction surmounted by an interlocking tile clad roof set back from the road behind a paved foregarden. The property benefits from having well laid out accommodation, modern kitchen fittings, recent redecoration, UPVC double glazed windows and off road parking to the rear of the property. Tyndall Walk can be located off Woodgate Lane and is approximately 1/4 mile from Woodgate Valley Country Park and Junction 3 of the M5 Motorway.

Accommodation:

Ground Floor
Entrance Hallway, Downstairs WC, Kitchen/Diner, Lounge.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room with suite comprising pedestal wash hand basin, WC and shower enclosure.
Outside
Front – small walled foregarden.
Rear – paved yard, garage allowing off road parking accessed from a service road to the rear.

Vendors Solicitors:

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

Ref: Mr A G Curtis**Viewings:**

Via Cottons – 0121 247 2233



**11 Dovey Road, Moseley,
Birmingham, B13 9NT**

Property Description:

A 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 and is in need of modernisation and upgrading. Dovey Road is situated in an established residential area and can be located between Passey Road and Tovyn Road and is approximately 1 1/2 miles from Moseley village providing access to a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Three Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with suite comprising pedestal wash hand basin, WC and panelled bath.
Outside
Front – small walled foregarden.
Rear – lawned garden.

Vendors Solicitors:

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

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

**32 Cadle Road, Low
Hill, Wolverhampton
WV10 9SJ**

Property Description:

A semi detached house of brick construction with tile clad roof, benefiting from part double glazed windows, gas-fired central heating, Garage and off-road parking. Cadle Road itself is situated off Hawksford Crescent.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Dining/Kitchen, Rear Lobby with built-in cupboard.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) – Forecourt and shared driveway
Outside (rear) – Garden and single Garage.

Vendors Solicitors:

Jeya & Co
322 High Street North
Manor Park
London
E12 6SA
Telephone No – 0208 552 1999

Ref: Miss Ruheela

Viewings:

Via Cottons – 0121 247 2233


**14 Shireland Road,
Smethwick, West
Midlands B66 4RG**
Property Description:

A traditional mid terraced house of brick construction with a replacement tile clad roof, set back from the road behind a small foregarden and situated close to the junction with Gilbert Road. The property benefits from UPVC double glazed windows and gas-fired central heating and requires some cosmetic improvement.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (front) – Small walled foregarden.
Outside (rear) – Paved yard and garden.

Vendors Solicitors:

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

Ref: Mr N Brimble

Viewings:

Via Cottons – 0121 247 2233

**38 Grosvenor Street,
Wolverhampton, WV10 0EJ**

Property Description:

A semi detached property of rendered brick construction surmounted by an interlocking hipped tile clad roof set back behind a hedged foregarden providing off road parking and shared driveway to rear detached garage. The property benefits from having well laid out accommodation, UPVC double glazed windows, refitted kitchen, refitted bathroom, gas fired central heating and is offered for sale in presentable condition. Grosvenor Street can be located off Tremont Street which in turn runs adjacent to Wednesfield Road (A4124).

Accommodation:

Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen, Lobby, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front – paved foregarden, shared driveway to rear detached garage.
Rear – paved rear garden and garage.

Vendors Solicitors:

Dunham Brindley & Linn
Denning House
1A George Street
Wolverhampton
WV2 4DP
Telephone No – 01902 427561

Ref: Mrs D Cowley

Viewings:

Via Cottons – 0121 247 2233



**25 Parkway Road,
Dudley, West
Midlands, DY1 2QA**

Property Description:

A traditional style mid terraced house of brick construction with an interlocking tile clad roof set back from the road behind a walled fore-garden and situated close to the junction with Himley Road. The property benefits from gas fired central heating and UPVC double glazed windows and is conveniently located within approximately 3/4 mile distance from Dudley Town Centre, providing a wide range of amenities and services.

Vendors Solicitors:

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

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Through
Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.
Outside (front) –walled fore-garden.
Outside (rear) –outside WC and garden.



**405 Rednal Road,
Kings Norton,
Birmingham B38 8ER**

Property Description:

A traditional style semi detached house of part rendered brick construction, surmounted by a slate clad roof and requiring complete modernisation and repair throughout, including the provision of a bathroom. The property itself is set well back from the road behind a lawned fore-garden and is situated in an established residential area.

Vendors Solicitors:

Harris Cooper Walsh
King Edward Building
48 High Street
Solihull
West Midlands
B91 3TB
Telephone No – 0121 705 2255

Ref: Mrs C Houghton

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Living Room,
Dining/Kitchen, Lean-to Veranda.
First Floor
Stairs and Landing, Three
Bedrooms.
Outside (front) – Lawned fore-garden
Outside (rear) – Long overgrown garden with pedestrian side access



**Building Plot, 352 Halesowen Road, Cradley
Heath, West Midlands B64 7JT**

Property Description

A freehold building plot comprising of a parcel of land located adjacent to 352 Halesowen Road and currently comprising of a detached brick built Garage which requires demolition along with a lawned garden to the rear. The plot itself is rectangular in shape and having approximate dimensions as follows: Frontage - 6.7 m (22 ft)
Depth – 31 m (101 ft)
Total SiteArea – 207 sq m (2235 sq ft) approx.
The property itself is situated fronting Halesowen Road located virtually opposite High Clere and is conveniently located within approximately one mile distance from Halesowen Town Centre, providing a wide range of local amenities.

Planning

The plot has the benefit of Full Planning Consent, granted by Sandwell Metropolitan Borough Council (ref DC/04/42634 dated 8 July 2004) for the demolition of the existing double garage and construction of a new detached house and garage as detailed in the approved plans. The proposed house will benefit from the following accommodation:
Ground Floor
Reception Hallway, Study,

Cloakroom, Living Room, Kitchen and Integral Garage.

First Floor
Stairs and Landing, Master Bedroom with en-suite, Three Further Bedrooms and Family Bathroom. A copy of both the planning consent and plans is available for inspection at both the auctioneers and solicitors offices.

Vendors Solicitor

George Green & Co
Old Bank Chambers
1 Summer Hill
Halesowen
West Midlands
B63 3BU
Telephone No – 0121 550 1139

Ref: Mrs S Buckley

Viewings

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 28th October 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.

LOT 12**Plot 44, Little Hay Lane, Shenstone, Staffordshire WS11****Land Description**

A parcel of land extending to approximately 495 sq m (0.12 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT
Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

Freehold Land**LOT 14****Plot 46, Little Hay Lane, Shenstone, Staffordshire WS11****Land Description**

A parcel of land extending to approximately 495 sq m (0.12 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT
Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

Freehold Land**LOT 13****Plot 45, Little Hay Lane, Shenstone, Staffordshire WS11****Land Description**

A parcel of land extending to approximately 495 sq m (0.12 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors**

Cartwright & Lewis
100 Hagley Road
Edgbaston
Birmingham
B16 8LT
Telephone No – 0121 246 3000

Ref: Mr C Frowd

Viewings:

Via Cottons – 0121 247 2233

Freehold Land**LOT 15****Freehold Vacant Possession****38 Daniels Road, Bordesley Green, Birmingham B9 5XU****Property Description:**

A traditional style mid terraced house of brick construction surmounted by a slate clad roof offering well laid out accommodation and requiring modernisation and improvement throughout. The property is set well back from the road behind a lawned fore-garden which provides ample opportunity for off-road parking and is situated in an established and popular residential area and Daniels Road itself is accessed directly off Belchers Lane.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.
Outside (front) – Long fore-garden - partly paved providing off-road parking.
Outside (rear) – Pedestrian entry access to paved patio, brick-built stores and enclosed lawned garden.

Vendors Solicitors:

Sydney Mitchell
346 Stratford Road
Shirley
West Midlands
B90 3DN
Telephone No – 0121 746 3300

Ref: Mrs S M Cooper

Viewings:

Via Cottons – 0121 247 2233



LOT 16**Freehold Vacant Possession****1 Belle Vue Terrace, Hampton-in-Arden,
Solihull, West Midlands B92 0AR****Property Description:**

A traditional style end terraced cottage of brick construction surmounted by a slate clad roof benefiting from part UPVC double glazed windows, three bedrooms and requiring modernization and cosmetic improvement. Belle Vue Terrace itself comprises of a cul-de-sac, located directly off Solihull Road (B4102), and forms part of a popular and sought after village location which offers various local amenities including a Railway Station which provides direct rail access to the cities of Birmingham, Coventry and Birmingham International Airport.

Accommodation:

Ground Floor
Enclosed Entrance Porch, Reception Hall, Living Room, Dining Room, Kitchen, Rear Entrance Lobby.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, pedestal wash basin and WC.

Outside (front) – Block paved fore-garden, shared pedestrian side access to rear yard containing two brick stores and WC.

Vendors Solicitors:

Blythe Liggins,
Edmund House,
Rugby Road,
Leamington Spa
Warwickshire
CV32 6EL
Telephone No – 01926 831 231

Ref: Mr T Lester

Viewings:

Via Cottons – 0121 247 2233

LOT 17**Freehold Vacant Possession****86 Barnsdale Crescent, Northfield,
Birmingham B31 1TA****Property Description:**

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

Accommodation:

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

Vendors Solicitors:

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

Ref: Mr P Lugsdin

Viewings:

Via Cottons – 0121 247 2233

LOT 18**Freehold Vacant Possession****95 Northfield Road, Harborne,
Birmingham B17 0ST****Property Description**

A Grade II Listed three-storey traditional end terraced residence of brick construction with a rendered front elevation surmounted by a slate clad roof and having a lock-up Garage located in a shared yard to the rear with vehicular access off Tibbets Lane. The property is set back from the road behind a small forecourt and provides well laid out accommodation, benefitting from gas-fired central heating, three reception rooms and three double bedrooms, but requires some cosmetic improvement. The property is conveniently located within approximately half a mile distance from Harborne High Street providing a wide range of local amenities.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen with a range of fitted units opening into Dining/Breakfast Room.

First Floor

Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Second Floor
Stairs and Landing to Large Attic Bedroom.
Outside (front) – Small forecourt, gated pedestrian entry access to rear.
Outside (rear) – Concrete yard, patio and garden. A lock-up Garage is located in a yard at the rear with vehicular access off Tibbets Lane.

Vendors Solicitors:

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

Ref: Mr N Brimble

Viewings:

Via Cottons – 0121 247 2233

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Property Description:

A most unique property known as The Old Lodge situated at the main entrance to Witton Cemetery and comprising of a Grade II Listed Period Dwelling House constructed in the mid 1800's of sandstone block and containing many intricate features and detail along with an imposing clock tower and surmounted by a multi pitched slate clad roof. The property provides extensive two storey accommodation containing a range of both reception rooms and bedrooms and is currently stripped of all internal fixtures, fittings and joinery and requires complete modernization and repair throughout. The property is surrounded by gardens and benefits from a road frontage onto Moor Lane which may provide scope for independent vehicular access subject to obtaining consent from the Local Planning and Highways Department, at Birmingham City Council. The property may also provide opportunities for various residential or commercial uses and once again, all interested parties must satisfy themselves with the Local Planning Department as to the suitability of their intended use. Moor Lane itself leads directly between Brookvale Road (A4040) and College Road.

Accommodation

Ground Floor
Entrance Hall, Grand Reception Hall with Cellar access, Reception Room 1 with large built in safe, WC,

Reception Room 2, Reception Room 3, Inner Hall, Reception Room 4, Room 5 and Room 6.
First Floor
Stairs and Gallery Landing, Bathroom (no fittings) 6 Potential Bedrooms, Secondary staircase leading to enclosed yard area containing a range of dilapidated brick stores and outbuildings.
Outside (front) – Surrounding gardens
Gross Internal area: 281.78 sq m (3,033 sq ft) approximately

Vendors Solicitors:

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

Ref: Mr D Singh

Viewings:

Via Cottons – 0121 247 2233





158 Witton Lodge Road, Erdington, Birmingham B23 5AP

Property Description:

An end terraced house of part rendered brick construction surmounted by a hipped interlocking concrete tile roof and set back from the road behind a lawned fore-garden. The property requires modernisation and improvement throughout and benefits from UPVC double glazed windows and partly installed gas-fired central heating. The property is situated overlooking the circle.

Vendors Solicitors:

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

Ref: Mr P Lugsdin

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Side Reception Hall, Lounge,
Dining/Kitchen, Walk-in Pantry.
First Floor
Stairs and Landing, Two Double
Bedrooms, Bathroom with bath,
pedestal wash basin & WC.
Outside (front) – Lawned fore-
garden, pedestrian side access to
rear.
Outside (rear) – Small yard and
good sized garden.

64 Prince of Wales Lane, Yardley Wood, Birmingham B14 4JY


Property Description:

A traditional end terrace retail premises of predominantly rendered brick construction surmounted by a replacement tile clad roof and situated in a small parade of similar units and formerly being used by a photo developing company. The property requires some modernisation and improvement and benefits from a parking space at the rear. The property is located on the upper section of Prince of Wales Lane, between the junctions with Yardley Wood Road and School Road.

Vendors Solicitors:

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

Ref:
Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Retail Shop – 23.5 sq m (252 sq ft)
Rear Store Room – 11.15 sq m
approximately (120 sq ft)
Rear Lobby/Store – 6.86 sq m (73
sq ft) with WC.
First Floor
Stairs to Room 1 – 16.35 sq m (176
sq ft), Room 2 – 5.33 sq m (57 sq ft).
Outside (front) – Tarmacadam
forecourt.
Outside (rear) – Gravelled parking
space accessed by way of a shared
driveway.



49 Orchard Road, Erdington, Birmingham, B24 9JB

Property Description

A substantial three storey mid-terraced residence of traditional brick construction surmounted by a replacement tile clad roof and offering well laid out accommodation providing seven bedrooms, two reception rooms and two bathrooms. The property which has been previously let to students is situated in an established residential area within approximately 1/3 mile distance from both Erdington High Street providing a wide range of local amenities and Erdington Railway Station providing direct access to both Birmingham City Centre and Sutton Coldfield. The property benefits from gas fired central heating and requires some modernisation and cosmetic improvement.

Accommodation

Ground Floor
Entrance Hall, Reception Hall,
Access to Cellar, Front Reception

Room, Rear Reception Room,
Kitchen, Lobby/Utility Area,
Bathroom with panelled bath having
electric shower over and pedestal
wash hand basin.

First Floor

Stairs and Landing, Bathroom with
pedestal wash hand basin, WC and
panelled bath, Separate WC, Four
Bedrooms.

Second Floor

Three Bedrooms.

Outside

Front – tarmacadam forecourt
providing for off road parking.
Rear – yard and long garden.

Vendors Solicitors:

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

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 28th October 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



**91 Gravelly Hill North, Erdington, Birmingham,
West Midlands, B23 6BJ**

Property Description:

A substantial and imposing character residence of traditional brick and tile construction, being set back from the road behind a walled foregarden and benefiting from well laid out accommodation. The property is located virtually opposite the junction with Lansdowne Road, and is in need of complete modernisation and repair.

Planning Information

We are advised by the local planning department at Birmingham City Council that the property benefits from C2 planning consent (The Town and Country Planning (Use Classes) Order 1987) granted in 1983 for use as a Residential Institution for the purposes of Residential Care, Hospital, Nursing Home, Residential School or Training Centre. All interested parties should satisfy themselves in respect of their intended planning use by contacting the Local Planning Dept. on 0121 303 1115

Accommodation:

Ground Floor
Vestibule Entrance, Hallway, Front Living Room, Rear Living Room,

Kitchen with no fittings, W.C., Cellar, Bathroom with no fittings.
First Floor
Stairs and Gallery Landing, Bedroom 1, Bedroom 2, Bedroom 3 (currently fitted out as a kitchen), Bathroom with panelled bath, pedestal wash basin and W.C.
Second Floor
Bedroom 4, Bedroom 5, Bedroom 6
Outside (front) – Deep front garden with Driveway, leading to Garage
Outside (rear) – Several Outhouses with Long Garden and Mature Trees

Vendors Solicitors:

Eric Bowes
139 Stratford Road
Shirley
Solihull
B90 3AY
Telephone No – 0121 744 3691

Ref: Mr S Gill

Viewings:

Via Cottons – 0121 247 2233



**Front Unit, Stirchley
House, Reddicap
Trading Estate, Sutton
Coldfield, West
Midlands, B75 7BU**

Property Description

A two storey Commercial premises forming part of a large detached building of brick outer wall construction surmounted by a flat roof and located in an Industrial Estate just off Coleshill Road. The property is currently fully let as follows;

Ground Floor - Let to Greenwood Country Furniture on a 6 year Full Repairing and Insuring lease which commenced March 2004 at a rental of £6,950p.a.

First Floor - Let to Bluesquare Telecom on a 6 year Full Repairing and Insuring lease, which commenced December 2003 at a rental of £10,000p.a.

Total Rental Income £16,950p.a. In addition, a single office on the first floor is currently let on a 999 year lease at a peppercorn rental.

Accommodation

Ground Floor
Reception Office, Workshop, Two Store Rooms and Staff Room.
Gross Internal Area is approximately 199sq.m (2142sq.ft)
First Floor
Separate access to stairs and landing, Gents and Ladies W.C and Five Individual Offices. Net Internal area is approximately 129.3sq.m (1389sq.ft)
Outside (front) Six Car Parking Spaces Let to Bluesquare
Outside (rear) Four Car Parking Spaces Let to Greenwood Furniture

Vendors Solicitors:

Grove Tompkins Bosworth
54 Newhall Street
Birmingham
B3 3QG
Telephone No – 0121 236 9341

Ref: Mr R Devlin

Viewings:

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 28th October 2004 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





Block A (adjacent to No 70) Brunswick Park Road, Wednesbury, West Midlands, WS10 9QR

Property Description:

A substantial investment property occupying part of a former waterworks site and comprising of an imposing three storey brick built commercial premises along with a two storey vehicle workshop located to the side and of brick construction with a pitched slate clad roof. Both properties benefit from a tarmacadam forecourt providing off road parking. Brunswick Park Road itself is situated off Wood Green Road (A461) and the property is conveniently located within approximately half a mile distance from the M6 Motorway (Junction 9)

Tenancies/Three Storey Block

Ground Floor - Vacant
First Floor - Let to Mr J Parkes for use as a Gymnasium for a term of four years from the 24 December 2000 at a rental of £6,000 per annum.
Second Floor - Vacant

Adjoining Two storey Building –

Let to Mr B Martin for use a Vehicle Repair Workshop on a Lease for a term of five years from the 24 December 2001 at a rental of £3,000 per annum.

Current rental income - £9,000 per annum. Potential rental income in excess of £20,000 per annum

Accommodation - Three Storey Block:

Ground Floor
Warehousing with basement accommodation and two rear lock up stores.
First Floor
Currently used as a Gymnasium
Second Floor
Storage
Gross external area – 1044 sq m (11,248 sq ft)

Adjoining Two Storey Building

Ground Floor
Used as a Vehicle Repair Workshop with first floor storage
Gross external area – 379 sq m (4,084 sq ft)

Planning Information – We are advised by Sandwell metropolitan Borough Council that they would welcome the redevelopment of the entire former water works site (of which Block A forms part) for residential purposes since it would remove a non conforming use from a residential area, this advice reflects the Planning Department's informal opinion only and a formal decision can only be given if a planning application for the entire site is submitted.

Vendors Solicitors:

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

Ref: Mr N Brimble

Viewings:

Via Cottons – 0121 247 2233



15 Copston Grove, Weoley Castle, Birmingham B29 5EH

Property Description:

A mid terraced house of brick construction, surmounted by an interlocking tile clad roof and situated in a cul-de-sac, located off Harvington Road. The property benefits from UPVC double glazed windows and requires modernisation and improvement.

Accommodation:

Ground Floor
Entrance Hall, Lounge, Breakfast/Kitchen, Lobby, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Tarmacadam forecourt providing off-road parking.
Outside (rear) – Pedestrian entry access to paved patio and lawned garden.

Vendors Solicitors:

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

Ref: Mr P Lugsdin

Viewings:

Via Cottons – 0121 247 2233

464 Bordesley Green, Bordesley Green, Birmingham B9 5NS



Property Description:

A mid terraced retail unit with a self-contained flat over and of traditional brick construction surmounted by an interlocking tile clad roof. The property requires modernisation and improvement throughout and benefits from rear car-parking which is accessed by way of a shared vehicular driveway leading off Churchill Road. The property directly fronts Bordesley Green (B4128) and is within approximately two and a half miles distance to the east of Birmingham City Centre.

Accommodation:

Ground Floor
Retail Shop – 33.88 sq m (364 sq ft), rectangular in shape with aluminium shop front with electric roller shutter protection.
Store Room – 5.73 sq m (61 sq ft)
First Floor
Self contained Flat comprising Double Bedroom, Living Room with recess for Kitchenette, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (rear) – Shared vehicular driveway leading off Churchill Road to a concrete yard and car parking area, Three Small brick built stores and an external staircase providing access to the flat accommodation.

Vendors Solicitors:

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

Ref: Mr M Shabir

Viewings:

Via Cottons – 0121 247 2233



LOT 28**Freehold Land****Plot 4, Land off Queslett Road, Great Barr, Birmingham B43****Land Description:**

A parcel of land extending to approximately 488 sq m (0.12 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:

Higgs & Sons
1 Townsend Place
Kingswinford
Dudley
West Midlands
DY6 9JL
Telephone No – 01384 342100

Viewings:

Via Cottons – 0121 247 2233

Ref: Mr M Pettigrew

LOT 30**Freehold Land****Plot 5, Land off Queslett Road, Great Barr, Birmingham B43****Land Description:**

A parcel of land extending to approximately 488 sq m (0.12 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:

Higgs & Sons
1 Townsend Place
Kingswinford
Dudley
West Midlands
DY6 9JL
Telephone No – 01384 342100

Viewings:

Via Cottons – 0121 247 2233

Ref: Mr M Pettigrew

LOT 29**Freehold Land****Plot 17, Land at Tamworth Road/Mill Lane, Fillongley, Warwickshire****Land Description:**

A Parcel of Land extending to approximately 492 sq m (0.12 acres) and currently comprising of open pasture land, forming part of the Green Belt and situated close to the junction with Tamworth Road and Mill Lane. The plot itself is one of 22 plots which have been formed as detailed on the attached plan. The Land itself is situated within approximately one miles distance to the North West of Fillongley which comprises of a popular village and is also well positioned for access from Birmingham, Solihull, Coventry and the Midlands Motorway

Network, which are all within approximately ten miles distance.

Vendors Solicitors:

Sydney Mitchell
Chattock House
346 Stratford Road
Shirley
Solihull
B90 3DN
Telephone No – 0121 746 3300

Ref: Mr D Blood

Viewings:

Via Cottons – 0121 247 2233

LOT 31**Freehold Land****Plot 18, Land at Tamworth Road/Mill Lane, Fillongley, Warwickshire****Land Description**

A Parcel of Land extending to approximately 406 sq m (0.1 acres) and currently comprising of open pasture land, forming part of the Green Belt and situated close to the junction with Tamworth Road and Mill Lane. The plot itself is one of 22 plots as detailed on the attached plan and is situated within approximately one miles distance to the North West of Fillongley which comprises of a popular village and is also well positioned for access from Birmingham, Solihull, Coventry and the Midlands Motorway Network, which are all within approximately twenty miles distance. Whilst the plot is sold without any current planning permission, it is offered for sale as

a potential single building plot for the possible future development of one detached property is planning consent is granted at some future date. All planning enquiries should be taken up with The Local Planning Department at Warwickshire County Council on 01926 410410.

Vendors Solicitors

Sydney Mitchell
Chattock House
346 Stratford Road
Shirley
Solihull
B90 3DN
Telephone No – 0121 746 3300

Ref: Mr D Blood

Viewings

Via Cottons – 0121 247 2233





**127 Flaxley Road, Stechford,
Birmingham B33 9HQ**

Property Description

A presentable and modernised end of terrace Retail Shop with Self-contained Flat above of brick construction with a tile clad roof, set back behind a deep paved forecourt and situated close to the junction with Old Farm Road. The property benefits from gas-fired central heating and in addition the flat benefits from UPVC double glazed windows.

The ground floor shop is currently let as a hairdressing studio and the flat is let on a Shorthold Periodic Tenancy and there is a substantial Garage/Workshop to the rear. Tenancy details are as follows:

Hairdressing Studio

Let on a full repairing and insuring lease expiring 2010.

Rental - £7250 per annum

Flat

Let on a Shorthold Periodic Tenancy.

Rental - £120 per calendar week (£6240 per annum)

Garage/Workshop

Currently vacant

Total Current Rental Income -

£13,490 per annum

Accommodation

Ground Floor

Hairdressing Studio - 44.3 sq m,

Drying area - 7.8 sq m, Rear Kitchen/Sun Bed Room - 17.3 sq m Outside - Enclosed rear yard, outside WC.

Frontage - 5.4 m

First Floor

Flat - Front Entrance Hall, Stairs and Landing, Lounge, Two Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC, Kitchen with a range of modern units.

Outside (front) - Paved forecourt

Outside (rear) - Brick built double Garage/Workshop 39.3 sq m having shared vehicular access off Old Farm Road.

Vendors Solicitor

Garner Canning & Co

2 Bolebridge Street

Tamworth

Staffordshire

B79 7PA

Telephone No - 01827 57272

Ref: Mr I Webster

Viewings:

Via Cottons - 0121 247 2233



**28 Revesby Walk, Nechells,
Birmingham B7 4LG**

Property Description

A lock-up Shop, currently trading as an off-licence, together with a Self-contained Duplex Flat. This modern property is of traditional brick construction with a tiled roof and forms part of the pedestrianised Revesby Walk Shopping Centre, accessed from Vauxhall Road, close to its junction with Duddeston Manor Road.

The Flat is currently let on an Assured Shorthold Tenancy Agreement at £390 per calendar month (£4680 per annum).

Accommodation

Shop

With modern Shop front with roller shutter protection, fully fitted shelving, suspended ceiling and fluorescent lighting.

Internal width - 5.09 metres (16' 8")

Retail Area - 40.7 metres (430 sq ft)

Rear Stockroom - 16.22 sq m (174 sq ft)

Stockroom No 2 - 20.67 sq m (222 sq ft)

Kitchen with fitted units including stainless steel sink unit. WC with low flush suite and wash basin.

Garage and Loading from rear common yard, accessed from Duddeston Manor Road.

Flat (58 Revesby Walk)

A Self-contained Duplex Flat comprising Hall, Living Room with laminate floor, Fitted Kitchen.

Upper Floor

Two Bedrooms, Bathroom with bath with shower over and hand wash basin, Separate WC, UPVC double glazing.

Vendors Solicitors

Murria & Co

Court Chambers

180 Corporation Street

Birmingham B4 6UD

Telephone No - 0121 200 2818

Ref: Mr N Sharma

Viewings:

Via Cottons - 0121 247 2233



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LOT 34**Freehold Investment**

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

Property Description:

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

Accommodation:

Ground Floor
Bar/Lounge area - 162.54 sq m (1749 sq ft) with Ladies, Gents and Disabled Toilets, leading off, Ground Floor Cellar - 49.54 sq m (533 sq ft) with rear access, Kitchen - 6.91 sq m (74 sq ft) with a range of units, Wash Room and Store, Inner Hallway with some storage. Office - 6.17 sq m (66 sq ft) Store Room - 18.95 sq m (204 sq ft)
First Floor



Stairs and Landing, Lounge, Bedroom 1 (double), Kitchen with a range of laminate units.
Second Floor
Stairs and Landing, Bedroom 2 (double) Bedroom 3 (double), Bedroom 4 (single)
Bathroom with panelled bath, pedestal wash basin and WC.
Outside: (front) Paved forecourt (rear) Pedestrian side access to paved terrace/patio area.

Vendors Solicitors:

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

Ref: Mr A Khan

Viewings:

Via Cottons - 0121 247 2233



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LOT 35**Freehold Investment**

**65 Grace Road, Tividale, Oldbury, West
Midlands, B69 1LN**

**Property Description:**

A semi detached property of brick construction surmounted by an interlocking hipped tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, UPVC glazed windows and gas fired central heating. Grace Road can be located off City Road which in turns runs off New Birmingham Road (A4123). The property is currently let on an Assured Shorthold Tenancy Agreement. Rental £110 per week (£5,720 per annum).

Accommodation:

Ground Floor
Entrance Hall, Reception room, Kitchen/Diner, Bathroom comprising of panelled bath, pedestal wash hand basin and WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside
Front - lawned foregarden.
Rear - lawned rear garden.

Vendors Solicitors:

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

Ref: Mr P Lugsdin

Viewings:

Via Cottons - 0121 247 2233

LOT 36**Freehold Investment**

**12 Hillcrest Road,
Camp Hill, Nuneaton,
Warwickshire, CV10 9HB**

Property Description:

A mid terraced house having rendered elevations surmounted by an interlocking tile clad roof and benefiting from UPVC double glazed windows and gas fired central heating. Hillcrest Road itself leads directly off Hazel Road and the property is located within approximately one and a half miles distance to the west of Nuneaton Town Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £90.00 per week (£4,680 per annum)

**Accommodation:**

Ground Floor
Entrance Hall, Living Room, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom
Outside (front) - Garden
Outside (Rear) - Garden

Vendors Solicitors:

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

Ref: Mr P Lugsdin

Viewings:

Via Cottons - 0121 247 2233



**288 Rocky Lane, Great Barr,
Birmingham B42 1NQ**

Property Description:

A traditional semi detached house of brick construction with a hipped interlocking tile clad roof requiring modernisation and improvement throughout and benefiting from part double glazed windows, rear garage and a single storey rear extension. Rocky Lane itself forms part of an established residential area and runs directly between Old Walsall Road (B4124) and Walsall Road (A34). Local services are available at the junction with Old Walsall Road which includes Hamstead Railway Station and the Scott Arms Shopping Centre is within approximately one mile distance.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Extended Kitchen, covered side passageway.
Stairs and Landing
Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.
Outside (front) – Paved fore-garden.
Outside (rear) – Paved patio, partly lawned garden and a free-standing single Garage with vehicular access via a shared rear driveway.

Vendors Solicitors:

Equity Solicitors
92 Grove Lane
Handsworth
Birmingham
B21 9HA
Telephone No – 0121 554 7470

Ref: Mr MT Sattar

Viewings:

Via Cottons – 0121 247 2233

**92 Dyas Road, Great
Barr, Birmingham
B44 8SE**

Property Description:

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

access to a shared vehicular driveway providing a potential Garage or off-road parking.

Vendors Solicitors:

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

Ref: Mrs D Nary

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Porch, Reception Hall, built-in understair cupboard, Lounge, Double Doors to Open Plan Dining Room and Kitchen with a range of fitted units including built-in oven, hob and cooker hood, UPVC double glazed Conservatory.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) – Walled fore-garden
Outside (rear) – Long garden with


**Bordesley Green Community Centre and Dwelling
House, Located to the rear of St Andrews Street,
Bordesley Green, Birmingham B9 4JT**
Property Description

A unique lot comprising of a substantial community hall (formerly an Evangelical Church) along with a brick built dwelling house located at the rear which requires complete modernisation and repair. The Community Hall itself may be suitable for a variety of uses, subject to confirmation with the local planning department of Birmingham City Council, and is set back behind a Tarmacadam forecourt fronting onto St Andrews Street which leads off St Andrews Road which in turn leads off Watery Lane Middleway (A4540).

**Accommodation
Community Hall**

Twin Entrance to separate Entrance Halls
Main Hall – 174 sq m (1881 sq ft)
Rear Hall – 42 sq m (455 sq ft)
including two rear Entrance Halls, Meeting Room, Cloakroom with WC and wash basin, external boiler cupboard and external cloakroom

with WC and wash basin.

Outside – Tarmacadam forecourt and pathway to both sides and rear of property.

Dwelling House

Ground Floor
Reception Hall, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Bathroom (no fittings) Two Double Bedrooms.
Outside – Small garden to front side and rear with brick stores and out-buildings.

Vendors Solicitors:

Anthony Stockton
12th Floor Coventry Point
Market Way
Coventry
CV1 1EA
Telephone No – 02476 231821

Ref: Mr M Stockton

Viewings:

Via Cottons – 0121 247 2233





**85 Arundel Street,
Walsall, WS1 4BX**

Property Description:

A mid terraced property of rendered brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation and UPVC double glazed windows. The property itself requires some modernisation and improvement. Arundel Street is located off between Cambridge Street and Thorpe Road and is approximately 1 mile from Walsall Town centre.

Accommodation:

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

Vendors Solicitors:

Enoch Evans
St Paul's Chambers
6-9 Hatherton Road
Walsall
WS1 1XS
Telephone No – 01922 720333

Ref: Mr J Cooke

Viewings:

Via Cottons – 0121 247 2233

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SN11 0XZ
Tel: 01249 822 999 Fax: 01249 822 211



**382 Stourbridge Road, Kidderminster,
Worcestershire, DY10 2QE**

Property Description:

A detached bungalow of brick construction surmounted by a tile clad roof set back in an elevated position behind a lawned foregarden. 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. The property can be located on Stourbridge Road (A451) to Kidderminster and is approximately 1/4 mile from Kidderminster Ringway. The property benefits from having a large rear garden with vehicular access off a shared rear driveway which leads off The Foxholes.

Kitchen/Diner, Bathroom comprising of panelled bath, pedestal wash hand basin and WC.
Outside
Front – lawned foregarden.
Rear – lawned rear garden.

Vendors Solicitors:

Silks
368 High Street
Smethwick
Birmingham
B66 4DF
Telephone No – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hallway, Reception Room,
Two Bedrooms,



**Shortlands, 252 Hagley Road, Pedmore,
Stourbridge, West Midlands DY9 0RW**



Property Description:

For sale due to retirement – A substantial three-storey semi detached residence which has been owned by the current vendors for approximately forty years and was converted many years ago into five Self-contained Flats. The property is of traditional brick construction surmounted by a slate clad roof and has the addition of a two-storey extension at the rear and each flat provides well laid out accommodation benefiting from separate gas, electricity and water services, gas-fired central heating and residents car parking at the rear. The property forms part of a popular and established residential area and is conveniently located within approximately one mile distance from both Stourbridge Town Centre providing a wide range of local amenities and from Stourbridge Junction Railway Station. The property is being sold as an investment and flats 1, 2, 3, and 4 are currently let on Assured Shorthold Tenancy Agreements and flat 5 is currently let to a protected tenant, all at the following rentals:

Flat 1	£340 per calendar month
Flat 2	£350 per calendar month
Flat 3	£360 per calendar month
Flat 4	£375 per calendar month
Flat 5	£303 per calendar month

Total Rental Income - £1728 per calendar month (£20,740 per annum)

Accommodation:

Ground Floor
Reception Hall with security door entry system, Cellar containing separate meters and laundry facilities.

Flat 1

Reception Hall, Lounge, Kitchen, Double Bedroom, Shower Room with glazed shower cubicle, pedestal wash basin & WC.

Flat 2

Lounge, Kitchen, Lobby, Shower Room with glazed shower cubicle, pedestal wash basin and WC, Double Bedroom.

First Floor

Stairs and Landing.

Flat 3

Lounge, Kitchen, Double Bedroom, Shower Room with glazed shower cubicle, pedestal wash basin & WC.

Flat 4

Reception Hall, Shower Room with glazed shower cubicle, pedestal wash basin & WC, Lounge, Kitchen and Double Bedroom.

Second Floor

Stairs and Landing.

Flat 5

Entrance Hall, Bathroom with bath, wash basin and WC, Lounge, Kitchen and Double Bedroom.
Outside (front) – Large lawned fore-garden and long gravelled driveway which leads to the rear.
Outside (rear) – Residents car park providing ample off-road parking.

Vendors Solicitors:

Douglas Wood Thompson
32-34 Worcester Street
Kidderminster
Worcestershire
DY10 1EW
Telephone No – 01562 66000

Ref: Mr D Wood

Viewings:

Via Cottons – 0121 247 2233



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**95 Arden Road, Acocks Green,
Birmingham B27 6AH**

Property Description

An imposing and substantial semi detached house of brick construction surmounted by a replacement tile clad roof offering extensive three-storey accommodation benefiting from gas-fired central heating and requiring some modernisation and improvement throughout. The property is situated in a popular and established residential area and has previously been let as an investment and benefits from fitted fire doors, emergency lighting and external means of escape.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Cloakroom with WC, Front reception Room, Rear Reception Room, Study, Breakfast/Kitchen, Walk-in Pantry, Utility Room, Shower Room with shower and pedestal wash basin.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.

Second Floor

Stairs and Landing, Bedroom 4, Bedroom 5.
Outside (front) – Tarmacadam forecourt providing off road parking set behind a privet hedge, Garage and pedestrian side access to rear.
Outside (rear) – Large paved patio and large garden.

Vendors Solicitors:

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

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

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**6 Oxford Road, Acocks Green,
Birmingham, B27 6DT**

Property Description

A substantial traditional two storey semi detached house of brick construction surmounted by an interlocking tile clad roof and situated close to the junction with Warwick Road (A41) leading directly to Acocks Green Shopping Centre providing a wide range of local amenities. The property has been converted, a number of years ago, into a range of six Studio Flats and Bedsitting Rooms and benefits from shared gas-fired central heating, UPVC double glazed windows and a mains fitted fire detection system. All flats are currently vacant, with the exception of Flat 6, which is let on a Regulated Tenancy at a registered rental of £210.50 per calendar month. We understand from the vendor that the potential rental income, when fully let, is in excess of £16,000 per annum.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Room 1 – Bedsitting Room with Kitchenette.
Flat 2 – Kitchen, Lounge, Double

Bedroom, Rear Entrance Lobby and Separate WC.

Flat 3 – Entrance Hall, Kitchen, Bed/Living Room, Shower Room with glazed shower cubicle and WC.

First Floor
Stairs and Landing, Room 4 – Bedsitting Room with Kitchenette. Room 5 – Kitchen and Bedsitting Room, Shared Shower Room with glazed shower cubicle, pedestal wash basin & WC, Shared Bathroom with panelled bath and wash basin, Separate WC.
Room 6 – Bedsitting Room with Kitchenette
Outside (rear) – Garden

Vendors Solicitors

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

Ref: Mr L Taylor

Viewings

Via Cottons – 0121 247 2233



**798 Alcester Road South, Maypole,
Birmingham, West Midlands, B14 5EZ**

Property Description:

A spacious corner retail unit with warehouse and living accommodation over of cavity wall brick construction, surmounted by a tile clad roof. The property benefits from part UPVC Double Glazed windows and is prominently located at the junction of Alcester Road South and Meadfoot Avenue. The property is in need of some cosmetic improvement, although refurbishment work has been commenced at some point in the past, including a plasterboard lining.

Accommodation:

Ground Floor
Retail Unit With Under Stair Storage – 124.5sq.m (1338sq.ft) max,
Warehouse – 81.6sq.m (877sq.ft),
Enclosed Yard - 34.3sq.m (369sq.ft),
Secure Storage Area
First Floor
Separate access off Alcester Road South, leading to Stairs and Landing and 10 rooms in various stages of refurbishment. Total Floor area is approximately 114.3sq.m (1229sq.ft)
Net Internal Area for ground floor is

approximately 240.4sq.m (2583sq.ft)

Outside (front) – Tarmac forecourt fronting onto slip road off Alcester Road South

Planning

The property benefits from Full Planning Permission for the extension of the warehouse at the front, thus forming a second retail unit, and the conversion of the first floor into two flats. The Application Number is S/02014/04/FUL and full details are available from Birmingham City Council and the Auctioneers and Solicitors Offices.

Vendors Solicitors:

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

Ref: Mr Steve Nickless

Viewings:

Via Cottons – 0121 247 2233



**1506 Trident House,
Granville Square,
Birmingham, B15 1UH**

Property Description:

A purpose built one bedroomed flat situated on the 15th floor. The property benefits from having well laid out accommodation, gas fired central heating and security door entry system. Trident House is located in central Birmingham set back behind Broad Street and is within 1/4 mile distance from the main shopping area.

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs and Lifts..
15th Floor
Entrance Hallway, Reception Room, Kitchen, Bedroom, Bathroom comprising pedestal wash hand basin, low level WC and panelled bath.
Outside
Communal gardens.

Term:

99 Years (less 3 days)

Commencement date:

12 December 1977

Ground Rent :

£10.00 per annum.

Service Charge :

Please Refer To Solicitors.

Vendors Solicitors:

Eric Bowes & Co
139 Stratford Road
Shirley
Solihull
West Midlands
B90 3AY
Telephone No – 0121 744 3691

Ref: Mr S Gill

Viewings:

Via Cottons – 0121 247 2233



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**115 Caldmore Road/1 Hope Street,
Walsall, WS1 3RF**

Property Description:

A substantial, three storey property comprising of a former dwelling house fronting Caldmore Road, and an adjacent Workshop/Builders Yard fronting Hope Street. The property is of brick construction, surmounted by a replacement tile clad roof, and occupying a prominent location at the corner of Caldmore Road and Hope Street. The busy Walsall Town Centre is within close proximity. The property requires complete modernisation and improvement throughout and may provide scope for a variety of uses subject to obtaining planning consent from the Local Planning Department at Walsall Town Council. To the rear of the premises there is a yard, currently used as a Builder,s Yard and Let on an informal tenancy, at a rental of £1300p.a.

Accommodation:

Ground Floor
Entrance Hall with staircase leading off, and providing access to a six rooms and cellar. The ground floor

accommodation extends to approximately 98sq.m (1054sq.ft).
First Floor
Stairs and Landing, access to five rooms. The first floor accommodation extends to approximately 88sq.m (946sq.ft)
Second Floor
Workshop measuring 52sq.m (556sq.ft)
Net Internal Area measures 238sq.m (2558sq.ft) Approximately. Frontage to Caldmore Road 11.2m (36'9"), Frontage To Hope Street 36.3m (119')
Outside (rear) – Rear yard currently used as a Builders Yard.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Road,
Walsall,
WS1 1UP
Telephone No – 01922 627521

Ref: Mr Andrews

Viewings:

Via Cottons – 0121 247 2233

**1B Herbert Road, Handsworth,
Birmingham, B21 9AE**



Property Description:

A detached bungalow of brick construction surmounted by a tile clad roof set back behind Herbert Road and Grove Lane accessed via a walkway from No 1 Herbert Road or 155 Grove Lane. The property benefits from having well laid out accommodation and gas fired central heating. 1B Herbert Road occupies a sizeable plot of land with possible redevelopment potential. All planning enquiries should be taken up with Birmingham City Council Planning Department on 0121 303 1115.

Accommodation:

Ground Floor
Entrance Porch, Hallway, Reception Room, Four Bedrooms, Kitchen, Bathroom comprising of panelled bath with shower over, pedestal wash hand basin and WC, Inner Lobby/Veranda, Sun Lounge, Shower Room.
Outside
Front – lawned foregarden.
Rear – lawned rear garden and garage.

Vendors Solicitors:

Harris Cooper Walsh
King Edward Buildings
48 High Street
Solihull
West Midlands
B91 3TB
Telephone No – 0121 705 2255

Ref: Jane Thomason

Viewings:

Via Cottons – 0121 247 2233



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124 George Road, Oldbury, B68 9LN

Property Description:

An end terraced property of part rendered brick construction surmounted by a tile clad roof set back from the road behind a small paved foregarden. The property itself is situated in an established residential area and is located off Pottery Road and is approximately 3/4 mile from Warley Woods. The property is currently let on a Regulated Tenancy at a Registered Rental of £39.00 per week (£2,028 per annum) effective from 17 December 2003.

Vendors Solicitors:

Mylles & Co
14 High Street
Sunninghill
Ascot
Berks
SL5 9NQ
Telephone No – 01344 623388

Ref: Mr K Urguhart

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom.
Outside
Rear – garden.
Front – small paved foregarden.



Lusaka, Church Road, Donnington Wood, Telford, Shropshire, TF2 7PS

Property Description:

A detached bungalow surmounted by an interlocking tile clad roof and providing well laid out accommodation benefiting from UPVC double glazed windows and external doors, three bedrooms and ample off road parking. Church Road itself runs directly between St Matthews Road and School Road which contains a range of residential properties including various new townhouse developments. The property is currently let on a Regulated Tenancy at a registered rental of £66 per week (£3,432 per annum) effective from 27 November 2003.

with panelled bath and wash hand basin, Living Room, Kitchen.
Outside
Front – lawned front and side gardens with mature flower beds, tarmac driveway leading to rear providing ample off road parking.
Rear – yard, garage and range of outbuildings.

Vendors Solicitors:

Rollits
Wilberforce Court
High Street
Hull
HU1 1BR
Telephone No – 01482 323239

Ref: Ms J Randall

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Three Good Sized
Bedrooms, Separate WC, Bathroom



39 Shawhurst Lane, Hollywood, Birmingham B47 5HL

Property Description:

A modern link detached house surmounted by an interlocking tile clad roof, requiring modernisation and improvement and set well back from the road behind a long lawned fore-garden. The property is located opposite Mynors Crescent and forms part of an established and popular residential area located on the southern outskirts of Birmingham and conveniently within approximately one mile distance from Wythall Railway Station and within approximately two miles distance from the M42 Motorway (junction 3). The property benefits from gas-fired central heating, large gardens and ample off-road parking and was originally built with three bedrooms, although bedrooms one and three have now been combined making a large master bedroom. The original doorways to each bedroom are still in place.

Term - 99 years

Commencement date- 1st January 1964

Ground Rent - £30.00 per annum

Accommodation:

Ground Floor
Reception Hall, Through
Lounge/Dining Room, Large
Dining/Kitchen.
First Floor
Stairs and Landing, Two Double
Bedrooms (previously three
bedrooms), Bathroom with panelled
bath, pedestal wash basin & WC.
Outside (front) – Long lawned fore-
garden with concrete driveway
providing ample off-road parking
and single Garage.
Outside (rear) – Paved patio, useful
lean-to store/workshop and good
sized garden.

Vendors Solicitors:

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

Ref: Miss L Trott

Viewings:

Via Cottons – 0121 247 2233

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**64 Merriions Close, Great Barr,
Birmingham B43 7AT**

Property Description:

A traditional semi detached house of rendered brick construction surmounted by hipped replacement tile clad roof and requiring modernisation and improvement throughout. Merriions Close itself forms part of an established residential area off Birmingham Road (A34) and runs via Coronation Road onto Chapel Lane. The property is conveniently within approximately half a mile distance from the M6 Motorway (junction 7) and within one mile distance from The Scott Arms Shopping Centre. The property benefits from plans for a single storey extension to the rear approved by Sandwell Metropolitan Borough Council as permitted development under Class A of Part 1 of Schedule 11 to the Town & Country Planning (general permitted development) order 1995.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Side Entrance Hall, Cloakroom with WC, Veranda/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath & pedestal wash basin.
Outside (front) – Walled fore-garden with Tarmac driveway, pedestrian side access to rear.
Outside (rear) – Small yard and enclosed garden.

Vendors Solicitors:

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

Ref: Mr M G Bhakar

Viewings:

Via Cottons – 0121 247 2233

**25 Thrushel Walk, Wednesfield,
Wolverhampton, WV11 1XJ**

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back behind a lawned foregarden. 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. Thrushel Walk is situated in an established residential area and can be located off Graisle Lane, approximately 1/4 mile distance from New Cross Hospital.

Accommodation:

Ground Floor
Entrance Porch, Hallway, Reception Room, Kitchen/Diner, Downstairs WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with suite comprising pedestal wash hand basin, WC and panelled bath.
Outside
Front – lawned foregarden.
Rear – lawned rear garden.

Vendors Solicitors:

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

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233


**Units 1C, 1E & 1F Meeting House Industrial
Estate, Station Drive, Brettell Lane,
Brierley Hill, West Midlands**
Property Description

Industrial Premises forming part of the well established Meeting House Lane Industrial Estate, situated on the fringe of Brierley Hill within approximately five miles of junctions 2 and 3 of the M5 Motorway which provides easy access to the Midlands Motorway Network. The property is let to a sole trading engineering company on the following terms:

Unit 1C

A lease granted on 1 October 1999, expiring on the 16 January 2008.
Current Rental -£1,950 per annum.
Next rent review 1 October 2005
tenant only break clause 16 January 2006.

Units 1E and 1F

A lease commencing 17 January 2000 and terminating 16 January 2009.
Current Rental - £5,370 per annum.
Next rent review 17 January 2006
tenant only break clause 16 January 2006.

Accommodation

Unit 1C
This comprises the front portion of the premises fitted out in the main as offices with solid floor and fluorescent lighting comprising Reception Office, Two Private Offices, Workshop, Store, Toilet & Kitchen-Approx 483 sq m (520 sq ft)
Units 1E and 1F
These comprise the main workshop areas with concrete floor, bare brick walls and fluorescent lighting.
Approx – 148.5 sq m (1600 sq ft).

Tenure: The property will be the subject of a new 125 year lease.
Ground Rent: £250 per annum

Vendors Solicitors

D M H
60 St John Street
London
EC1M 4HG
Telephone No – 0207 566 2910

Ref: Mr C Grey

Viewings

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0121 247-2233



143 Valley Road, Walsall, WS3 3AP

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a paved foregarden allowing off road parking. The property itself is offered for sale in presentable condition and benefits from having UPVC double glazed windows and gas fired central heating. Valley Road is located off Chantry Avenue and is approximately ¼ mile from Bloxwich Swimming and Leisure Centre.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising pedestal wash hand basin, low level WC and panelled bath.
Outside
Rear – paved garden.
Front – paved foregarden allowing for off road parking.

Vendors Solicitors:

Mark Redler & Co
23 Greengate Street
Stafford
ST16 2HS
Telephone No – 01785 256445

Ref: Mr M Redler

Viewings:

Via Cottons – 0121 247 2233

49 Tresham Road, Great Barr, Birmingham, B44 9UA


Property Description:

A Semi detached house of rendered brick construction surmounted by a hipped interlocking tile clad roof occupying a slightly elevated position set back from the road behind a walled fore garden. Tresham Road itself runs directly off Kingstanding Road (B4138) and the property benefits from gas fired central heating, UPVC double glazed windows and off road parking but requires some modernisation and cosmetic improvement

Accommodation:

Ground Floor
Reception Hall, Through Lounge, Conservatory, Kitchen with a range of modern fitted units, Side Utility Area.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising bath, wash basin a WC.
Outside (front) Walled fore garden (rear) Garden

Vendors Solicitors:

Garner Canning & Co
2 Bolebridge Street,
Tamworth
Staffordshire
B79 7PA
Telephone No – 01827 57272

Ref: Mr I Webster

Viewings:

Via Cottons – 0121 247 2233

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124 Nimmings Road, Halesowen, West Midlands, B62 9JH

Property Description

A large detached building fronting Nimmings Road of traditional brick construction surmounted by a tiled roof. The property comprises of two ground floor retail units, divided by a hallway providing access to first floor living accommodation. The premises are located adjacent the roundabout at the junction of Nimmings Road and Long lane. The premises benefit from part UPVC Double Glazed windows and Gas Fired Central Heating.

Accommodation

Ground Floor
Retail Unit 1 - 17.5sq.m (188sq.ft) max, Triangular Rear Room with access to Veranda Area 1 - 7.3sq.m (79sq.ft), Retail Unit 2 - 19.1sq.m (205sq.ft) max, Rear Office - 12.9sq.m (139sq.ft) max, Kitchen - 5.7sq.m (61sq.ft) max with W.C. off, Veranda Area 2 - 7.8sq.m (83sq.ft), Garage - 17.8sq.m (191sq.ft), Hallway to First Floor

First Floor

Stairs and Landing, Bedroom 1, Bedroom 2 with separate W.C., Living Room and Bathroom with panelled bath with shower over, pedestal wash basin.
Net Internal Area for ground floor is approximately 88.1sq.m (946.7sq.ft)
Outside (front) – Small paved forecourt
Outside (rear) – Small patio area to triangular lawn

Vendors Solicitors

William Attwood & Sons
First Floor
National Westminster Bank
Buildings
143-146 High Street
Cradley Heath
West Midlands
Telephone No – 01384 566523

Ref: Mr R M Baker

Viewings

Via Cottons – 0121 247 2233



31 Greswolde Road, Sparkhill, Birmingham, B11 4DJ

Property Description:

An end terraced house of brick construction with tile clad roof set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation and is in need of modernisation and repair. Greswolde Road is situated in an established residential area and can be located off Stratford Road (A34) and is approximately 1/2 mile from Sparkhill Park.

Vendors Solicitors:

Angela Viney Conveyancing Service
10 Central Street
Halifax
West Yorkshire
HX1 1HU
Telephone No – 01422 369993

Ref: Mr D Becks.

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hallway, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with suite comprising pedestal wash hand basin, WC and panelled bath.
Outside
Front – small walled foregarden.
Rear – paved yard leading to lawn garden.

**Garage Yard, rear of 2-12 John Street,
Nuneaton, Warwickshire CV11 5SH**

Property Description:

A Garage yard containing a total of nine lock-up Garages and accessed by way of a private driveway leading directly off John Street, adjacent to number 2. The garage yard provides scope for the erection of further garage units and may be suitable for other uses - subject to confirmation with the local planning office at Nuneaton and Bedworth Borough Council.

Site Area (including driveway) – 580 sq m approximately (0.14 acres)

Tenancies – We understand that all garages are currently let on informal tenancies at a rental of £7.00 per week each.

Total Rental Income - £3276 per annum

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

Vendors Solicitors:

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


**140 Earls Road,
Nuneaton,
Warwickshire,
CV11 5HP**

Property Description:

A substantial brick built semi-detached residence surmounted by a pitched tile clad roof and requiring complete modernisation and repair. The property is situated in a popular and established residential area located off Manor Court Road and the property is located virtually opposite the junction with Countess Road.

Accommodation:

Ground Floor
Secure Side Passageway, Reception Hall, Front Reception Room, Rear Reception Room, Rear Entrance Hall, Dining Room, Kitchen, Pantry.
First Floor
Stairs and Landing, Bedroom One (double), Bedroom Two (double), Bathroom with pedestal wash hand basin, WC and bath, Bedroom Three (small double) (inter-connecting with) Dressing Room/Study.
Outside
Front – foregarden providing scope for off road parking.

Rear – yard, brick WC and long overgrown garden.

Vendors Solicitors:

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

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

**30 Wenlock Road, Perry Barr,
Birmingham B20 3HN**

Property Description:

A traditional style mid terraced house of brick construction, surmounted by a replacement tile clad roof and set back from the road behind a small walled foregarden. The property is situated in an established residential area popular with investors and is conveniently located within approximately one mile distance from The University of Central England in Birmingham, Perry Barr and The One Stop Shopping Centre. The property benefits from UPVC double glazed windows (except front bay window), gas-fired central heating, interlinked smoke alarms and whilst being sold with vacant possession has been let to four students for a number of years.

Accommodation:

Ground Floor
Reception Hall with built-in understair cupboard, Front reception Room/Bedroom 4, Rear Living Room, Kitchen, Rear Entrance Lobby, Shower Room with glazed shower cubicle, pedestal wash basin and WC.
First Floor – Stairs and Landing, Three Bedrooms.
Outside (front) – Small walled foregarden
Outside (rear) – Shared gated pedestrian entry access to rear yard and small garden

Vendors Solicitors:

Tibbitts Fisher
Barclays Bank Chambers
5 Westley Road
Acocks Green
Birmingham
B27 7UQ
Telephone No – 0121 707 3900

Ref: Mr A Tibbitts

Viewings:

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24 Madehurst Road, Erdington, Birmingham B23 5NL

Property Description:

A mid terraced house of brick construction, surmounted by a replacement tile clad roof and requiring complete modernisation and repair, having suffered some internal fire damage. Madehurst Road itself is located directly off Court Lane and the property is conveniently located within approximately three quarters of a mile distance from Erdington High Street providing a wide range of local amenities.

Vendors Solicitors:

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

Ref: Ms A Bates

Viewings:

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Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen (no fittings).
First Floor
Stairs and Landing, Three Bedrooms, Bathroom (no fittings).
Outside (front) – Lawned fore-garden.
Outside (rear) – Paved patio and long garden.



121 Woodmans Rise , Droitwich, Worcestershire, WR9 9EP

Property Description:

A modern mid terraced house situated in a cul-de-sac and benefiting from well laid out accommodation including three bedrooms. Woodmans Rise can be located off Boycott Road and is approximately 2/3rds of a mile from Droitwich town centre providing a wide range of local shops and amenities. The property is currently let on a Periodic Shorthold Tenancy Agreement at a rental of £98.14 per week (£5,103.28 per annum).

Accommodation:

Ground Floor
Entrance Hall, Dining Kitchen, Inner Hall, Large Cloakroom with WC and wash basin, Lounge, Rear entrance Hall and Store.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with paneled bath, pedestal wash basin and WC.
Outside (front) – Small fore-garden
Outside (Rear) – Yard and enclosed garden

Vendors Solicitors:

Michael G Wooldridge
21 Shirley Road
Acocks Green
Birmingham
B27 7XU
Telephone No – 0121 706 2259

Ref: Mr J West

Viewings:

Via Cottons – 0121 247 2233



12 Honeybourne, Belgrave, Tamworth, Staffordshire, B77 2JQ

Property Description:

A modern mid terraced town house comprising deceptive and well laid out accommodation, benefiting from UPVC double glazed windows and external doors, electric storage heating, fitted security alarm, four bedrooms and modern bathroom fittings. Honeybourne itself is located off Field Farm Road, which in turn leads off Marlborough Way and provides direct access to Wilnecote Bypass (A5) which links directly to both the M42 Motorway (Junction 10) and the Birmingham Northern Relief Road.

Accommodation:

Ground Floor.
Entrance Hall, Cloakroom with WC and wash basin, Kitchen with a range of fitted units, Dining Room, Lounge with built in understairs cupboard.
First Floor

Stairs and Landing with built in store cupboard, Four Bedrooms, Bathroom with modern suite comprising paneled bath, pedestal wash basin and WC.
Outside (front) – Small lawned fore-garden
Outside (Rear) – Enclosed garden with lawn, paved patio and yard, brick store,
Integral workshop/storeroom and pedestrian gated access.

Vendors Solicitors:

Glaysiers
4 Bolebridge Street
Tamworth
Staffordshire
B79 7PA
Telephone No – 01827 61011

Ref: Mr K Hope

Viewings:

Via Cottons – 0121 247 2233



52 Harrowby Place. Willenhall, West Midlands, WV13 2RA

Property Description:

A traditional style semi-detached house of rendered brick construction with a hipped tile clad roof and situated in a cul-de-sac located just off The Crescent. The property itself benefits from recently installed UPVC double glazed windows, gas fired central heating, new kitchen and bathroom fittings, garage and a single storey extension to the rear.

Accommodation:

Ground Floor
UPVC Double Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Breakfast/Dining Room.
First Floor
Stairs and Landing, Three

Bedrooms, Bathroom with modern suite comprising pedestal wash hand basin, WC and panelled bath.
Outside
Front – walled foregarden with paved parking area and driveway to garage.
Rear – yard and garden.

Vendors Solicitors:

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

Ref: Mr T Hussain

Viewings:

Via Cottons – 0121 247 2233



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

Property Description:

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

Vendors Solicitors:

VKM
Suite 1 Talisbrook House
Castle Street
Wolverhampton
WV1 3AD
Telephone No – 01902 311155

Ref: Mr Momi

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

**20 Marsh Lane, Erdington,
Birmingham B23 6NX**



Property Description:

A traditional style mid terraced house of brick construction with a slate clad roof requiring complete modernisation and repair. The property occupies a slightly elevated position set back from Marsh Lane behind a small forecourt and the property is conveniently located within approximately one quarter of a mile distance from both Erdington Shopping Centre providing a wide range of amenities and Erdington Railway Station.

Vendors Solicitors:

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

Ref: Mr J Francis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room with access to Cellar, Kitchen, Bathroom with panelled bath and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Small forecourt
Outside (rear) – Yard and long overgrown garden with shared pedestrian entry access.

**67 Wychwood
Crescent, Sheldon,
Birmingham B26 1LY**

Property Description:

A semi detached house of non-traditional 'Smiths Type' system built construction, surmounted by an interlocking tile clad roof and set back from the road behind a lawned fore-garden and parking space. The property is offered for sale in a presentable and much improved condition benefitting from well laid out accommodation including two double bedrooms, modern kitchen and bathroom fittings, part UPVC double glazed windows and well maintained gardens. Wychwood Crescent itself is situated off Wensley Road and the property is within approximately a quarter of a mile distance from local amenities situated on Coventry Road (A45).

Accommodation:

Ground Floor
Reception Hall, Through Lounge/Dining Room, Dining Kitchen with an attractive range of modern fitted units including built-in oven and gas hob, covered rear entrance, brick built store/utility cupboard, useful shared side passageway/store.
First Floor
Stairs and Landing, Two Double Bedrooms, Family Bathroom with modern suite comprising panelled



bath, separate tiled shower enclosure with electric shower, pedestal wash basin & WC.
Outside (front) – Lawned fore-garden with paved parking space.
Outside (rear) – Large paved patio, brick store/workshop and lawned garden.

Vendors Solicitors:

Wallace Robinson & Morgan
4 Drury Lane
Solihull
West Midlands
B91 3BD
Telephone No – 0121 705 7571

Ref: Mr T Langford

Viewings:

Via Cottons – 0121 247 2233

84 Stephenson Avenue, Walsall, WS2 7HD



Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road in an elevated position and behind a communal lawned foregarden. The property is offered for sale in presentable condition and benefits from having well laid out accommodation and gas fired central heating and off road parking accessed via a service road to the rear. Stephenson Avenue is located off Green Lane (A34) and is approximately 1 mile from Reedswood Park and approximately 2 miles for Walsall Town centre.

Vendors Solicitors:

Springthorpe Holcroft & Bishop
39 George Street,
Birmingham,
B3 1QA
Telephone No – 0121 236 1304

Ref: Mr J McDowell

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hallway, Reception Room One, Reception Room Two, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising pedestal wash hand basin, low level WC and panelled bath.
Outside
Rear – paved yard with access to service road allowing for off road parking.
Front – communal lawned foregarden.



**Flat B, Wesman Court, Walsall,
West Midlands, WS1 2QH**

Property Description:

A well laid out ground floor flat forming part of a substantial three storey residential dwelling house of brick construction with a slate clad roof which was converted some years ago into five separate self contained flats. The property provides an ideal investment opportunity and benefits from gas fired central heating along with off road parking and lock up garage. Arboretum Road itself leads directly off Broadway North and the property is conveniently located within less than half a mile distance from Walsall Town Centre providing a wide range of local amenities.

Bedroom, Walk in Storeroom, Lounge, Kitchen, Bathroom with paneled bath with shower over, vanity wash basin and WC. Outside (front) – Shared lawned fore garden with driveway leading to the rear. Outside (Rear) – Residents car parking area, lock up garage and small store.

Vendors Solicitors:

Winch & Winch
5 New Road Avenue
Chatham
Kent
ME4 6AR
Telephone No – 01634 830111

Accommodation:

Ground Floor
Shared Entrance Hall and Reception Hall, Flat Entrance Hall, Double

Ref: Mr D Ingrams

Viewings:

Via Cottons – 0121 247 2233

41 Slade Road, Sutton Coldfield, B75 5PA



Property Description:

A semi detached property of brick construction surmounted by an interlocking tile clad roof set back from the road behind a lawned foregarden and driveway allowing for off road parking. The property is offered for sale in presentable condition and benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Slade Road (B4151) is located in a much sought after area leading on from Little Sutton Road and is approximately 1/4 mile from Moor Hall Park and 3 1/2 miles from Sutton Coldfield town centre.

Accommodation:

Ground Floor
Entrance Hallway, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom comprising pedestal wash hand basin, low level WC and panelled bath.
Outside
Rear – lawned garden.
Front – lawned foregarden, driveway leading to side garage.

Vendors Solicitors:

Eastleys
The Manor Office
Victoria Street
Paignton
Devon
TQ4 5DW
Telephone No – 01803 559257

Ref: Mr D Wilkinson

Viewings:

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