

PROPERTY AUCTION

Cottons

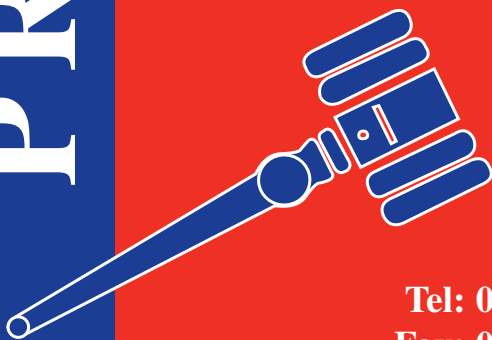
Chartered Surveyors

**THURSDAY
13TH SEPTEMBER 2007**

**PART ONE
TO COMMENCE AT 11.00 AM**

**PART TWO
LOTS 70 ONWARDS
NOT TO BE OFFERED
BEFORE 2.00 PM**

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



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IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

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

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

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

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

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

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

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

8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final.

Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.

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

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

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

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

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

14. The successful bidder will be required to pay an Administration Fee of £150(inc VAT), in addition to the 10% deposit (subject to a minimum deposit of £2000), being payable on each lot purchased.

15. Please see separate insert for General Conditions of Sale.

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 119 LOTS

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

- 62 Freehold Vacant Residential Properties
- 13 Leasehold Vacant Residential Properties
- 20 Residential Investment Properties
- 4 Commercial Investment Properties
- 3 Parcels of Freehold Land
- 5 Residential Development Sites, Building Plots and Redevelopment Opportunities
- 3 Vacant Commercial Properties
- 4 Garages
- 5 Freehold Part Vacant Part Investment

ORDER OF SALE

Lot	Property	PART 1 (LOTS 1 - 69)
1	154 Oxford Street, Wednesbury, West Midlands	WS10 0QN Freehold Vacant Residential
2	3 Ash Road, Wednesbury, West Midlands	WS10 9NJ Freehold Vacant Residential
3	79 Preston Road, Winson Green, Birmingham	B18 4PL Freehold Residential Investment
4	42 Bratch Close, Dudley, West Midlands	DY2 0JD Freehold Vacant Residential
5	41 Osborn Road, Sparkbrook, Birmingham	B11 1PS Freehold Vacant Residential
6	17 Ernest Road, Dudley, West Midlands	DY2 7QU Freehold Vacant Residential
7	37 Central Drive, Lower Gornal, Dudley, West Midlands	DY3 2QE Leasehold Vacant Residential
8	75 Gospel Farm Road, Acocks Green, Birmingham	B27 7JN Leasehold Vacant Residential
9	152 Norton Crescent, Bordesley Green Birmingham	B9 5TY Freehold Vacant Residential
10	65 Fordrough Lane, Bordesley Green, Birmingham	B9 5LS Freehold Vacant Residential
11	30 Owen Road, Wolverhampton	WV3 0HU Freehold Vacant Residential
12	750 Goldthorn Court, Parkfield Road, Wolverhampton	WV4 6EE Leasehold Investment
13	24 Waterloo Road, Yardley, Birmingham	B25 8JR Leasehold Vacant Residential
14	17 Kendal Tower, Malins Road, Harborne, Birmingham	B17 0JY Leasehold Vacant Residential
15	20 Lawnside Green, Bilston, West Midlands	WV14 6HW Freehold Vacant Residential
16	156 Ridgacre Lane, Quinton, Birmingham	B32 1QB Freehold Vacant Residential
17	33 Hilary Crescent, Dudley, West Midlands	DY1 4JR Freehold Vacant Residential
18	215 Streetly Rd And 300/302 Short Heath Road, Birmingham	B23 6LB Freehold Pt Vacant/Part Investment
19	Stuart House, Garretts Green Trading Est, Valepits Rd, B'ham	B33 0TD Leasehold Investment
20	Site Adj 79 Warwick Street, Digbeth, Birmingham	B12 0NH Freehold Development Opportunity
21	270 Newbury Lane, Oldbury, West Midlands	B69 1JG Freehold Investment
22	31 Wake Green Road, Moseley Birmingham	B13 9HF Freehold Vacant Residential
23	26A Elvetham Road, Birmingham	B15 2LZ Freehold Vacant Residential
24	50 Ellesboro Road, Harborne, Birmingham	B17 8PT Freehold Vacant Residential
25	48 Durberville Road, Wolverhampton	WV2 2EZ Freehold Vacant Residential
26	52 Summerfield Crescent, Edgbaston, Birmingham	B16 0ER Freehold Investment
27	54 Summerfield Crescent, Edgbaston, Birmingham	B16 0ER Freehold Investment
28	14 Hunton Hill, Erdington, Birmingham	B23 7NA Freehold Vacant Residential
29	25 Copperbeech Close, Harborne, Birmingham	B32 2HT Freehold Vacant Residential
30	113 Chester Road, Sutton Coldfield, West Midlands	B73 5BB Freehold Vacant Residential
31	185 St. Giles Road, Tile Cross, Birmingham	B33 0NX Freehold Investment
32	7 Olive Lane, Halesowen, West Midlands	B62 8LS Freehold Vacant Residential
33	94 Selby Close, Yardley, Birmingham	B26 2AR Leasehold Vacant Residential
34	134 Church Road, Erdington, Birmingham	B24 9BD Freehold Vacant Residential
35	60 Carlyle Road, Edgbaston, Birmingham	B16 9BJ Freehold Vacant Residential
36	59 Carlyle Road, Edgbaston, Birmingham	B16 9BH Freehold Vacant Residential
37	113/117 Barr Street, Birmingham	B19 3DE Freehold Pt Vacant / Part Investment
38	Unit C, Benson House, 98 - 104 Lombard Street, Digbeth, Bham	B12 0QR Freehold Vacant Possession
39	Britannia Works, Engine Street, Smethwick	B66 3DT Freehold Vacant Possession
40	33 Stoneyhurst Road, Erdington Birmingham	B24 8HA Freehold Residential/Builders Yard
41	50 Malvern Road, Acocks Green, Birmingham	B27 6EH Freehold Dwelling with Dev Plot
42	23 Botteville Road, Acocks Green Birmingham	B27 7YE Freehold Investment
43	134 Poplar Avenue, Edgbaston, Birmingham	B17 8EH Freehold Investment
44	24 Portland Road, Edgbaston, Birmingham	B16 9HU Freehold Pt Vacant / Part Investment
45	30 Wood End Road, Erdington Birmingham	B24 8AD Freehold Vacant Residential
46	13 George Road, Erdington, Birmingham	B23 7QE Freehold Vacant Residential
47	86 Perry Barr Locks, Walsall Road, Great Barr, Birmingham	B42 1LU Freehold Investment



48	65 Gravelly Hill North, Erdington, Birmingham, B23 6BP	Freehold Investment
49	67 Gravelly Hill North, Erdington, Birmingham, B23 6BP	Freehold Investment
50	152 Ward End Park Road, Birmingham, B8 2XA	Freehold Vacant Residential
51	3 Scotland Lane, Birmingham, B32 4BU	Freehold Vacant Residential
52	56 Richmond Street, Burton-On-Trent, Staffordshire DE14 2JW	Freehold Vacant Residential
53	37 Brandhall Court Wolverhampton Road, Oldbury, B68 8DE	Leasehold Vacant Residential
54	34 Cedarhurst, Harborne, Birmingham, B32 2JZ	Leasehold Vacant Residential
55	22 Waterfield Close, Tipton, West Midlands DY4 8BB	Freehold Vacant Residential
56	13 Green Lane, Shelfield, Walsall, WS4 1RN	Freehold Vacant Residential
57	Building Plot Adj To 241 Lichfield Rd, Shelfield, Walsall, WS4 1PJ	Freehold Building Plot
58	Building Plot Rear Of 10 Castle Road, Tipton, DY48EA	Freehold Building Plot
59	Land Adj 106 Harvills Hawthorne, Great Bridge, Hill Top, B70 0UF	Freehold Land With Potential
60	Land At Shut Mill Lane, Romsley, Bromsgrove B62 0LY	Freehold Land
61	Nuthurst Chapel, Poundhouse Lane, Hockley Heath, Solihull, B94 5DD	F/H Vacant Chapel/ Redev Opp
62	8 Bronwen Road, Bilston, West Midlands WV14 9ED	Freehold Vacant Residential
63	42, Beechwood Court Off Turner Street, Birmingham, B11 1XQ	Leasehold Vacant Residential
64	16 New Spring Gardens, Springhill, Birmingham B18 7LZ	Freehold Vacant Residential
65	114 Trident House Granville Square, Birmingham, B15 1UE	Leasehold Vacant Residential
66	224 Yardley Road, Acocks Green, Birmingham, B27 6LR	Freehold Vacant Residential
67	48 Gravelly Lane, Birmingham, B23 6UH	Freehold Investment
68	12 Ridgeway, Edgbaston, Birmingham, B17 8JA	Freehold Vacant Residential
69	23 Rawlings Road, Smethwick, West Midlands B67 5AD	Freehold Vacant Residential

PART 2 (LOTS 70 - 119)

70	42 Lilley Lane, West Heath, Birmingham, B31 3JT	Leasehold Vacant Residential
71	285 Birmingham New Road, Wolverhampton, WV4 6LP	Freehold Vacant Residential
72	393 Rubery Lane South, Rubery, Rednal, Birmingham, B45 9SB	Freehold Vacant Residential
73	103 Three Shires Oak Road, Bearwood, West Midlands, B67 5BT	Freehold Investment
74	2A Elliott Road, Selly Oak, Birmingham, B29 6LA	Freehold Pt Vacant / Part Investment
75	70/71 Windmill Lane, Smethwick, West Midlands B66 3EW	Freehold Vacant
76	12 High Street, Stourport-On-Severn, Worcestershire DY13 8UT	Freehold Pt Vacant / Part Investment
77	54 Causeway, Rowley Regis, West Midlands B65 8AA	Freehold Vacant Residential
78	38 Mount View, Sutton Coldfield, West Midlands B75 7DT	Leasehold Vacant Residential
79	Majestic House, Sedgley Road West, Tipton, West Midlands, DY4 8AB	Freehold Investment
80	15 Middle Tree Road, Halesowen, West Midlands B63 2PL	Freehold Investment
81	199 Causeway Green Road, Oldbury, West Midlands B68 8LQ	Freehold Vacant Residential
82	209 Causeway Green Road, Oldbury, West Midlands B68 8LQ	Freehold Vacant Residential
83	31 Vale Road, Dudley, West Midlands DY2 9HY	Freehold Vacant Residential
84	The Hollybush, Upper Bond Street, Hinckley, Leicestershire, LE10 1RH	Freehold Vacant Possession
85	39 Slaney Road, Walsall, WS2 9AF	Freehold Vacant Residential
86	39 North Street, Dudley, West Midlands DY2 7DU	Freehold Investment
87	40 North Street, Dudley, West Midlands DY2 7DU	Freehold Investment
88	61 Park Lane, Netherton, Liverpool L30 1QA	Freehold Vacant Residential
89	118 Bell Green Road, Coventry, CV6 7GX	Freehold Vacant Residential
90	47 Grove Road, Nuneaton, Warwickshire CV10 8JR	Freehold Building Plot
91	1 Woodshires Road, Longford, Coventry, CV6 6AA	Freehold Vacant Residential
92	62 Broad Park Road, Coventry, CV2 1DD	Freehold Vacant Residential
93	12 Barnsbury Avenue, Sutton Coldfield, West Midlands B72 1AQ	Freehold Vacant Residential
94	5 Beckminster Road, Wolverhampton, WV3 7DZ	Freehold Vacant Residential
95	12 Hartland Avenue, Bilston, West Midlands WV14 9AN	Freehold Investment
96	48 Wolverhampton Street, Wednesbury, West Midlands WS10 8UF	Freehold Investment
97	28A Wallows Road, Brierley Hill, West Midlands DY5 1PT	Freehold Pt Vacant / Part Investment
98	85 Fairfax Road, West Heath, Birmingham, B31 3SH	Leasehold Vacant Residential
99	46 Ball Street, St Annes, Nottingham, NG3 3AX	Freehold Vacant Residential
100	74 Commercial Road, Nottingham, NG6 8HL	Freehold Vacant Residential
101	31 Farndale Avenue, Wolverhampton, WV6 0TG	Freehold Vacant Residential
102	15 Murdock Grove, Handsworth, Birmingham, B21 0PN	Freehold Vacant Residential
103	16 Lloyd Street, Dudley, West Midlands DY2 8NQ	Freehold Investment
104	37 Moxley Road, Darlaston, Wednesbury, West Midlands WS10 7RE	Freehold Vacant Residential
105	3 Camberley, Beacon View Road, West Bromwich, B71 3PE	Leasehold Investment
106	6 Linden Avenue, Tividale, Oldbury, West Midlands B69 1JX	Freehold Investment
107	33 Latelow Road, Stechford Birmingham, B33 8JZ	Freehold Vacant Residential
108	1 Charnwood Close, Bilston, West Midlands WV14 8NB	Freehold Vacant Residential
109	39 Freehold Garages In Great Wyrley, Staffordshire	Freehold Garages
110	Garage Redevelopment Site R/O 46 To 72a Deans Road, Wolv, WV1 2BH	Freehold Garage Redev Site
111	Garages Next To 44 Sankey Road, Cannock, Staffordshire WS11 2DT	Freehold Garage Investment
112	Garage Rear Of 97 Northfield Road, Harborne, Birmingham, B17 0ST	Freehold Vacant Possession
113	59 Stratford Road, Shirley, Solihull, West Midlands B90 3NB	Freehold Vacant Residential
114	Lock up Garage to the rear of Crystal Court, Kingswinford, DY6 8QQ	Leasehold Lock-up Garage
115	23 West Park Avenue, Northfield, B31 5BE	Freehold Vacant Residential
116	66 Stockwell Road, Birmingham, B21 9RJ	Freehold Vacant Residential
117	Flat 8 Wingate Close, Kings Norton, Birmingham, B30 1AA	Leasehold Vacant Residential
118	40 West Point, Hermitage Road, Edgbaston, Birmingham, B15 3US	Leasehold Vacant Residential
119	24 Kingsdown Road, Northfield, Birmingham, B31 1AH	Freehold Vacant Residential



IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

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

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

- **Credit Card Payments**

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

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

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

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

MISREPRESENTATION ACT

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

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



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Kevin Hogan, Nada Turton, Jane Moran, Alison Parkes, Tricia Doyle
Hughie McCourt

Part 1 (Lots 1 - 69)

LOT 1

Freehold Vacant Possession

**154 Oxford Street,
Wednesbury, West
Midlands WS10 0QN**

Property Description:

A semi detached property surmounted by a tile clad roof and set back from the road behind a tarmacadam covered front garden allowing for off road parking for numerous vehicles. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and is offered for sale in presentable condition. Oxford Street is located off Paul Street which in turn runs off Hydes Road. The property is set in an established residential area and is within approximately three quarters of a mile distance from the main shopping area in Wednesbury which provides a wide range of shops and amenities. The property is also approximately within a mile and a half distance of junction 9 of the M6 motorway.

Accommodation:

Ground Floor

Entrance Hallway, WC, Lounge, Dining area, Kitchen



First Floor

Stairs and Landing, Three Bedrooms and Bathroom having panelled bath with electric shower over, pedestal wash hand basin and WC

Outside

Front: Tarmacadam covered front garden

Rear: Patio and gravelled rear garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Thursday 25th October 2007 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 2

Freehold Vacant Possession

3 Ash Road, Wednesbury, West Midlands WS10 9NJ

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 and paved garden allowing for off road parking and access to garage. The property benefits from well laid out accommodation, UPVC double glazed windows and gas fired central heating. Ash Road is located between Woden Road North and Hawthorn Road both of which are found off Old Park Road. The property is set in an established residential area and within a quarter of a mile from the main shopping area in Wednesbury and within half a mile of junction 9 of the M6 motorway.

Accommodation:

Ground Floor:

Entrance Hallway, Lounge, Kitchen, Conservatory

First Floor:

Three Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and WC



Outside:

(Front) Lawned and paved foregarden with access to garage
(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 3

79 Preston Road, Winson Green, Birmingham B18 4PL

Property Description:

A traditional end terraced house of brick construction surmounted by a pitched tile clad roof, benefiting from mostly UPVC double glazed windows and gas fired central heating. The property is situated set back behind a small foregarden and Preston Road leads directly between Handsworth New Road (A4040) and Bacchus Road. City Hospital is within approximately half a mile distance.

The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £440 per calendar month (£5,280 per annum)

Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath with shower over, pedestal wash basin and wc

First Floor

Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three



Outside

(Front) Small walled foregarden
(Rear) Yard and garden area

Vendors Solicitors

Refer to Auctioneers

Viewings

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42 Bratch Close, Dudley, West Midlands DY2 0JD

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 leading to garage allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, modern kitchen units and is offered for sale in presentable condition. Bratch Close is set in an established residential area and is located off Yew Tree Hills which in turn is found off Marriotts Road.

Accommodation:

Ground Floor

Entrance Porch, Front Reception Room, Kitchen/Diner, Utility Room

First Floor

Stairs and Landing, Three Bedrooms and Bathroom having panelled bath with electric shower over, WC and pedestal wash hand basin

Outside

(Front) Lawned Foregarden and driveway leading to garage

(Rear) Patio area and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

41 Osborn Road, Sparkbrook, Birmingham B11 1PS

Property Description:

An end terraced property of traditional brick and tile construction which has the benefit of gas fired central heating and UPVC double glazing. The property itself is located on Osborn Road virtually adjacent the junction with The Limes. Osborn Road itself provides direct access to Walford Road (B4126) which in turn provides direct access to Stratford Road (A34) at the junction with Highgate Road.

Accommodation:

Ground Floor

Reception Hall, Front Reception Room, Rear Reception Room, Kitchen and Bathroom with panelled bath, pedestal wash hand basin and WC

First Floor

Stairs and Landing, Three Bedrooms



Outside

Front: Walled Foregarden

Rear: Paved Yard

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 6

Freehold Vacant Possession

**17 Ernest Road, Dudley,
West Midlands
DY2 7QU**

Property Description:

A semi detached house of brick construction surmounted by a hipped tile clad roof, benefiting from part UPVC double glazed windows and external doors and requiring cosmetic improvement and modernisation throughout. Ernest Road is situated off Corporation Road and the property is conveniently within approximately three quarters of a mile distance from Dudley Town Centre providing access to a wide range of retail amenities and services.

Accommodation:

Ground Floor

UPVC Double Glazed Porch, Entrance Hall, Lounge, Full Width Dining Kitchen, rear Entrance Hall, Cloak Room with wc and pedestal wash basin

First Floor

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



Outside

(Front) Gravelled foregarden with pedestrian side access to rear
(Rear) Gravelled garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 7

Leasehold Vacant Possession

**37 Central Drive, Lower
Gornal, Dudley,
West Midlands**

Property Description:

A three bedroom duplex flat forming part of a purpose built three storey block of brick construction. The flat is situated over a retail shop and benefits from well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Central Drive is located off Himley Road (B4176) that in turn provides direct access to Dudley Town Centre being approximately a mile and a half in distance and therefore would provide an ideal letting opportunity.

Accommodation:

Ground Floor

Stairs

First Floor

Entrance Hallway, Kitchen, Reception Room

Second Floor

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



Outside

(Rear) Garage located in a separate block

Leasehold Information

Term – 99 years from 31 January 1996
Ground Rent – £50 rising to £150
Service Charge – Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 8**Leasehold Vacant Possession**

**75 Gospel Farm Road,
Acocks Green,
Birmingham B27 7JN**

Property Description:

A mid terraced house of brick construction surmounted by an interlocking tile clad roof, offering well laid out accommodation and benefiting from UPVC double glazed windows and external doors, gas fired central heating and off road parking but requiring cosmetic improvement and modernisation throughout. Gospel Farm Road is situated off Redstone Farm Road which in turn leads off Solihull Lane (B4025) providing direct access to Solihull Town Centre which contains the popular Touchwood Shopping Centre.

Accommodation:**Ground Floor**

Entrance Hall, Lounge, Kitchen with utility cupboard, Rear Lobby, Separate wc, Bathroom with bath having shower over, wash basin

First Floor

Stairs and Landing, Three Bedrooms

**Outside**

(Front) Tarmacadam forecourt providing off road parking, shared pedestrian entry access to rear
(Rear) Paved yard and lawned garden

Leasehold Information

Term: 99 years from 1st May 1988
Ground rent: £125 per annum (rising during the term)

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 9**Freehold Vacant Possession**

**152 Norton Crescent,
Bordesley Green,
Birmingham B9 5TY**

Property Description:

An end terraced house of brick construction surmounted by a hipped interlocking tile clad roof, benefiting from UPVC double glazed windows, gas fired central heating, three bedrooms and off road parking but requiring some cosmetic improvement. Norton Crescent is situated off Caldwell Road which in turn leads off Belchers Lane and the property is conveniently located within a quarter of a mile distance from Bordesley Green (B4128) which provides direct access to a wide range of local retail services and amenities and Birmingham Heartland Hospital which is within a third of a mile distance.

Accommodation:**Ground Floor**

Double Glazed Porch, Entrance Hall, Lounge/Dining Room, Kitchen, Veranda, Separate WC, Lobby, Bathroom with panelled bath, pedestal wash basin and wc

**First Floor**

Stairs and Landing, Three Bedrooms

Outside

(Front) Lawned foregarden set behind a privet hedge and a paved driveway providing off road parking, pedestrian side access to rear
(Rear) Yard and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





65 Fordrough Lane, Bordesley Green, Birmingham

Property Description:

A modern semi detached house, of cavity brick construction surmounted by a pitched tile clad roof, having been constructed in approximately 1999 and benefiting from a current NHBC guarantee, UPVC double glazed windows and external doors, gas fired central heating, re-fitted kitchen and bathroom fitments and off road parking. The property is offered in presentable condition and forms part of a modern development set back from Fordrough Lane which in turn leads directly off Bordesley Green (B4128). The property is conveniently within approximately two miles distance to the East of Birmingham City Centre and approximately one miles distance from Birmingham Heartlands Hospital.

Accommodation:

Ground Floor

Entrance Hall, Living Room, Dining Kitchen with tiled floor and attractive range of modern wooden effect fronted units including built-in stainless steel oven, hob and cooker hood.

First Floor

Stairs and Landing, Two Bedrooms, Bathroom with fully tiled walls and floor with modern suite comprising; panelled bath having shower over, pedestal wash hand basin and w.c.

Outside

Front: Tarmacadam forecourt providing off road parking.

Rear: Pedestrian side access with paved patio and enclosed lawned garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





30 Owen Road, Wolverhampton, WV3 0HU

Property Description:

A traditional mid terraced house of brick construction surmounted by an interlocking tile clad roof, set back from the road behind a small foregarden and benefiting from three bedrooms along with a garage located to the rear but requiring modernisation and improvement throughout. Owen Road forms part of an established residential area and is located off Lea Road which in turn leads off Penn Road (A449). The property provides an ideal investment opportunity being situated within approximately half a mile distance from Wolverhampton City Centre which provides an abundance of both professional and student tenants.

Accommodation:

Ground Floor

Vestibule Entrance, Front Reception Room, Rear Reception Room, Breakfast Kitchen, Bathroom with panelled bath, pedestal wash basin and wc

First Floor

Stairs and Landing, Three Bedrooms

Outside

(Front) Concrete foregarden
(Rear) Concrete paved yard and garden with pedestrian gated rear access and a garage which benefits from a secure rear vehicular access off both Aston Street and Bingley Street.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 12

750 Goldthorn Court, Parkfield Road, Wolverhampton WV4 6EE

Property Description:

A ground floor two bedroom flat forming part of a purpose built block of brick construction surmounted by an interlocking tile clad roof set back from the road behind communal lawned gardens and parking area. The flat benefits from having spacious well laid out accommodation, UPVC double glazed windows and electric heating. Goldthorn Court is located on Parkfield Road (A4039) in between the junctions of Birmingham New Road (A4123) and the Wolverhampton Road East (A459) both of which provide direct access to Wolverhampton City Centre being within approximately a mile and a half distance and providing a wide range of shops and amenities and also housing the University of Wolverhampton. The property is currently let on an Assured Shorthold Tenancy Agreement providing a total rental of £346 per month (£4,152 per annum).



Accommodation:

Ground Floor

Communal Entrance and Hallway

Ground Floor Flat

Lounge, Kitchen, Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC

Leasehold Information

Term – 99 Years from 25th December 1981

Service Charge – Refer to legal pack
Ground Rent - £60 rising to £120

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 13

24 Waterloo Road, Yardley, Birmingham B25 8JR

Property Description:

A mid terraced property of rendered brick construction surmounted by a replacement tile clad roof set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation, however does require modernisation and improvement. Waterloo Road is located off Stockfield Road (A4040) and the property is within a quarter of a mile from Swan Island and the Swan Shopping Centre which provides a wide range of shops and amenities as well as access to the Coventry Road (A45) which provides easy access to Birmingham City Centre.



Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen

First Floor

Bedroom One, Bedroom Two
intercommunicating with Bathroom

Outside

(Front) Walled foregarden

(Rear) Paved yard with brick built store housing WC

Leasehold Information

Term : 50 Years from 25th December 2000

Ground Rent : Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 14

Leasehold Vacant Possession

17 Kendal Tower, Malins Road, Harborne, Birmingham B17 0JY

Property Description:

A well laid out third floor flat which forms part of a sixteen storey purpose built block located off Malins Road at the junction with Metchley Lane (B4129). The property requires some modernisation and cosmetic improvement and should be of particular appeal to investors due to its close proximity to Queen Elizabeth Hospital and Birmingham Women's Hospital, all within approximately one quarter of a mile distance and to the University of Birmingham being within approximately three quarters of a mile distance. Harborne High Street is within a quarter of a mile distance providing a wide range of retail amenities and services.

Accommodation: Ground Floor

Communal Entrance with access to lifts and stairs

Third Floor

Communal Landing, Reception Hall with two built in cupboards, Two Double Bedrooms, Lounge with



balcony, Kitchen, Bathroom with panelled bath having electric shower over, pedestal wash basin, Separate WC

Outside

Communal parking area and surrounding gardens

Leasehold Information

Term: 125 years from 20 March 1989
Ground Rent: £10.00 per annum
Services Charges: Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 15

Freehold Vacant Possession

20 Lawnside Green, Bilston, West Midlands WV14 6HW

Property Description:

A semi detached property of brick construction surmounted by an interlocking hipped tile clad roof set back from the road behind a tarmacadam covered front garden allowing for off road parking. The property benefits from having UPVC double glazing, gas fired central heating and is offered for sale in presentable condition. Lawnside Green is located off Green Park Avenue and is set in an established residential area. The property is approximately within one and a half miles distance to the main shopping area in Bilston which provides a wide range of shops and amenities.

Accommodation: Ground Floor

Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen

First Floor

Three Bedrooms and Bathroom having corner bath with electric shower over, pedestal wash hand basin and WC



Outside

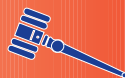
Front: Tarmacadam covered front garden
Rear: Lawned garden with brick built stores.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 16

Freehold Vacant Possession

**156 Ridgacre Lane,
Quinton, Birmingham
B32 1QB**

Property Description:

A semi detached house of brick construction surmounted by a hipped tile roof, benefiting from gas fired central heating, UPVC double glazed windows and off road parking. Ridgacre Lane leads off Ridgacre Road which in turn leads off Wolverhampton Road South (B4121) and the property is conveniently within a quarter of a mile distance from a range of local shops and amenities including a new Tesco Supermarket and within half a mile distance from Quinton Shopping Centre located on Hagley Road West (A456).

Accommodation:

Ground Floor

Porch, Reception Hall, Through Lounge/Dining Room, Kitchen with wooden fronted units, built in oven and hob

First Floor

Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom with modern suite comprising panelled corner bath with electric shower over, pedestal wash basin and wc



Outside

(Front) Block paved forecourt providing off road parking, covered pedestrian side access/ lean to

(Rear) Yard and predominantly lawned garden with garage to rear

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 17

Freehold Vacant Possession



**33 Hilary Crescent, Dudley,
West Midlands DY1 4JR**

Property Description:

A traditional style three bedroom 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 double glazed windows, gas fired central heating and is offered for sale in presentable condition. Hilary Crescent is situated in a residential area and is located off Bramford Drive which in turn is found off Sedgely Road (A457) close to the junction with Birmingham New Road (A4123) which provides easy access to both Birmingham and Wolverhampton City Centres.

Accommodation:

Ground Floor

Entrance Hallway, Lounge, Dining Room, Kitchen

First Floor

Three Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and WC

Outside

(Front) Lawned foregarden
(Rear) Lawned garden with brick built stores

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





215 Streetly Road, Erdington, Birmingham, B23 7AH and 300-302 Short Heath Road, Erdington, Birmingham, B23 6LB

Property Description:

The properties comprise of adjacent shops with living accommodation located in a popular residential area and being situated immediately on the corner of Streetly Road and Short Heath Road. The properties are in need of some improvement and repair throughout.

Accommodation:

215 Streetly Road Retail Area

Lock-Up Shop - 34.5 sq.m (372 sq.ft)

Rear Storage Accommodation:

Currently in poor condition and in need of complete modernisation and repair - with separate access with potential for possible conversion to residential subject to obtaining formal planning consent

First Floor Flat

Lounge, Kitchen, Two Bedrooms and Bathroom.

300/302 Short Heath Road Retail Area

Lock-Up Shop - 49.42 sq.m (532) sq.ft

Ground Floor Flat

Informally converted to provide Hall, Living Room, Kitchen, Bedroom, Separate W.C and Shower Room. Gas fired central heating.

First Floor Flat

Lounge, Dining Kitchen, Bedroom and Bathroom. Gas fired central heating.

Tenancies

215 Streetly Road Ground Floor Retail

Let on an informal Licence for 12 months terminating at the end of December this year at a rental of £6,000 per annum

Rear Storage Accommodation

Vacant Possession

First Floor Flat

The flat is let on an Assured Shorthold Tenancy Agreement with approximately 10 months remaining at a rental of £350.00 per calendar month (£4,200 per annum – the Vendor confirms that the tenant has been in the property for the last 4 years).

300/302 Short Heath Road Ground Floor Retail

Occupied as a Nail Parlour on an informal Tenancy at a rental of £6,000 per annum.

Ground Floor Flat

This property is let on an Assured Shorthold Tenancy at £350.00 per calendar month (£4,200 per annum).

First Floor Flat

Vacant Possession

Total Rental Income

The property is currently producing £20,400 per annum with a potential additional income of £4,800 from the flat above 300-302 Streetly Road when refurbished plus any income from the stores area to the rear of the Streetly Road property as and when it is let.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Stuart House, Garretts Green Trading Estate, Valepits Road, Garretts Green, Birmingham B33 0TD

Property Description:

An excellent opportunity to acquire a substantial commercial investment property located in a predominantly industrial area to the east of Birmingham City Centre. The property itself comprises a open plan office to the ground floor with seven office suites to the first floor, with shared kitchen and w.c facilities, the majority of which are let to separate tenants. In addition there is a substantial industrial unit with associated yard with vehicular access off Firswood Road. The property is offered for sale in presentable condition throughout and is currently occupied by way of the following leases:-

Unit	Lease Commenced	Term	Rental
Ground Floor			
Office 9	01/10/2006	4 Years	£18,000pa
Unit/Yard	01/03/2005	4 Years	£18,600pa
First Floor			
Office 1	Vacant Possession		
Office 2	01/09/2007	3 Years	£3,240pa
Office 3	Let on an informal basis		£4,260pa
Office 4	01/10/2006	4 Years	£3,420pa
Office 5	01/10/2006	4 Years	£2,160pa
Office 6	01/10/2006	4 Years	£12,420pa
Office 7	01/09/2007	3 Years	£4,080pa
		Total	£66,180 pa

Accommodation:

Ground Floor Office

Open plan Office space extending to approximately 201.8 sq m (2,172 sq ft) (GIA), Kitchen, WCs located on first floor.

First Floor Offices

Seven private offices let to a variety of tenants, one with Vacant Possession. The total floor area extends to approximately 168.1 sq m, 1,809 sq ft, (NIA), Kitchen, Male and Female WC's.

Industrial Unit/Yard

Portal frame industrial unit extending to approximately 388 sq metres (4,180 sq ft), Male and Female WC's and private office extending to approximately 20.5 sq metres (220 sq ft). The yard extends to approximately 0.12 Acres (0.05 Hectares) Outside Front – 10 Car Parking spaces.

Tenure:

We believe the property to be leasehold for a term of 125 years from 2005 with a current ground rent payable of £9,600 per annum Service Charge, refer to Solicitors.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Architects Impression



Development Site Adjacent to 79 Warwick Street, Digbeth, Birmingham B12 0NH

Property Description:

A parcel of freehold land extending to approximately 0.26 Acres (0.11 Hectares) and being located on Warwick Street in Digbeth close to High Street, Deritend. The site itself benefits from full planning consent granted 8 August 2007 for the construction of 34 apartments. Warwick Street itself runs between Alcester Street and Warner Street which both provide direct access to High Street, Deritend (A41) and Camp Hill (A41) respectively.

Planning:

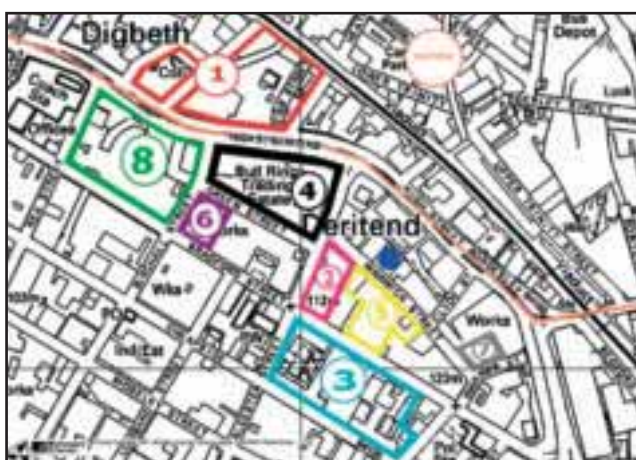
The subject site (blue circle on location plan) benefits from full planning consent granted 8 August 2007 for the construction of 34 apartments within a four storey building with associated car parking (ref - C/02750/07/FUL). The plans that have been produced contain 23 one bedroom apartments and 11 two bedroom apartments along with car parking for 25 cars and provision for 21 bicycles. Please be aware that the planning consent contains a Section 106 Notice for the provision of two units designated as affordable housing. Full details of the Planning Application including detailed plans are available from the Auctioneers and Solicitors offices.

General Information:

From our enquiries from the Local Authority, we are advised of the following General Information that may be of interest to potential purchasers. All interested parties should conduct their own research to satisfy themselves of the schemes being undertaken in the area. Neither the Vendor nor the Auctioneer can offer any guarantee with regards to the General Information.

1. The Custard Factory complex and the redevelopment of South Birmingham College on High Street Deritend (Red outline on location plan)
2. The recently completed Abacus Building, located at the junction of Warwick Street and Alcester Street. (Pink outline on location plan)
3. An area directly to the south of the site (light blue outline on location plan) has recently undergone much regeneration comprising of both residential and office space including Forge Place, Renaissance Court, Rea House, 114 Bradford Street, Bradford Court and Avoca Court

Furthermore, Planning Permission has been granted for the following scheme's,



4. Outline Planning Permission has been granted on 5 January 2007, on the block which presently comprises 'Bull Ring Trading Estate', for the development of 38,850sq.m. of C3 Residential, 8,287sq.m. of A3/D2/A2/B1 and up to 2,499sq.m. of A1. (Planning Ref – C/04972/05/OUT) (Black outline on location plan)

5. Full Planning Permission was granted on 29 January 2007 for '254 apartments, within a 4-5 storey building, with Ground Floor commercial (A1) and basement car parking' (Ref – C/06140/06/FUL). This is the block directly opposite the site adjacent 79 Warwick Street and is known as 230 Bradford Street. (Yellow outline on location plan)

6. Full Planning Permission has been granted on 9 June 2006 for the development of '108 apartments and Ground Floor commercial units (A1)', located on the corner of Bradford Street/Birchall Street and Green Street, (Planning Ref – C/01518/06/FUL) (Purple outline on location plan)

7. Full Planning Permission has been granted for 54 apartments at the corner of Warner Street and Warwick Street, granted on 22 March 2007 (Planning Ref – C/00045/07/FUL). (Grey outline on plan)

Details on Birmingham City Council's website indicate that the £6billion regeneration area known as 'Eastside' is located approximately 100 metres to the north, which includes a wide range of development projects – full details can be found by contacting Birmingham City Council's Planning Department on 0121 303 1115 (Area to the north of the orange line on location plan)

In addition, further proposals for the area include –

8. A Planning Application has recently been lodged on 2 July 2007 for the proposed £150 million development of 'Connaught Square'. This proposal includes the development of 667 apartments, shops, offices, bars, cafes, restaurants, a ten storey hotel, spa and the redevelopment of the existing 'Irish Centre'. (Planning Ref – C/04049/07/FUL). This application is currently under consideration – Full details are available from Birmingham City Council's Planning Department. (Green outline on location plan)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



**270 Newbury Lane,
Oldbury, West Midlands,
B69 1JG**

Property Description:

A mid terraced house of brick construction surmounted by a tile clad roof set back from the road behind a paved forecourt and situated to the upper part of Newbury Lane which leads directly off Wolverhampton Road (A4123). The property is currently let on a Regulated Tenancy Agreement at a registered rental of £63.00 per week (£3,276 per annum) effective from 9 May 2005 (Rent re-registration is now overdue).

Accommodation:
Ground Floor

Entrance Hall, Lounge, Dining Kitchen with Pantry.

First Floor

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


Outside

Front – paved forecourt providing off road parking and shared pedestrian entry access to rear.

Rear – yard, long garden and outside WC.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

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31 Wake Green Road, Moseley, Birmingham B13 9HF

Property Description:

An imposing Grade II Listed detached residence of three storey brick construction surmounted by a pitched tile clad roof, occupying a large plot extending to approximately 0.24 acres and offering extensive accommodation which comprises of three reception rooms, six double bedrooms and four bathrooms. The property further benefits from gas fired central heating along with ample off road parking, being set back from Wake Green Road behind a large tarmacadamed forecourt and forms part of a well regarded and established residential area conveniently within less than a quarter of a mile distance from Moseley Shopping Centre on Alcester Road (A435).

Accommodation:

Ground Floor

Porch Entrance, Reception Hall with original stained glass windows and exposed timbers, Cloak Room with wc and wash basin, Lounge with feature fireplace, Sitting Room, Pantry, Dining Room, Cloak Room Two with pedestal wash basin and wc, Extended Dining Kitchen with extensive range of modern wooden fronted units

First Floor

Stairs and Landing, Master Bedroom with En-suite Bathroom having panelled bath with electric shower over, pedestal wash basin and wc, Bedroom Two, Bedroom Three with En-suite having glazed shower, pedestal wash basin and wc, Family Bathroom with panelled bath, pedestal wash basin and wc, Bedroom Four

Second Floor

Stairs and Landing, Box Room with access to Store Room, Bedroom Five and Bedroom Six, Bathroom with panelled bath, pedestal wash basin and wc

Outside

(Front) Lawned foregarden with a large tarmacadamed driveway providing multi car parking and access to garage

(Rear) Enclosed paved yard, paved patio and a large predominantly lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





26A Elvetham Road, Edgbaston, Birmingham B15 2LZ

Property Description:

An imposing Grade II Listed residence and former Rectory of two storey brick construction surmounted by a pitched slate clad roof and occupying extensive grounds extending to an area of approximately 0.89 acres (0.36 hectares) and having frontage to both Elvetham Road and Pakenham Road. The property offers considerable family accommodation including four reception rooms, six double bedrooms and three bathrooms and has recently undergone modernisation and refurbishment throughout including rewiring, replastering, installation of gas fired central heating, new kitchen/utility and bathroom/shower room fitments, redecoration and the provision of carpets and floor coverings throughout. The property is accessed off Elvetham Road by way of an electric gated entrance and is situated on the prestigious Calthorpe Estate which is highly regarded and considered to be one of the most sought after residential locations within the West Midlands and conveniently within approximately one mile distance from Birmingham City Centre. Whilst internal inspection of this property is highly recommended, in brief the property benefits from the following accommodation:

Accommodation: Ground Floor

Entrance Hall, Reception Hall/Room with access to Cellarette, Cloak Room with vanity wash basin and wc, Living Room, Lounge, Sitting Room, Dining Room, Kitchen with tiled floor and an

attractive range of extensive wooden panelled units having granite work surfaces and incorporating a stainless steel range cooker with extractor and a central island with sink unit, Rear Entrance Hall, Utility Room with a range of wooden panelled units with granite work surfaces over and twin Belfast sinks, Double Garage

First Floor

Stairs and Gallery Landing, Master Bedroom with En-suite Shower Room having glazed shower enclosure, vanity wash basin and wc, Bedroom Two with vanity wash basin, Bedroom Three with En-suite Shower Room having glazed shower enclosure, vanity wash basin and wc, Bedroom Four with vanity wash basin, Bedroom Five, Bedroom Six with separate dressing area, Family Bathroom with modern corner suite comprising panelled Whirlpool Bath, glazed shower enclosure, wash basin and wc

Outside

Large block paved driveway with electric gated access providing ample off road parking and access to garage, foregarden and a separate pedestrian access to Pakenham Road, large extensive gardens to side and rear

Gross Internal Area: 369sq.m
approximately (3,972sq.ft)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





50 Ellesboro Road, Harborne, Birmingham B17 8PT

Property Description:

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, benefiting from gas fired central heating and four bedrooms but requiring some modernisation and cosmetic improvement. The property forms part of an established and well regarded road located between Knightlow Road and Gillhurst Road which in turn leads off Lordswood Road (A4040). The property is conveniently situated for access to Harborne Shopping being within approximately three quarters of a mile distance.

First Floor

Stairs and Landing, Four Bedrooms (bedroom four was originally a bathroom)

Outside

(Front) Lawned foregarden with pedestrian side access to rear

(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor

Enclosed Porch, Reception Hall, Shower Room with tiled shower enclosure, pedestal wash basin and wc, Dining Room, Lounge, Kitchen

ID

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 any questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the Auction Team prior to the sale day.

48 Durberville Road, Wolverhampton WV2 2EX

Property Description:

A semi detached house of part clad brick construction, surmounted by a hipped tile roof, offered for sale in a presentable and much improved condition, benefiting from well laid out accommodation, gas-fired central heating, mostly UPVC double glazed windows, security alarm, modern kitchen fitments, good decorative order and fitted carpets and floor coverings. Durberville Road itself is situated off Dixon Street which in turn leads off Thompson Avenue (A4123) and the property lies approximately one and a half miles distance to the south east of Wolverhampton City Centre.

Accommodation:

Ground Floor

Reception Hall, 'L' shaped Lounge, Dining Room, Open Plan Kitchen with a range of attractive wooden effect panelled units.

First Floor

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



Outside (front) – Block paved forecourt and driveway providing off road parking, gated access to car port/covered yard area.

Outside (rear) – Block paved yard/patio, brick built WC and stores, lawned garden and further patio area with pagoda.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

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52 Summerfield Crescent, Edgbaston, Birmingham B16 0ER

Property Description:

A traditional built three storey semi detached house of brick construction surmounted by a pitched replacement tile clad roof, providing an ideal investment opportunity having been converted into five self contained flats, providing well laid out accommodation and each benefiting from separate electricity meters. We understand from the vendor that a Certificate of Lawfulness has been issued by Birmingham City Council providing legal acknowledgement to the use of the property as five separate flats and a copy of this document is contained within the Legal Pack. The property is generally in a presentable condition, each flat containing a range of modern fitted units with built in oven and hob and further benefits from mostly UPVC double glazed windows, shared gas fired central heating, fitted fire doors, mains emergency lighting and fire alarms. Summerfield Crescent leads between Gillott Road and Icknield Port Road (B4126) and the property is conveniently within walking distance from Summerfield Park and within approximately half a mile distance from Ladywood Middleway (A4540/Birmingham outer ring road) which provides access around the City Centre. The flats are currently let on Assured Shorthold Tenancies at the following rentals:

Flat One: £350 per calendar month (£4,200 per annum)

Flat Two: £350 per calendar month (£4,200 per annum)

Flat Three: £300 per calendar month (£3,600 per annum)

Flat Four: £350 per calendar month (£4,200 per annum)

Flat Five: £350 per calendar month (£4,200 per annum)

Total Rental Income: £1,700 Per calendar month (£20,400 per annum)

Accommodation:

Ground Floor

Entrance Hall, Reception Hall

Flat One

Entrance Hall with door entry phone, Lounge, Kitchen, Shower Room with shower, wc and wash basin, Bedroom

Flat Two (not inspected)

Entrance Hall with door entry phone, Bathroom, Kitchen, Bedroom/Living Room

First Floor

Stairs and Landing

Flat Three

Entrance Hall with door entry phone, Bathroom with panelled bath, pedestal wash basin and wc, Kitchen, Bedroom/Living Room

Flat Four

Entrance Hall with door entry phone, Lounge, Bedroom, Kitchen, Bathroom with panelled bath, electric shower over, pedestal wash basin and wc

Flat Five

Entrance Hall and stairs to second floor

Second Floor

Landing, Lounge, Bedroom, Kitchen, Bathroom with panelled bath having electric shower over, pedestal wash basin, wc

Outside

(Front) Paved foregarden

(Rear) Yard and lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



54 Summerfield Crescent, Edgbaston, Birmingham B16 0ER

Property Description:

A Substantial three storey traditional semi detached house of brick construction surmounted by a pitched replacement tile clad roof and benefiting from gas fired central heating, three reception rooms and five double bedrooms. Summerfield Crescent leads directly between Gillott Road and Icknield Port Road (B4126) conveniently within walking distance from Summerfield Park and approximately half a mile distance from The Ladywood Middleway (A4540/Birmingham outer ring road) which provides access around the City Centre. The property is generally in a presentable condition, benefiting from modern kitchen fittings and is currently let on a Company Tenancy Agreement at a rental of £1,333 per calendar month (£15,996 per annum).

Accommodation:

Ground Floor

Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Shower Room with glazed shower cubicle, Dining Room, Kitchen

First Floor

Stairs and Landing, Bedroom One (double), Bedroom Two (double), Bedroom Three (double), Bathroom with panelled bath, pedestal wash basin, wc, Separate wc

Second Floor

Stairs and Landing, Bedroom Four (double), Bedroom Five (double)

Outside

(Front) Paved foregarden, pedestrian side access
(Rear) Brick paved yard and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





14 Hunton Hill, Erdington, Birmingham B23 7NA

Property Description:

A substantial five bedroom mid terraced property of rendered brick construction set back from the road behind a tarmac driveway allowing for off road parking for numerous vehicles and surmounted by a tile clad roof. The property benefits from having spacious well laid out accommodation set out over three floors and further benefits from having UPVC double glazing, gas fired central heating and is offered for sale in presentable condition. The property could provide substantial family living accommodation or alternatively an ideal buy to let and is located between Slade Road and Gravelley Hill North (A5127) which in turn gives direct access to junction 6 of the M6 motorway, the Aston Expressway and the main shopping area located on the High Street in Erdington being within half a miles distance. The property is also conveniently located within walking distance to Gravelley Hill Railway Station.

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, Cellar, Dining Room, Kitchen and Shower Room having shower tray, WC and pedestal wash basin

First Floor

Three Bedrooms and Shower Room having shower tray and pedestal wash basin

Second Floor

Stairs and Landing, Two Bedrooms

Outside

Front: Tarmac covered front garden allowing for off road parking
Rear: Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 29**Freehold Vacant Possession****25 Copperbeech Close,
Harborne, Birmingham
B32 2HT****Property Description:**

A substantial extended semi detached property benefiting from UPVC double glazing and gas fired central heating and offers well laid out accommodation but requires some cosmetic improvement. The property itself is located in a quiet cul-de-sac in a popular residential area just off Tennal Road. Tennal Road itself provides direct access to Northfield Road and Court Oak Road (A4123).

Accommodation:**Ground Floor**

Reception Hall, Kitchen, Reception Room with door to Sun Room located in the extension

First Floor

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

**Outside**

Front: Gardens with paved driveway providing off road parking with integral garage

Rear: Lawned gardens

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 30**Freehold Vacant Possession****113 Chester Road,
Sutton Coldfield, West
Midlands B73 5BB****Property Description:**

A traditional mid terraced house of rendered brick construction surmounted by a pitched slate clad roof and set back from the road behind a block paved forecourt. The property benefits from gas fired central heating, UPVC double glazed windows and modern kitchen and bathroom fittings and whilst it is in fair condition, it would benefit from some cosmetic improvement. The property is situated close to the junction with Chester Gardens and Chester Road itself (A452) provides convenient access to new Oscott Shopping Centre being within a quarter of a mile distance, Sutton Park being within one mile distance and the M6 Motorway (junction 5) being within four miles distance to the South.

Accommodation:**Ground Floor**

Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with range of modern fitted units including built in oven, hob and dishwasher, Rear Entrance Hall, Bathroom with modern Victorian style suite having roll top bath, tiled shower enclosure, pedestal wash basin and wc

First Floor

Stairs and Landing, Three good sized Bedrooms, Separate wc

Outside

(Front) Block paved forecourt providing off road parking

(Rear) Decked patio, yard, block built workshop, shared pedestrian right of way and a lawned garden

**Vendors Solicitors**

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 31

185 St. Giles Road, Tile Cross, Birmingham B33 0NX

Property Description:

An end terraced house of brick construction surmounted by a pitched tile clad roof, providing well laid out accommodation and benefiting from gas fired central heating, UPVC double glazed windows and off road parking. St Giles Road is situated via Mackadown Lane off Meadway East and forms part of an established residential area known as Tile Cross. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £475.00 per calendar month (£5,700 per annum).

Accommodation:

Ground Floor

Porch, Reception Hall, Dining Kitchen, Full Width Lounge

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc

Freehold Investment



Outside

(Front) Foregarden with driveway providing off road parking and pedestrian side access leading to rear

(Rear) Large rear garden with brick store

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 32

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

Property Description:

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

Accommodation:

Ground Floor

Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Cloakroom housing low level WC and pedestal wash basin.

First Floor

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



Outside

(front) Walled foregarden and driveway
(rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 33

Leasehold Vacant Possession

94 Selby Close, Yardley, Birmingham B26 2AR

Property Description:

A two bedroom first floor maisonette of brick construction surmounted by an interlocking tile clad roof set back from the road behind a lawned garden and pathway. The property offers well laid out accommodation, UPVC double glazed windows and electric heating, however would benefit from some modernisation. Selby Close is a cul-de-sac located off Queens Road which in turn is found off Meadow Way. The property is set in an established residential area and is within approximately one and a quarter miles from Stechford Retail Park, and one and a half miles from Heartlands Hospital.

Accommodation:

Ground Floor

Entrance Hallway

First Floor

Stairs and Landing, Lounge, Kitchen, Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC



Outside

Front: Communal lawned garden and pathway

Rear: Lawned garden

Leasehold Information

Term : 99 Years from 25 March 1969

Ground Rent : Refer to legal pack

Service Charge : Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 34

Freehold Vacant Possession

134 Church Road, Erdington, Birmingham B24 9BD

Property Description:

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled and paved foregarden. The property benefits from having been informally converted to provide three separate self contained flats, the ground floor housing 1 studio and one 1 bedroom flat and the first floor providing one 2 bedroom flat. The property is offered for sale in presentable condition and benefits from having UPVC double glazing, gas fired central heating, mains fitted smoke alarms, emergency lighting and intercom system for each flat, and furthermore all flats are separately metered. The property will provide an ideal investment opportunity as Church Road is located off the main High Street in Erdington and therefore is within walking distance to the main shops and amenities located on it. The property is also within a quarter of a mile from Erdington Railway Station and within a mile and three quarters of junction 6 of the M6 motorway.

Accommodation:

Ground Floor

Communal Entrance

Flat 1 – Lounge, Kitchen, Bedroom and Shower Room having shower cubicle, WC and pedestal wash basin



Flat 2 (Studio) – Shower Room having shower cubicle, WC and pedestal wash basin, Lounge/Bedroom and Kitchen having door to rear

First Floor

Stairs and Landing

Flat 3 – Lounge, Kitchen, Two Bedrooms, Bathroom having panelled bath, pedestal wash basin, separate WC

Outside

Front: Walled foregarden with side access

Rear: Lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





60 Carlyle Road, Edgbaston, Birmingham B16 9BJ

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation that contains four bedrooms over the first and second floors. The property further benefits from having UPVC double glazed windows, gas fired central heating, modern kitchen fitments and is offered for sale in presentable condition.

Carlyle Road is situated in an established residential area and is located off Waterworks Road and Stirling Road which in turn runs onto the Hagley Road (A456) which provides direct access by public or private transport to Birmingham City Centre being within approximately a mile and a quarters distance, therefore providing excellent investment potential appealing to a range of tenants seeking accommodation in close proximity to the City Centre.

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, Shower Room having shower cubicle low level WC and pedestal wash hand basin, Kitchen/Diner, Dining Room

First Floor

Three Bedrooms and Shower Room having shower cubicle, pedestal wash hand basin and WC

Second Floor

Bedroom 4

Outside

Front: Walled foregarden
Rear: Garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



59 Carlyle Road, Edgbaston, Birmingham B16 9B

Property Description:

A substantial three storey mid terraced property of rendered brick construction surmounted by a tile clad roof set back from the road behind a hedged and walled foregarden. The property benefits from having been converted to provide two separate self contained flats, a ground floor providing two bedrooms and a further flat to the first and second floor providing four bedrooms. Both flats benefit from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and are offered for sale in presentable condition.

Carlyle Road is situated in an established residential area and can be located off the Hagley Road (A456) which provides direct access by public or private transport to Birmingham City Centre being within approximately a mile and a quarter distance, and the property therefore provides excellent investment potential appealing to a range of professional tenants seeking quality accommodation in close proximity to the city centre. We understand from the vendor that the property has previously been let with the ground floor flat producing £550 per month (£6,600 per annum) and three of the four bedrooms on the first and second floors let producing £840 per month (£10,080 per annum).

Accommodation:

Ground Floor

Communal Entrance Hallwa

Ground Floor Flat

Lounge/Dining Room, Cellar, Kitchen, Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC

First Floor Flat

Lounge with archway to Kitchen, Two Bedrooms and Bathroom having panelled bath with electric shower over, WC and pedestal wash hand basin

Second Floor

Two Bedrooms and Bathroom having panelled bath, WC and pedestal wash hand basin.

Outside

Front: Walled and hedged foregarden
Rear: Patio and lawned garden separated for individual flats

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





113/117 Barr Street, Jewellery Quarter, Birmingham B19 3DE

Property Description:

A substantial property located in the Jewellery Quarter which is currently divided to provide six separate office suites which have shared kitchen and toilet facilities. Five of the office suites benefit from vacant possession whilst one is let on a twelve month licence at a rental of £4,000 per annum. The property itself is located on Barr Street which is in the Jewellery Quarter and Barr Street itself provides access between Great King Street and Great Hampton Row. Great Hampton Street (A41) is located close by and the property is located within a quarter of a mile of the inner ring road (A4540).

Accommodation:

Ground Floor

Office G1 extending to approximately 33.2 sq metres (357 sq ft)

Office G2 extending to approximately 33.6 sq metres (362 sq ft)

Male and Female WC's and shared Kitchen facility

First Floor

Office F1 extending to approximately 35.8 sq metres (385 sq ft) and is partitioned into two rooms

Office F2 extending to approximately 23.5 sq metres (252 sq ft)

Office F3 The auctioneers have been unable to inspect but the vendor indicates that it is similar in size to office F2

Second Floor

Office S1 which comprises two rooms with a total floor area of approximately 41.4 sq metres (445 sq ft)

Outside

Front: The property fronts directly onto Barr Street

Rear: Shared brick paved yard

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



Unit C Benson House, 98-104 Lombard Street, B12 0QR

Property Description:

A self contained suite of Nine offices with ancillary accommodation located in a courtyard containing several similar units. The property which has previously been used as a solicitor's office benefits from Gas Fired Central Heating and security grills. The premises also have the benefit of two allocated parking spaces in the communal car park located in the central courtyard of Benson House. Lombard Street itself is located within close proximity to Alcester Street which provides direct access to High Street, Deritend (A41) being approximately one quarter of a mile distance. The property is located approximately 1/2 km to the south from the multi-million pound regeneration area known as 'Eastside'.

Accommodation:

Ground Floor

Entrance Hall, Office 1 - 8.5sq.m. (92sq.ft.), Office 2 - 11.9sq.m. (128sq.ft.), Office 3 - 25sq.m.

(270sq.ft.), Store Room 1 - 8.5sq.m. (91sq.ft.), Store Room 2 - 10.7sq.m. (115sq.ft.), male and female WC's, kitchenette

First Floor

Stairs and landing, Office 4 - 18.7sq.m (201sq.ft.), Office 5 - 11.8sq.m (127sq.ft.), Office 6 - 13.3sq.m. (143sq.ft.), Office 7 - 10.9sq.m. (117sq.ft.), Office 8 - 14.1sq.m. (151sq.ft.) and Office 9 - 12.2sq.m. (131sq.ft.)

Gross Internal Area – approximately 145.6sq.m. (1,567sq.ft.)

Outside

Two allocated parking spaces located in communal car park

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**General view of
Benson House frontage**





Britannia Works, Corner Engine Street/Rolfe Street, Smethwick, B66 3DT

Property Description:

An Industrial Estate having frontages to Rolfe Street, Engine Street and Bridge Street South, Smethwick and consists of a range of industrial buildings with some loading and parking facilities. The Estate comprises of 14 Units, all of which benefit from Vacant Possession, and require modernisation and improvement (Please note, the Unit known as Unit 1 Britannia Works is not included in the sale). The building occupies a substantial site which extends to approximately 0.54 Acres (0.22 Hectares).

The premises may have some scope for redevelopment at a future date subject to Local Authority consent. Britannia Works itself is located on the corner of Engine Street and Rolfe

Street, in a predominantly industrial neighbourhood of Smethwick, within close proximity to Smethwick Rolfe Street train station

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





33 Stoneyhurst Road, Erdington, Birmingham B24 8HA

Property Description:

A detached property of brick construction surmounted by a tile clad roof set back from the road behind two separate driveways, one located off Ansell Road and the other off Stoneyhurst Road, and being set in 1497 sq metres (0.37 acres) of land, of which includes what has previously been used as a builders yard to the rear. The property has previously been used as an office building and benefits from having well laid out accommodation, gas fired central heating and is offered for sale generally in presentable condition. Stoneyhurst Road is located off Wheelwright Road and Tyburn Road (A38), the latter giving direct access to both the Aston Expressway and junction 6 of the M6 motorway. The property is also within approximately half a mile from Gravelley Hill Railway Station and three quarters of a mile from the main High Street in Erdington which provides a wide range of shops and amenities. The site may be suitable for a variety of uses including continued use as a builders yard with offices, a large family dwelling, or may have potential for redevelopment of the existing property/site and all interested parties are advised to satisfy themselves in full with Birmingham City Council

Planning Department, prior to bidding, with regards to the suitability of the site for their intended use.

Accommodation:

Ground Floor

Entrance Hallway, three Offices, Kitchen and w.c.

First Floor

Four Offices and a Bathroom

Outside

(Rear) Driveways and former Builders yard with numerous stores

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



**50 Malvern Road,
Acocks Green,
Birmingham B27 6EH**

Property Description:

A three bedroom semi detached property offered for sale with the benefit of a building plot situated adjacent with outline planning permission granted for the erection of a detached dwelling. The existing property is of brick construction surmounted by a tile clad roof set back from the road behind a driveway and garage allowing for off road parking, and benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Malvern Road is located off Yardley Road (B4146) and is set in an established residential area. The property benefits from being within a quarter of a mile distance from Acocks Green Railway Station and within half a mile from the main shops and amenities located in Acocks Green.

Accommodation: Ground Floor

Entrance Porch, Entrance Hallway, Lounge, Living Room, Kitchen

First Floor

Three Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC



Planning

The property benefits from having been granted outline planning permission for the erection of one detached dwelling, the application number is C/03016/06/OUT granted on 30 November 2006. Full details are available from the Auctioneers office.

Outside

(Front) - Lawned Garden and Driveway
(Rear) - Lawned Garden

Vendors Solicitors

Refer to Auctioneer

Viewings

Via Cottons – 0121 247 2233



ADMINISTRATION FEE

An administration fee of £150 (inc. VAT) will be payable in addition to the 10% deposit (subject to a minimum deposit of £2000), which is payable on each lot purchased. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful. Should the purchaser not be able to pay the required fee on the day then the fee will be added to the completion balance.

If you have any questions then please do not hesitate to contact the Auction Team prior to the sale day on 0121 247 2233.



23 Botteville Road, Acocks Green, Birmingham B27 7YE

Property Description:

An attractive period built three storey end terraced residence of traditional brick construction surmounted by a pitched replacement tile clad roof. The property provides extensive accommodation, originally benefiting from six bedrooms but has been informally used for a number of years as a house in multiple occupation with eight separate letting rooms. The property benefits from gas fired central heating (except second floor accommodation), a mains fitted fire panel with emergency lighting and smoke alarms and forms part of a popular and established residential area conveniently located within approximately one quarter of a mile distance from Acocks Green Shopping Centre providing a wide range of retail amenities and services. The property is currently let to eight separate tenants on Assured Shorthold Tenancies with four double rooms producing a rental income of £300 per calendar month each and four single rooms producing a rental income of £250 per calendar month each.

Total Rental Income: £2,200 per calendar month (£26,400 per annum)

A copy of the tenancy agreements are available for inspection in the legal pack

Accommodation:

Ground Floor

Entrance Hall, Reception Hall, Shower Room with pedestal wash basin, Room One, Room Two, Shared Lounge, Kitchen, Utility Room, Rear Entrance Hall, Separate WC

First Floor

Stairs and Landing, Room Three, Room Four, Room Five, Room Six, Shower Room with pedestal wash basin and wc

Second Floor

Room Seven, Room Eight

Outside

(Front) Gravelled foregarden providing off road parking, pedestrian side access to rear

(Rear) Paved yard and enclosed garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





134 Poplar Avenue, Edgbaston, Birmingham B17 8EH

Property Description:

A substantial traditional built three storey mid terraced house of brick construction surmounted by a replacement tile clad roof, having been informally converted into five self contained flats benefiting from shared gas fired central heating, part UPVC double glazed windows, security door entry system and mains fitted smoke alarms and emergency lighting. The property is generally in a presentable condition and provides well laid out accommodation with each flat benefiting from modern kitchen and bath/ shower room fitments. Poplar Avenue forms part of a popular residential area located off Sandon Road (B4182) and the property is within approximately one quarter of a mile distance from Bearwood Road Shopping Centre providing a wide range of amenities and services. Each flat is currently let on an Assured Shorthold Tenancy at the following rentals:

Flat One: £400 per calendar month (£4,800 per annum)

Flat Two: £425 per calendar month (£5,100 per annum)

Flat Three: £365 per calendar month (£4,380 per annum)

Flat Four: £500 per calendar month (£6,000 per annum)

Flat Five: £500 per calendar month (£6,000 per annum)

Total Rental Income: £2,190 per calendar month (£26,280 per annum)

Accommodation:

Ground Floor

Entrance Hall, Reception Hall

Flat One:

Lounge with Kitchen, Inner Hall, Bedroom, Shower Room with glazed shower enclosure, pedestal wash basin and wc

Flat Two:

Bed/Living Room with Kitchen, Shower Room with glazed shower, pedestal wash basin and wc

First Floor

Stairs and Landing

Flat Three:

Kitchen, Shower Room with pedestal wash basin, shower enclosure and wc, Bed/Living Room

Flat Four:

Entrance Hall, Lounge, Bedroom, Kitchen, Shower Room with glazed shower enclosure, pedestal wash basin and wc

Second Floor

Flat Five:

Entrance Hall, Bed/Living Room, Shower Room with glazed shower enclosure, pedestal wash basin and wc, Kitchen

Outside

(Front) Forecourt providing off road parking, pedestrian entry access to rear

(Rear) Paved yard, boiler cupboard and large garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



24 Portland Road, Edgbaston, Birmingham B16 9HU

Property Description:

A substantial three storey traditional semi detached house of brick construction surmounted by a pitched replacement tile clad roof and provides an ideal investment opportunity having been converted several years ago to form five self contained flats. Each flat provides well laid out accommodation and whilst the property is generally in need of modernisation and improvement throughout, each flat benefits from separate gas fired central heating systems along with electricity and gas meters and also provides ample off road parking which includes two lock up garages to the rear. The property is situated fronting Portland Road, set back behind a forecourt parking area and is located close to the junction with York Road and within approximately 200m distance from Hagley Road (A456) which provides direct access to Birmingham City Centre. The property is offered for sale with Flats 1, 3 & 5 having Vacant Possession. Flats 2 & 4 are let on Assured Shorthold Tenancies at the following rentals.

Flat 1 - Vacant

Flat 2 – Rental £325.00 per calendar month

Flat 3 - Vacant

Flat 4 – Rental £350.00 per calendar month

Flat 5 - Vacant

The total current rental income - £8,100 per annum.



Accommodation:

Ground Floor

Reception Hall

Flat One (not inspected)

Reception Hall, Lounge, Kitchen, Double Bedroom, Bathroom with panelled bath, pedestal wash basin and wc

Flat Two

Reception Hall, Lounge, Kitchen, Double Bedroom, Bathroom with panelled bath, pedestal wash basin and wc

First Floor

Stairs and Landing

Flat Three

Reception Hall, Lounge, Kitchen, Double Bedroom, Bathroom with panelled bath, wash basin and wc

Flat Four

Reception Hall, Lounge, Kitchen, Double Bedroom, Bathroom with panelled bath, wash basin and wc

Second Floor

Stairs and Landing

Flat Five

Reception Hall, Large Lounge, Double Bedroom One, Dining Room, Kitchen, Bathroom with panelled bath, pedestal wash basin and wc, Double Bedroom Two and Box Room/Study

Outside

Tarmacadamed forecourt, side driveway to rear parking area and two garages

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





30 Wood End Road, Erdington, Birmingham B24 8AD

Property Description:

A four bedroomed, three storey semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a hedged foregarden and paved driveway allowing for off road parking. The property benefits from having well laid out accommodation, part UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property is located on Wood End Road (A4040) close to the junction with Trafalgar Street and Six Ways. The property is within walking distance to the main High Street in Erdington which provides a wide range of shops and amenities. The property is also within a mile and a half of junction 6 of the M6 motorway.

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, WC, Dining Room, Kitchen/Diner, Cellar containing two rooms

First Floor

Three Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and WC

Second Floor

Bedroom Four with intercommunicating large store room

Outside

Front: Hedged foregarden and driveway

Rear: Lawned garden and patio area

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





13 George Road, Erdington, Birmingham B23 7QE

Property Description:

A substantial five bedroom three storey semi detached property of brick construction surmounted by a tile clad roof set back from the road in an elevated position behind a lawned foregarden and driveway leading to garage providing off road parking. The property benefits from having spacious well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property further benefits from having two further brick built out buildings having previously been used as a gymnasium. The property is located on George Road close to the junction with Slade Road and the shops and amenities it provides. The property could also provide an ideal letting opportunity being within approximately a quarter of a mile from Highcroft Hospital and Gravelley Hill Train Station and within a mile of the main High Street located in Erdington.

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Stairs leading down to garage

First Floor

Stairs and Landing, Three Bedrooms, Shower Room having shower cubicle, WC and pedestal wash basin and Bathroom having panelled bath pedestal wash hand basin and WC

Second Floor

Stairs and Landing, Two Bedrooms

Outside

Front: Lawned garden and driveway leading to garage
Rear: Paved garden with separate lawned garden, two large brick built Storerooms having previously been used as a gymnasium

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





86 Perry Barr Locks, Walsall Road, Great Barr, Birmingham B42 1LU

Property Description:

A Grade II listed detached property of brick construction surmounted by an interlocking hipped tile clad roof fronting Perry Barr Locks. The property has been converted to provide three separate self contained flats, the ground floor housing a studio and one bedroomed flat accessed from the canal side and the first floor providing a large one bedroom flat accessed via Fairview Avenue. Perry Barr Locks is located off Fairview Avenue which in turn is found off the Walsall Road (A34). The property is within approximately a mile and a quarter from the One Stop Shopping Centre as well as the University of Central England, Perry Barr Campus. The property is currently let on three separate Tenancy Agreements producing a total rental of £1,260 per month (£15,120 per annum). A breakdown of the tenancies is detailed below and a copy of the Tenancy Agreements can be viewed at the Auctioneer's office.

Rental Information:

Flat 1 - £430 per month (£5,160 per annum)

Flat 2 - £400 per month (£4,800 per annum)

Flat 3 - £430 per month (£5,160 per annum)

Accommodation:

Ground Floor

Flat 1 – Kitchen, Lounge, Bedroom and Shower Room having shower cubicle, w.c., and wash hand basin

Flat 2 – Lounge/Bedroom, Kitchen and Shower Room having shower cubicle, w.c., and pedestal wash hand basin

First Floor Flat

Accessed off Fairview Avenue

Flat 3 – Lounge, Bedroom, Kitchen, Shower Room having shower cubicle, w.c., and pedestal wash hand basin

Outside

(Front) Walled foregarden

(Rear) Paved yard

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

NB: Please note the picture shows the property with painted elevations and the vendor is in the process of restoring these back to the original brickwork finish in compliance with a notice received from the Listed Buildings Officer.





65 Gravelly Hill North, Erdington, Birmingham B23 6BP

Property Description:

A substantial period built mid terraced residence of brick construction surmounted by a pitched replacement tile clad roof and set back from the road behind a tarmacadamed forecourt providing off road parking. The property has been within the ownership of the existing vendors' family for many years and was converted some time ago into five self contained flats along with a two storey link detached cottage located at the rear. Whilst it is currently fully let, the property does require modernisation and improvement throughout and in doing so would maximise the rental income potential. The property is situated close to the junction with Fentham Road and conveniently within a quarter of a mile distance from Erdington High Street which provides a wide range of retail amenities and services, a quarter of a mile distance from Gravelly Hill Railway Station and one mile distance from the M6 Motorway (junction 6).

Current Rental Income:

Each flat is currently let on an Assured Shorthold Tenancy at the following rentals:

Flat 1: £346 per calendar month

Flat 2: £238 per calendar month

Flat 3: £220 per calendar month

Flat 4: £246 per calendar month

Flat 5: £246 per calendar month

Cottage (65A): £346 per calendar month

Total Rental Income: £1,842 per calendar month (£22,104 per annum)
A schedule of tenancies is available for inspection at the auctioneers' offices

Accommodation:

Whilst the property has only been partially inspected by the auctioneers, we understand that it benefits from the following accommodation:

Ground Floor

Shared Reception Hall

Flat 1: Lounge, Kitchen, Bedroom, Shower Room

Flat 2: Bed-sitting Room, Kitchen, Shower Room

First Floor

Stairs and Landing

Flat 3: Bed-sitting Room, Kitchen, Shower Room

Flat 4: Lounge, Kitchen, Shower Room, Bedroom

Flat 5: Entrance Hall, Lounge and Kitchen, Stairs leading to

Second Floor

Bedroom and Shower Room

Cottage (65A)

Ground Floor

Porch, Lounge and Kitchen, Stairs to

First Floor

Bedroom and Bathroom

Outside

(Front) Tarmacadamed forecourt providing off road parking, integral through garage leading to rear

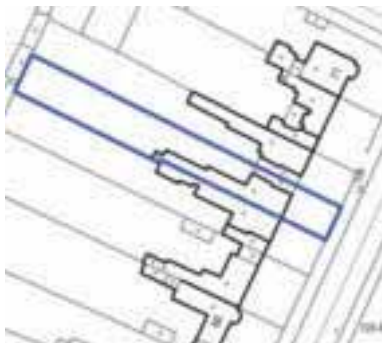
(Rear) Yard and large garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





67 Gravelly Hill North, Erdington, Birmingham B23 6BP

Property Description:

A substantial period built end terraced residence of brick construction surmounted by a pitched replacement tile clad roof and set back from the road behind a tarmacadamed forecourt providing off road parking. The property has been within the ownership of the existing vendors' family for many years and was converted some time ago into five self contained flats. The property does require modernisation and improvement throughout and in doing so would maximise the rental income potential. The property is situated close to the junction with Fentham Road and conveniently within a quarter of a mile distance from Erdington High Street which provides a wide range of retail amenities and services, a quarter of a mile distance from Gravelly Hill Railway Station and one mile distance from the M6 Motorway (junction 6).

Current Rental Income:

Each flat is currently let on an Assured Shorthold Tenancy at the following rentals:

- Flat 1:** £346 per calendar month
- Flat 2:** £303 per calendar month
- Flat 3:** £350 per calendar month
- Flat 4:** Vacant (previously £260.00 p.c.m.)
- Flat 5:** £346 per calendar month

Total Rental Income: £1,345 per calendar month (£16,140 per annum)
Potential Rental Income :(when fully let): £1,605 per calendar month (£19,260 per annum)

A schedule of tenancies is available for inspection at the auctioneers' offices

Accommodation:

Whilst the property has only been partially inspected by the auctioneers, we understand that it benefits from the following accommodation:

Ground Floor

Shared Reception Hall

Flat 1: Bedroom, Lounge/Kitchenette, Shower Room

Flat 3: Lounge, Kitchen, Bedroom, Shower Room

First Floor

Stairs and Landing

Flat 2: Lounge, Bedroom, Kitchen, Shower Room

Flat 4: Lounge, Kitchen, Bedroom, Shower Room

Flat 5:

Second Floor

Lounge, Kitchen, Bedroom and Shower Room

Outside

(Front) Tarmacadamed forecourt providing off road parking, integral through garage leading to rear

(Rear) Yard, a two storey brick built Coach House in need of complete renovation and may have potential for additional accommodation subject to obtaining the appropriate planning consent, large rear garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 50**Freehold Vacant Possession****152 Ward End Park Road, Birmingham B8 2XA****Property Description:**

A semi detached house of brick construction surmounted by a hipped slate clad roof, benefiting from mostly UPVC double glazed windows and three bedrooms but requiring complete modernisation and improvement throughout. Ward End Park Road is situated directly off Washwood Heath Road (B4114) and the property is conveniently within approximately one and half miles distance from the Fox and Goose Shopping Centre at Hodge Hill providing a wide range of retail amenities and services and from Star City which provides a range of leisure amenities, restaurants and bars.

Accommodation:**Ground Floor**

Reception Hall, Front Reception Room opening to Rear Reception Room, Kitchen, Lean to with brick store

**First Floor**

Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and wc

Outside

(Front) Foregarden with potential for off road parking, Shared pedestrian access to rear

(Rear) Concrete yard and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 51**Freehold Vacant Possession****3 Scotland Lane, Bartley Green, Birmingham B32 4BU****Property Description:**

A three bedroom semi detached property of non traditional construction surmounted by an interlocking tile clad roof set back from the road behind a lawned and gravelled foregarden allowing for off road parking. The property benefits from having well laid out accommodation, gas fired central heating, UPVC double glazing and is offered for sale in presentable condition. Scotland Lane is located between Field Lane and Frankley Lane and is set in an established residential area, and is within approximately three miles distance from junction 3 of the M5 motorway.

Accommodation:**Ground Floor**

Entrance Hallway, Lounge, Breakfast Kitchen, Dining Room, Side Utility and WC

First Floor

Stairs and Landing, Three Bedrooms and Bathroom having panelled bath with electric shower over, pedestal wash basin and low level WC.

Outside

(Front) Lawned garden and gravelled driveway allowing for off road parking (Rear) Patio area leading to lawn.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





56 Richmond Street, Burton-On-Trent, Staffordshire DE14 2JW

Property Description:

A traditional built end terraced house of brick construction surmounted by a slate clad roof, benefiting from UPVC double glazed windows, modern bathroom fittings, three bedrooms and secure off road parking located to the rear. The property is situated at the junction with Albert Street, which provides direct access to Derby Street (A5125). The property is also situated within approximately one mile distance from Burton Town Centre. The town of Burton-On-Trent is located approximately 25 miles to the North East of Birmingham, with a population last recorded at 60,500 (2001 census)

Accommodation:

Ground Floor

Living Room, Inner Hall with store cupboard, Dining Kitchen, Rear Entrance Hall

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and wc

Outside

(Rear) Paved yard/garden with brick stores, side pedestrian access and double gated access off Albert Street providing secure vehicular parking.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





37 Brandhall Court, Wolverhampton Road, Oldbury, West Midlands B68 8DE

Property Description:

A two bedroom duplex flat located on the second and third floor of a purpose built block. The flat offers well laid out accommodation which include UPVC double glazed windows, electric heating and modern kitchen and bathroom fitments and is offered for sale in presentable condition. The flat further benefits from having its own single garage located in a separate block and being set in well maintained communal gardens. Brandhall Court is located off the Wolverhampton Road (A4123) and backs on to Brandhall Golf Course, and is located close to the junction with The Queensway. The Wolverhampton Road itself provides direct access to junction 2 of the M5 motorway being within approximately one and a half miles distance and easy access to Birmingham City Centre.

Accommodation:

Ground Floor

Communal entrance and stairs

First Floor

Entrance Hallway, Kitchen, Living Room,

Second Floor

Two Bedrooms and Bathroom having panelled bath with mixer shower, pedestal wash basin and WC

Outside

Communal Gardens and Garage.

Leasehold Terms

Term: 99 Years from the 25th March 1999

Service Charge: Refer to Legal Pack

Ground Rent: One Peppercorn

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

34 Cedarhurst, Harborne, Birmingham B32 2JZ

Property Description:

A first floor flat located in a purpose built block in a quiet residential area of Harborne. The flat itself benefits from UPVC double glazing, well laid out accommodation but would benefit from some cosmetic improvement. Cedarhurst itself is located off Tennal Road which runs between Northfield Road and Court Oak Road (A4123).

Accommodation:

Ground Floor

Shared Entrance Hall

First Floor

Reception Hall, Living Room, Two Bedrooms, Bathroom with WC, wash hand basin and panelled bath, Kitchen and Utility Room

Tenure

We believe the property to be Leasehold for a term of 125 years,



which commenced 24 June 1981. The Ground Rent payable is £10 per annum. Please consult the legal pack for further details

Outside

Communal Gardens

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 55**Freehold Vacant Possession****22 Waterfield Close,
Foxyards, Tipton, West
Midlands DY4 8BB****Property Description:**

A semi detached property of brick construction surmounted by an interlocking tile clad roof and set back from the road behind a tarmacadamed driveway leading to garage and providing off road parking. The property benefits from having well laid out accommodation, majority UPVC double glazed windows, gas fired central heating, and is offered for sale in presentable condition. 22 Waterfield Close is located in a cul-de-sac in a popular residential area, and is found off Foxyards Road, which in turn is located off Sedgley Road (A457).

Accommodation:**Ground Floor**

Entrance Hallway, L shaped Lounge, Kitchen

First Floor

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



Outside (front) – Tarmacadamed driveway leading to garage.
Outside (rear) – Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 56**Freehold Vacant Possession****13 Green Lane,
Shelfield,
Walsall WS4 1R****Property Description:**

A traditional end terraced house of rendered brick construction surmounted by a pitched tile clad roof, set back from the road behind a small walled foregarden. The property is offered for sale in presentable condition and benefits from gas fired central heating and UPVC double glazed windows and forms part of the popular Shelfield area located off Lichfield Road (A461) and conveniently within approximately two and a quarter miles distance to the North East of Walsall Town Centre.

Accommodation:**Ground Floor**

Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Lobby with Cloakroom having wc, double glazed Conservatory,

First Floor

Stairs and Landing, Three Bedrooms (Bedroom Two intercommunicating), Bathroom with panelled bath, wash basin and wc.

**Outside**

(Front) Small walled foregarden, pedestrian side access

(Rear) Yard and lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Building Plot Adj To 241 Lichfield Road, Shelfield, Walsall

Land Description:

A parcel of land extending to approximately 3,196 sq ft (297 sq m) situated adjacent to No 241 Lichfield Road having the benefit of full planning permission and building regulations paid, for the erection of a three bedroom single detached dwelling. 241 Lichfield Road (A461) is located in a popular area of Shelfield within approximately three miles of Walsall City Centre which in turn provides access to a wide range of shops, amenities, bars and restaurants.

Planning:

The land benefits from planning consent granted by Walsall Metropolitan Borough Council (Reference APP/V4630/A/04/1167304 dated 23 November 2005) for the erection of a single dwelling house with new vehicular crossing at land adjacent to 241 Lichfield Road.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Building Plot Rear of 10 Castle Road, Tipton, West Midlands DY4 8EA

Property Description:

A parcel of freehold former garden land, roughly square shaped, extending to an area of approximately 320sq.m and benefiting from outline planning consent for the erection of a dormer bungalow. The land is situated to the rear of 10 Castle Road and enjoys direct road frontage onto Kenilworth Close which comprises of a cul-de-sac containing a range of modern residential dwellings. Castle Road leads directly off Birmingham New Road (A4123) and the plot is conveniently within approximately one and a quarter miles distance from Dudley Town Centre providing a wide range of amenities and services.

Planning:

The land benefits from outline planning consent granted by Sandwell Metropolitan Borough Council (Ref: DC/06/46172 and dated 12th June 2006) for the erection of a dormer bungalow.

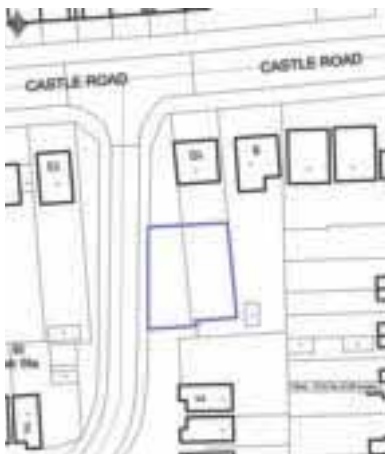
A copy of the planning consent is available for inspection at the auctioneers' offices.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Thursday 25th October 2007 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.

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





Land Adj 106 Harvills Hawthorne, Great Bridge, Hill Top, West Midlands B62 0LY

Property Description:

A parcel of freehold land roughly rectangular in shape and extending to an area of 0.09 acres and situated fronting Harvills Hawthorne at the junction with Wedgewood Avenue. Harvills Hawthorne is situated via New Street off Hill Top (A4196) and the land is conveniently within approximately one and a half miles distance from West Bromwich Town Centre.

Planning:

The land may be suitable for residential development and Architects acting for the vendor applied to Sandwell MBC for planning consent for a proposed development of 2 No. Two Bedroom semi detached dwellings (reference DC/07/47533 and dated 10 May 2007). The Planning application was refused on the following conditions:

1. The development would detract from the safety and convenience of users of

the highway in that adequate provision has not been made for the parking of vehicles within the curtilage of the site and clear of the highway adjacent to a substandard road junction.

2. The proposed development is over-intensive in that it will appear cramped and out of keeping with the form and character of the locality.

A copy of the decision notice and plans are available for inspection at the auctioneers' offices and all interested parties are advised to contact the local planning department at Sandwell MBC to discuss their proposals prior to bidding.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





Land at Shut Mill Lane, Romsley, Bromsgrove, B63 0LY

Property Description:

A parcel of freehold land roughly rectangular in shape and extending to an area of 0.39 acres (0.16 hectares) and having a wide frontage along with the western side of Shut Mill Lane of approximately 84 metres (275ft). The land is situated immediately to the North of Calcot House and the boundary to Shut Mill Lane is secured with a close boarded fence having double gated access to the southern part of the site. Shut Mill Lane comprises of a minor road in a popular rural area containing a range of single detached dwelling houses and is conveniently within approximately one mile distance from both Bromsgrove Road (B4551) which provides access to Halesowen and from Stourbridge Road (A491) which provides direct access to the M5 Motorway (junction 4).

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



ID & REGISTRATION

Once you have successfully bid for a property you will be required to present the Auctioneers with the following ID:

- 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)

Pre-auction registration became compulsory as from our auction on 28th June 2007. We will only require registration details along with identification once and therefore to enable a smooth transition we would encourage any parties wanting to register to do so by either visiting the office or at our next auction on 25th July 2007.

Thank you in advance for your co-operation.

If you need any help please contact the Auction Team
Tel 0121 247 2233



Nuthurst Chapel, Poundhouse Lane, Hockley Heath, Solihull B94 5DD

Property Description:

A disused brick built chapel surmounted by a pitched slate clad roof which extends to an area (Gross External) of 72sq.ms (775sq.ft) and occupies a site containing the original graveyard and extending to an area of 0.23 acres (0.09 hectares). The chapel is accessed by way of a lane which runs adjacent to Obelisk Farm and leads off Poundhouse Lane between the junctions with Spring Lane (B4101) and Nuthurst Road. The chapel enjoys superb views over open countryside and pasture land and its location is easily identified by the Obelisk monument standing in a field close by. Stratford Road (A3400) is located within half a mile distance and provides direct access to the M40

Motorway (junction 16) along with local retail amenities and services located at Hockley Heath.

Planning:

The property benefits from planning consent granted by Stratford-on-Avon District Council (Ref: 02/02360/FUL, dated 4 September 2003) for the conversion of the existing chapel into two holiday apartments. A copy of both plans and planning consent is available for inspection at the auctioneers' offices.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



Accessway leading from
Poundhouse lane



LOT 62**Freehold Vacant Possession**

**8 Bronwen Road,
Bilston, West Midlands
WV14 9ED**

Property Description:

A double fronted semi detached house of brick construction surmounted by a pitched interlocking tile clad roof, offered for sale generally in a presentable condition, benefiting from gas fired central heating, UPVC double glazed windows and external doors, modern kitchen and bathroom fittings and off road parking. Bronwen Road comprises of a cul-de-sac which leads directly off Birmingham New Road (A4123), approximately a quarter of a mile distance to the North of the junction with Sedgley Road West (A457). The property is conveniently located within approximately half a mile distance from both Coseley Shopping Centre and Railway Station.

Accommodation:**Ground Floor**

Entrance Hall, Lounge, Dining Room, Kitchen with a range of modern laminate units including built in oven and hob, Rear Entrance Hall, Utility Room

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with modern suite



comprising panelled bath having electric shower over, pedestal wash basin, Separate WC

Outside

(Front) Concrete forecourt providing off road parking, pedestrian side gated access to rear

(Rear) Block paved patio and enclosed lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 63**Leasehold Vacant Possession**

**42 Beechwood Court
Off Turner Street,
Birmingham B11 1XQ**

Property Description:

A purpose built first floor flat forming part of a modern three storey block prominently situated at the junction with Highgate Road and Ladypool Road. Access to the property is via Turner Street which leads off Ladypool Road and the property benefits from UPVC double glazed windows and electric heating.

Accommodation:**Ground Floor**

Communal Entrance with security door entry system, Stairs and Landing

First Floor

Reception Hall, Lounge, Open Plan Kitchen with Breakfast Bar, Double Bedroom, Bathroom with panelled bath having electric shower over, wash basin and wc

Outside

Communal parking

**Leasehold Information**

Term: 99 years (less 3 days) from 24 June 1984

Ground Rent: £28.00 per annum rising during the term

Service Charge: Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





16 New Spring Gardens, New Spring Street, Springhill, B18 7LZ

Property Description:

A new build semi detached bungalow, with off road parking to the front. The property benefits from having UPVC double glazed windows and central heating. New Spring Gardens comprises of a cul de sac located off New Spring Street which is located off either Crabtree Road or Clissold Street, having easy access into Birmingham City Centre, and City Hospital is located close by with the main road being the Dudley Road (A457) being located approximately a quarter of a mile distance.

Accommodation:

Ground Floor

Reception Hall, Living Room, Kitchen with range of modern laminate units including a built in oven, hob, extractor, fridge and freezer, Bathroom having panelled bath with mixer shower, pedestal wash basin and wc, Two Bedrooms.

Outside – Front

Car parking space

Outside - Rear

Patio area and lawned garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

114 Trident House, Granville Square, Birmingham, B15 1UE

Property Description:

A purpose built first floor flat forming part of a prominent City Centre block, situated at the junction of Granville Street and Tenant Street and located a short distance from Broad Street (B4284) which provides access to a wide range of retail and leisure amenities, restaurants and bars. The property itself requires some cosmetic improvement and modernisation and benefits from a communal central heating system, the running cost of which is included in the service charge.

Accommodation:

Ground Floor

Communal entrance; with a range of services including concierge, security entry door system and providing lift and stair access to the first floor.

First Floor

Communal landing area, Reception hall with door entry telephone, Bathroom with panel bath having electric shower



over, pedestal wash hand basin, w.c., Bedroom, Lounge with store cupboard, Kitchen.

Leasehold Information

Term – 99 years (less 3 days) from 12th December 1977

Ground Rent – £10.00 per annum.

Service Charge – Refer to Legal Pack.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 66

Freehold Vacant Possession

**224 Yardley Road,
Acocks Green,
Birmingham B27 6LR**

Property Description:

A mid terraced property which is part way through a refurbishment project and hence needs improvement throughout. The property has a rendered front elevation and benefits from part upvc double glazing. 224 Yardley Road is located towards the northern end of Yardley Road which runs directly between Coventry Road (A45) and the Warwick Road (A41).

Accommodation:

Ground Floor

Through Lounge, Kitchen and Bathroom with panelled bath and WC

First Floor

Currently open plan space partitioned to provide two rooms and stairway to attic

Attic

Attic Room

Outside

Front: Walled foregarden
Rear: Garden



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 67

**48 Gravelly Lane,
Erdington, Birmingham
B23 6UH**

Property Description:

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof situated directly fronting the pavement and located virtually opposite the junction with Mona Road, conveniently within approximately 250 metres distance from Erdington Railway Station and within a third of a mile distance from Erdington High Street providing a wide range of local amenities and services. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £375 per calendar month (£4,500 per annum).

Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin and wc

First Floor

Stairs and Landing, Bedroom One, Bedroom Two

Freehold Investment



Outside

(Rear) Yard and enclosed garden with shared pedestrian access

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 68**Freehold Vacant Possession****12 Ridgeway,
Edgbaston, Birmingham
B17 8JA****Property Description:**

A three bedroom three storey mid terraced property of brick construction surmounted by a tile clad roof and set back from the road behind a walled foregarden and path way. The property benefits from having been refurbished including UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings and a stairwell leading to a converted loft room. The Ridgeway is found in an established and popular residential area and is located between Wadhurst Road and Portland Road (B4125), the latter providing easy access to Birmingham City Centre being within approximately one and a half miles. The property is also within a quarter of a mile distance from the main high street in Bearwood which provides a wide range of shops and amenities.

Accommodation:**Ground Floor**

Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen.

First Floor

Two Bedrooms and Bathroom having double sink unit, free standing bath, low level WC, stairs to

**Second Floor**

Converted Loft Room

Outside

Front: Walled foregarden
Rear: Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 69**Freehold Vacant Residential****23 Rawlings Road,
Smethwick, West
Midlands, B67 5AD****Property Description:**

A mid terraced property of traditional construction requiring some modernisation and improvement, located in a well established residential area of Smethwick, just off the main Bearwood Road (A4040). The property itself benefits from gas fired central heating and part UPVC double glazing but would benefit from some improvement work. The property benefits from Vacant Possession.

Accommodation:**Ground Floor**

Reception Hall, Living Room, Rear Lobby, Kitchen.

First Floor Flat

Stairs and Landing, Bathroom with wash hand basin, panelled bath and w.c., Three Bedrooms (the auctioneers have been unable to inspect two of these bedrooms).

Outside – Front

Walled foregarden

**Outside - Rear**

Lawned garden with brick built stores including separate w.c.
There is a side pedestrian access.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



Part 2 (Lots 70 - 119)

LOT 70

Leasehold Vacant Possession

42 Lilley Lane, West Heath, Birmingham, B31 3JT

Property Description:

A mid terraced property of traditional construction surmounted by a tile clad roof requiring modernisation and improvement. The property itself is set back from the road behind a paved foregarden and benefits from gas fired central heating, well laid out accommodation and is close to the local shopping area of West Heath. Lilley Lane itself is located between Cofton Road and Rednal Road and the main Redditch Road (A441) is located close by.

Accommodation: Ground Floor

Through Lounge, Kitchen, Bathroom with panelled bath, wash basin and WC

First Floor

Three Bedrooms

Tenure

We are informed the property is Leasehold for a term of 99 years from 1 May 2002. Ground Rent payable is £125pa.



Outside

Front: Block paved foregarden
Rear: Gardens

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 71

Freehold Vacant Possession

285 Birmingham New Road, Wolverhampton, West Midlands WV4 6LP

Property Description:

A traditional style semi detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a lawned foregarden and driveway allowing for off road parking. The property benefits from having been extended to the rear and offers well laid out accommodation, UPVC double glazing, gas fired central heating and is offered for sale in presentable condition. The property is located on the Birmingham New Road (A4123) opposite the junction with Hill Avenue and close to the junction with Spring Road (A4126). The property is within two miles distance of Wolverhampton City Centre which provides a wide range of shops and amenities.

Accommodation: Ground Floor

Entrance Hallway, Through Lounge, Dining Room, Kitchen, Utility area and extension providing further living room



First Floor

Three Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and separate WC

Outside

(Front) Lawned garden and driveway
(Rear) Lawned garden with brick store

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





393 Rubery Lane South, Rubery, Rednal, Birmingham B45 9SB

Property Description:

A well laid out and presentable end terraced house surmounted by a pitched interlocking tile clad roof and benefits from UPVC double glazed windows, gas fired central heating and modern kitchen and bathroom fittings. Rubery Lane South is situated off Callowbrook Lane which provides direct access to Bristol Road South (A38).

Accommodation:

Ground Floor

Entrance to Through Lounge/Dining Room, L-Shaped Dining Kitchen with extensive range of wooden fronted

units including built in oven and hob, breakfast bar, Covered Side Passageway

First Floor

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

Outside

(Front) Lawned foregarden
(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

103 Three Shires Oak Road, Bearwood, Smethwick, West Midlands B67 5BT

Property Description:

A mid terraced retail unit of traditional construction which is located close to the main shopping district at Bearwood Road. The property itself comprises a ground floor retail unit currently let on a lease for 3 years at a rental of £7,800 per annum, which commenced 8 February 2006. In addition there is a self contained flat to the first floor which is currently let on an Assured Shorthold Tenancy at a rental of £315 per calendar month (£3,780 per annum). The total rental income is £11,580 per annum. The property itself is located on Three Shires Oak Road close to the junction of Bearwood Road (A4040).

Accommodation:

Ground Floor Retail

Retail area extending to approximately 32.4 sq metres (349 sq ft), Rear Store extending to approximately 5.7 sq metres (62 sq ft), Kitchen and separate WC



First Floor Flat

The auctioneers have been unable to inspect the flat, but we are informed by the vendor that the accommodation comprises of Reception Room, Bedroom, Kitchen and Bathroom.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





2A Elliott Road, Selly Oak, Birmingham, B29 6LA

Property Description:

A substantial corner property of traditional brick construction surmounted by a pitched tile clad roof, located at the junction of Lottie Road and Elliott Road and within approximately 100 yards from Bristol Road (A38), which provides direct access to Birmingham City Centre and Birmingham University which is within approximately one miles distance. The property comprises of a ground floor Pizza/Hot Food Take-Away which is currently let along with substantial living accommodation to the remaining ground floor and first and second floors over which is currently vacant and available to let. The living accommodation benefits from gas fired central heating, modern bathroom fittings and the rear of the property benefits from gated vehicular access.

Tenancy Information:

Pizza/Take-Away – originally let for a term of three years with effect from 15 December 2003 at a rental of £5,500 per annum. The tenants are currently holding over and are in discussions with the vendor regarding a new lease. We understand that the tenant further pays by way of an informal Licence the sum of £1,000 per annum in respect of the rear store/shed.

Living Accommodation – currently vacant. Note: We understand that this has previously been let to five students at a rental of £50 per week for each room and the property is currently being advertised to let for the sum of £1,083.33 per calendar month (based on five students at £50 per week each).

Total Current Rental Income - £6,500 per annum.

Potential Rental Income (when fully let)
– Approximately £18,500 per annum.

Accommodation:

Ground Floor

Pizza/Take-Away – 26 sq m (280 sq ft) with laminate flooring and a range of fitted units, Preparation Area – 1.95 sq m (21 sq ft) with stainless steel sink and gas hob.

Living Accommodation

Reception Hall, Utility Room/Store, Lounge, Kitchen with range of units, built in oven, hob and cooker hood, Rear Entrance Lobby, Bathroom with modern suite comprising panelled bath with electric shower over, pedestal wash basin and WC.

First Floor

Stairs and Landing, Four Bedrooms.

Second Floor

Stairs to Attic Bedroom.

Outside

Rear – Gated vehicular access to rear yard and store.

Planning

The property was granted planning consent by Birmingham City Council (Reference S/04392/03/FUL and dated 3 October 2003) for the erection of a single storey rear extension. A copy of the Planning Consent and Plans are available for inspection at the Auctioneer's offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

LOT 75

Freehold Vacant Possession

**70/71 Windmill Lane,
Cape Hill, Smethwick,
West Midlands,
B66 3EW**

Property Description:

An end terraced Retail Unit of traditional brick and tile construction, with a self contained flat to the floors above. The property, which has formerly been trading as a chemist, benefits from roller shutter protection to the ground floor and a secure yard/car park for up to two vehicles at the rear. The property is located on the corner of Windmill Lane and Lime Grove in an established residential area, virtually opposite the new Windmills Shopping Centre, which provides a wide range of major multiple retailers, including Asda and Matalan.

Accommodation:

Ground Floor Retail Unit:

Front Sales area extending to approximately 29.2sq.m. (314sq.ft.), Rear Office extending to 12.2sq.m. (131sq.ft.), Kitchen and Separate W.C.

Flat

Ground Floor

Self contained entrance accessed off Lime Grove, Reception Hall, Stairs to First Floor



First Floor

Two Reception Rooms, Kitchen, Bathroom

Second Floor

Two Attic Rooms

Outside

Front: Paved Forecourt

Rear: Paved Yard providing car parking for up to two cars.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 76

Freehold Part Vacant /Part Investment

**12 High Street,
Stourport-On-Severn,
Worcestershire,
DY13 8UT**

Property Description:

A mid terraced A3 unit located in the centre of Stourport-On-Severn. The ground floor is offered for sale with Vacant Possession and benefits from an A3 licence granted 17th May 2001 (ref: WF/0266/01) for a 'bistro/sandwich bar with subsidiary retail sales'. The flat above is offered for sale with the benefit of an Assured Shorthold Tenancy at a rental of £105.00 per week (£5,460 per annum). High Street itself (A4025) is located close to the junction with Mitton Street, which provides direct access to Lion Hill (A451).

Accommodation:

Ground Floor:

Serving Area/Kitchen extending to approximately 52.1sq.m (561 sq.ft), store room, separate w.c., and stock room in separate block.

Flat

First Floor

Stairs and landing, Living Room, Kitchen, Bathroom with panelled bath, w.c., and pedestal wash hand basin

Second Floor

Two Bedrooms



Outside (Front)

The property fronts directly onto High Street.

Outside (Rear)

Paved yard with stock room in separate block.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 77**Freehold Vacant Possession****54 Causeway, Rowley
Regis, West Midlands
B65 8AA****Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from well laid out accommodation, gas fired central heating and is offered for sale in presentable condition. Causeway is located off the Birmingham Road (B4171) and is within walking distance to the mains shops and amenities located in Blackheath. The property is also within a quarter of a mile distance from Rowley Regis Railway Station and approximately a mile and a half distance from junction 2 of the M5 motorway.

Accommodation:**Ground Floor**

Front Reception Room, Rear Reception Room, Inner Lobby, Kitchen and Bathroom having panelled bath, pedestal wash basin and WC

**First Floor**

Stairs and Landing, Three Bedrooms

Outside

Rear: Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

**LOT 78****Leasehold Vacant Possession****38 Mount View, Sutton Coldfield,
West Midlands B75 7DT****Property Description:**

A three bedroom duplex flat situated on the first and second floors and forming part of a purpose built block. The flat benefits from having well laid out accommodation and is offered for sale in presentable condition. The property is situated in an established residential area and is located off Reddip Hill which in turn provides direct access to the main shopping area in Sutton Coldfield that itself provides a wide range of shops, amenities and bars.

Accommodation:**Ground Floor**

Communal Entrance with Security Door Entry System.

First Floor

Entrance Hall, Kitchen, Reception Room, Balcony Area

Second Floor

Three Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC

Outside

Communal Gardens and Parking

Leasehold Information

Lease Term – 125 Years from 8th November 1993

Ground Rent – £10 per annum

Service Charge – Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 79

Majestic House, Sedgley Road West, Tipton, West Midlands DY4 8AB

Property Description:

A semi detached property occupying an elevated position off Sedgley Road West benefiting from UPVC double glazing, gas fired central heating and is offered for sale in a generally presentable condition. The property itself is currently let to a Housing Association for a term of 4 years at a rental of £500 per month (£6,000 per annum). Which commenced 3 September 2006. The property itself is located close to the junction with Foxyards Road whilst Sedgley Road West provides direct access to Dudley Road (A4037) and Birmingham New Road (A4123).

Accommodation:

Ground Floor

Entrance Porch, Reception Hall, Through Lounge, Kitchen

First Floor

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

Freehold Investment



Outside

Front: Walled foregarden
Rear: Patio and lawn

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 80

15 Middle Tree Road, Halesowen, West Midlands B63 2PL

Property Description:

A modern semi detached house surmounted by a pitched tile clad roof, offering presentable accommodation and benefiting from UPVC double glazed windows, gas fired central heating and off road parking. The property is situated in a cul-de-sac which leads off Middle Tree Road, close to the junction with Lyde Green which in turn leads off Colley Lane (B4173) and is conveniently located for access to Cradley Heath Railway Station being within one quarter of a mile distance, Halesowen Town Centre being within two miles distance and Stourbridge Town Centre being within three miles distance. The property is currently let on an Assured Shorthold Tenancy at a rental of £500 per calendar month (£6,000 per annum)

Accommodation:

Ground Floor

Reception Hall, Kitchen with range of laminate units including built in oven, hob and cooker hood, Cloak Room with wc and wash basin, Full Width Living Room.



First Floor

Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and wc

Outside

(Front) Tarmacadamed forecourt providing off road parking, pedestrian side gated access to rear
(Rear) Paved patio and predominantly lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 81**Freehold Vacant Possession****199 Causeway Green Road, Oldbury, West Midlands B68 8LQ****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, UPVC double glazed windows, gas fired central heating and is offered for sale in generally presentable condition. The property is located on Causeway Green Road (B4169) close to the junction with the Wolverhampton Road (A4123) which gives direct access to Wolverhampton City Centre and easy access to Birmingham City Centre. The property is also approximately within a quarter of a mile of junction 2 of the M5 motorway.

Accommodation:**Ground Floor**

Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Inner Lobby and WC

First Floor

Stairs and Landing, Two Bedrooms and Bathroom having panelled bath, shower cubicle, pedestal wash hand basin and low level WC

**Outside**

(Front) Walled foregarden
(Rear) Garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 82**Freehold Vacant Possession****209 Causeway Green Road, Oldbury, West Midlands B68 8LQ****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, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property is located on Causeway Green Road (B4169) close to the junction with the Wolverhampton Road (A4123) which gives direct access to Wolverhampton City Centre and easy access to Birmingham City Centre. The property is also approximately within a quarter of a mile of junction 2 of the M5 motorway.

Accommodation:**Ground Floor**

Entrance Porch, Front Reception, Rear Reception, Kitchen, Utility Room, Store Room

First Floor

Two Bedrooms and Bathroom having panelled bath with electric shower over, pedestal wash hand basin and WC

**Outside**

(Front) Walled foregarden
(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**31 Vale Road,
Netherton, Dudley, West
Midlands DY2 9HY**

Property Description:

A presentable and much improved semi detached house of non traditional "wates" construction surmounted by a pitched interlocking tile clad roof and set back from the road behind a lawned foregarden and driveway. The property provides well laid out accommodation benefiting from UPVC double glazed windows, modern kitchen and bathroom fitments, three bedrooms and off road parking. Vale Road is situated in an area known as Darby End which forms part of the larger Netherton area and is located off St. Peters Road at the junction with Darby End Road. The property is conveniently within approximately half a mile distance from Netherton Shopping Centre providing a range of retail amenities and services.

Accommodation:**Ground Floor**

Canopy Entrance, Entrance Hall, Through Lounge/Dining Room, Kitchen with range of modern fitted laminate units including built in oven and hob, Utility Room leading off:

**First Floor**

Stairs and Landing, Three Bedrooms, Bathroom being fully tiled with modern suite comprising panelled bath having electric shower over, pedestal wash basin and wc

Outside

(Front) Lawned foregarden with driveway and pedestrian side access to rear

(Rear) Patio area and enclosed garden

Vendors Solicitors

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Viewings

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The Hollybush Public House, Upper Bond Street, Hinckley, Leicestershire LE10 1RH

Property Description:

A freehold detached public house of rendered brick construction prominently situated at the junction with Upper Bond Street (B4667) and Hollycroft. The property directly fronts the road and occupies a sizable plot extending to an area of approximately 0.22 acres (0.09 hectares) and is conveniently situated within less than a quarter of a mile distance from Hinckley Town Centre. The public House ceased trading some time ago and the property is now in need of refurbishment and improvement throughout and the property may be suitable for a variety of alternative uses subject to obtaining planning consent. All interested parties should contact the local planning department at Hinckley and Bosworth Borough Council prior to bidding to discuss the suitability of the property for their intended use.

Accommodation:

Ground Floor

Public House
Gross Internal Area: 200sq.ms (2,150sq.ft) approximately and comprising of a Bar/Lounge/Function Room with ancillary accommodation including Cellar and WCs

First Floor

Living Accommodation
Gross Internal Area: 75sq.ms (800sq.ft) approximately and comprising of Three Rooms and Bathroom

Outside

Side driveway providing vehicular access and leading to a gated yard containing a brick built garage, two outbuildings/store rooms and a raised garden area

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

NB: The purchaser will be responsible for the payment of VAT in addition to the purchase price and calculated upon the purchase price.





39 Slaney Road, Walsall, West Midlands WS2 9AF

Property Description:

A substantial three-storey detached property of rendered brick construction, surmounted by a pitched tile clad roof, set back from the road behind a paved foregarden. Slaney Road comprises of a cul-de-sac located off Bescot Road (A4148), approximately three quarters of a mile distance from Walsall town centre, providing access to a wide range of shops and local amenities, and approximately one quarter of a mile distance from the M6 Motorway (Junction 9). The property has previously been used as a residential nursing home and benefits from having generous well laid out accommodation including eight/nine bedrooms, UPVC double glazed windows and gas-fired central heating. The property would benefit from some modernisation and improvement and may offer scope for a variety of residential uses subject to planning consent being obtained and all interested parties are advised to make their enquires with Walsall Metropolitan Borough Council Planning Department prior to bidding.

Accommodation:

Ground Floor:

Entrance Hallway, W.C. with pedestal wash basin, Front Room, Utility Room, Further Hallway providing access to Lift & stairwell, W.C. with wash hand basin, Bedroom with En-suite having wc, pedestal wash basin and shower cubicle, Two Reception Rooms, Kitchen, Further W.C. with pedestal wash basin, Small Utility Area with intercommunicating Store Room.

First Floor:

Stairs and Landing, Five Bedrooms, Bathroom with panelled bath, pedestal wash basin & W.C., Store Room.

Second Floor:

Stairs and Landing, Door to fire-escape, Two Bedrooms, Small Box Room, W.C. having pedestal wash basin.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 86

39 North Street, Dudley, West Midlands DY2 7DU

Property Description:

A substantial traditional 3 storey mid terraced villa of brick construction with replacement tile clad roof, which has been converted to provide Two well laid out Duplex Flats both benefiting from gas fired central heating.

North Street forms part of an established residential area located off Hall Street and conveniently within a quarter of a mile distance from Dudley Town Centre providing a wide range of amenities and services.

Flat 1 is currently vacant and flat 2 is currently let on an Assured Shorthold Tenancy at the following rental:

Flat 1: Vacant

Flat 2: Rental £305 per calendar month (£3,660 per annum)

Potential Rental Income (when fully let): £8,000 per annum approximately

Accommodation:

(whilst the property has not been inspected by the auctioneers we understand from the vendor that it benefits from the following accommodation)

Shared Entrance Hall.

Flat 1

Ground Floor

Entrance Hall, Lounge,
Breakfast/Kitchen.

Freehold Investment



First Floor

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

Flat 2

Ground Floor

Reception Hall, Kitchen, Lounge.

First Floor

Stairs and Landing, Bedroom,
Bathroom with panelled bath, pedestal
wash basin and WC.

Outside (front) – Walled forecourt

Outside (rear) – Shared gard

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 87

40 North Street, Dudley, West Midlands DY2 7DU

Property Description:

A substantial traditional 3 storey mid terraced villa of brick construction with replacement tile clad roof, which has been converted to provide Two well laid out Duplex Flats both benefiting from gas fired central heating.

North Street forms part of an established residential area located off Hall Street and conveniently within a quarter of a mile distance from Dudley Town Centre providing a wide range of amenities and services.

Flat 1 is currently vacant and flat 2 is currently let on an Assured Shorthold Tenancy at the following rental:

Flat 1: Vacant

Flat 2: Rental £280 per calendar month (£3,360 per annum)

Potential rental Income (when fully let): £7,500 per annum approximately

Accommodation:

Shared Entrance Hall.

Flat 1

Ground Floor

Entrance Hall, Lounge,
Breakfast/Kitchen.

First Floor

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

Freehold Investment



Flat 2

Ground Floor

Reception Hall, Kitchen, Lounge.

First Floor

Stairs and Landing, Bedroom,
Bathroom with panelled bath, pedestal
wash basin and WC.

Outside

Outside (front) – Walled forecourt

Outside (rear) – Shared garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





61 Park Lane, Netherton, Liverpool, L30 1QA

Property Description:

A presentable and much improved semi detached house of brick construction surmounted by a pitched tile clad roof, having been refurbished in Spring 2007 to include complete re-plastering, redecoration and tiling, new kitchen and bathroom fittings, new gas fired central heating system and new carpets and floor coverings. The property further benefits from UPVC double glazed windows and is set back from the road behind a lawned foregarden virtually opposite the junction with Marina Crescent. Park Lane leads off Tormskirk Road and the property is within half a mile distance from the famous Aintree Racecourse along with Aintree Railway Station and one mile distance from Aintree Racecourse Retail Park.

Accommodation:

Ground Floor

Entrance Porch, Reception Hall, Lounge, Dining Room, Kitchen with extensive range of modern wooden fronted units incorporating built in oven, hob and cooker hood

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and wc

Outside

(Front) Foregarden bordered by a mature privet hedge, shared side driveway

(Rear) Small patio and lawned garden with outbuilding

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 89

Freehold Vacant Possession

118 Bell Green Road, Coventry, CV6 7GX

Property Description:

A traditional brick built bay fronted two-bedroom semi detached house surmounted by a pitched tile clad roof and requires modernisation and improvement throughout. Bell Green Road (B4109) leads off the junction with Phoenix Way (Coventry Outer Ring Road) and the property is conveniently located within half a mile distance from Gallagher Retail Park and approximately two miles distance to the north east of Coventry City Centre.

Accommodation:

Ground Floor

Entrance Hallway, Lounge, and separate Dining Room and Kitchen.

First Floor

Landing, Two Bedrooms, Box room and Bathroom.

Outside

There is a walled forecourt and a rear garden.



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 90

Freehold Building Plot

Residential Building Plot 47 Grove Road, Nuneaton, Warwickshire CV10 8JR

Property Description:

A parcel of freehold building land rectangular in shape and extending to an area of 121 sq. mtrs. The land benefits from planning consent for the erection of three storey dwelling abutting number 49 Grove Road and forms part of a traditional and established residential area located off Arbury Road (B4102) and within approximately two miles distance to the West of Nuneaton Town Centre.

Planning:

The property benefits from planning consent granted by Nuneaton and Bedworth Borough Council (Ref: 011319, dated 19th July 2007 and is approved subject to a Section 106 Notice) for the erection of three storey dwelling house adjacent to number 49 Grove Road. The plans submitted with the application detailed the following accommodation:

Ground Floor

Lounge, Inner Hall, Cloak Room with wc, Dining Kitchen

First Floor

Two Bedrooms and a Bathroom

Second Floor

Bedroom and Shower Room

Outside

(Front) Small foregarden

(Rear) Garden

A copy of the planning consent and plans are available for inspection at the auctioneers' offices



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





1 Woodshires Road, Longford, Coventry CV6 6AA

Property Description:

An attractive traditional built detached house of part rendered brick construction surmounted by a pitched tile clad roof and set back from the road behind a deep lawned foregarden. The property is accessed by way of a vehicular driveway which leads off Maple Walk close to the junction with Woodshires Road and forms part of a predominantly residential area containing a variety of modern and traditional built housing. The property occupies an elevated position and has undergone some refurbishment works which include installation of double glazed windows and modern bathroom fittings but is still in need of further improvement works. Woodshires Road leads off Oban Road which in turn leads off Bedworth Road (B4113) and the property is conveniently located within approximately one mile distance from the M6 Motorway (junction 3)

Accommodation:

Ground Floor

Entrance Porch, Reception Hall, Lounge, Dining Room and Kitchen

First Floor

Stairs and Landing, Three Bedrooms and a refurbished Bathroom

Outside

(Front) A large lawned foregarden with driveway providing ample off road parking and providing access to garage

(Rear) Pedestrian side access to rear garden which contains some extension foundations although, we are unaware of any current planning consent to extend the existing dwelling house.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LEGAL PACKS

Once you have successfully bid for a property you have become the legal purchaser and are duty bound to complete within the contractual time scale. It is therefore your responsibility to consult your legal advisor and to have inspected the legal documentation which has been prepared for each lot by the vendor's solicitors prior to the Auction. The Legal Pack is available at the Auctioneers offices during the marketing period and in the auction room on the sale day. By bidding you are deemed by the Auctioneers to have satisfied yourself in respect of all matters relating to that property.

If you need any help please contact the Auction Team
Tel 0121 247 2233





62 Broad Park Road, Henley Green, Coventry CV2 1DD

Property Description:

An end terraced house of rendered brick construction surmounted by an interlocking tile clad roof and benefiting from double glazing, gas fired central heating and a driveway and garage to the side. We understand from the vendor that the property has been previously rented providing an income of £500.00 p.c.m. Broad Park Road is situated directly off Henley Road (B4082) and is within approximately one miles distance from Walsgrave Hospital and within two miles distance from the M6 motorway (junction 2) and Walsgrave retail and leisure park.

Accommodation:

Ground Floor

Entrance Hallway, Through Lounge/Dining Room, Kitchen and Utility Area

First Floor

Stairs and Landing, Three Bedrooms and a Bathroom with white suite.

Outside

Having front and rear gardens and driveway to the side of the property.

Vendors Solicitors

Refer to Auctioneers

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 Thursday 25th October 2007 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.





12 Barnsbury Avenue, Sutton Coldfield, West Midlands B72 1AQ

Property Description:

A spacious three bedroom detached bungalow of brick construction surmounted by an interlocking hipped tile clad roof set back from the road behind a lawned foregarden and driveway and further benefits from a separate garage providing secure off road parking. The property has UPVC double glazed windows, gas fired central heating, substantial extension to the rear and is generally offered for sale in presentable condition, however would benefit from some cosmetic modernisation. Barnsbury Avenue is a cul-de-sac located off Burnwood Farm Road and is within a quarter of a mile distance from Birmingham Road (A5127) which provides direct access to Sutton Coldfield centre. The property is also within walking distance to the main shops and amenities in Wylde Green, and within a quarter of a mile distance from Chester Road Railway Station.

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, extension providing further Living Room, Three Bedrooms and Bathroom having panelled bath with electric shower over, pedestal wash basin and WC

Outside

Front: Lawned foregarden and driveway with separate garage
Rear: Lawned garden and brick built store

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





5 Beckminster Road, Wolverhampton, West Midlands WV3 7DZ

Property Description:

A semi detached property of non traditional construction surmounted by an interlocking hipped tile clad roof set back from the road behind a paved and lawned foregarden allowing for off road parking. The property benefits from having well laid out accommodation, gas fired central heating and is offered for sale generally in presentable condition. Beckminster Road is located in an established residential area and is found off Coleway Road which is located at the junction where Goldthorn Hill (A4039) meets Penn Road (A449) the latter giving direct access to Wolverhampton City Centre being within approximately a mile and a half and providing a wide range of shops and amenities as well as housing the University of Wolverhampton.

Accommodation:

Ground Floor

Entrance Hallway, WC, Lounge, Living Room, Kitchen

First Floor

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

Outside

(Front) Lawned and paved foregarden
(Rear) Lawned garden and garage

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

DEPOSITS AND ADMINISTRATION FEE

On the fall of the hammer the successful bidder will be deemed to have legally purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum of £2000) and in addition an Administration fee of £150 (inc VAT). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

Acceptable payment methods are as follows:

- Bank/Building Society Draft
- Personal/Company Cheque
- Debit Card Payments

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

- Credit Card Payments
(Credit card payments are subject to a surcharge of 2%)

If you need any help please contact the Auction Team
Tel 0121 247 2233



LOT 95

12 Hartland Avenue, Bilston, West Midlands WV14 9AN

Property Description:

A semi detached house of part rendered brick construction surmounted by a hipped tile clad roof, benefiting from part UPVC double glazed windows, gas fired central heating, modern kitchen fitments, three bedrooms and off road parking. Hartland Avenue is situated off Upper Ettingshall Road which in turn leads off Hurst Road (A463) and provides access to Birmingham New Road (A4123). The property is currently let on an Assured Shorthold Tenancy at a rental of £450 per calendar month (£5,400 per annum)

Accommodation:

Ground Floor

UPVC double glazed Porch, Entrance Hall, Lounge, Breakfast Kitchen, Rear Entrance Hall, Separate wc

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc

Freehold Investment



Outside

(Front) Paved forecourt providing off road parking
(Rear) Paved yard and patio area and enclosed lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 96

48 Wolverhampton Street, Wednesbury, West Midlands WS10 8UF

Property Description:

A traditional end terraced house of part rendered brick construction surmounted by a replacement tile clad roof, benefiting from UPVC double glazed windows and external doors and gas fired central heating. Wolverhampton Street runs between the Black Country route (A463) and Moxley Road (A4038) and forms part of a traditional and predominantly residential area located approximately two miles distance from the M6 Motorway (junction 10) and three and a half miles distance to the East of Wolverhampton City Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £450 per calendar month (£5,400 per annum).

Accommodation:

Ground Floor

Living Room, Dining Kitchen with a range of wooden effect fronted units including built in oven, hob and cooker hood, Utility Room, Bathroom with panelled bath, wash basin and wc



First Floor

Stairs and Landing, Two Double Bedrooms

Outside

(Rear) Paved yard and garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 97

28a Wallows Road, Brierley Hill, West Midlands, DY5 1PT

Property Description:

A semi detached retail unit, benefiting from modern metal frame shop front, suspended ceiling and lower storage level, together with a self contained one bedroom flat located to the floor above. The retail unit benefits from vacant possession, whilst the flat is currently let on an Assured Shorthold Tenancy at a rental £75.00 per week (£3,900 per annum). The property itself is located on the corner of Wallows Road and Bankwell Street. Wallows Road itself runs off Pensnett Road (B4179) which provides direct access to Dudley Road (A461).

Accommodation:

Retail Unit:

Retail area extending to approximately 39.3sq.m (424sq.ft), kitchen, stairs to lower level with separate w.c. and store room extending to approximately 15.3sq.m (165sq.ft).

Flat

The auctioneers have been unable to inspect, but we are informed by the vendor that the accommodation comprises of Reception Room, Kitchen, Bathroom, Bedroom.

Freehold Part Vacant /Part Investment



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 98

85 Fairfax Road, West Heath, Birmingham B31 3SH

Property Description:

A ground floor lock up shop which benefits from planning consent for use as a hot foot take away, (granted 24 August 2006, ref – S/03582/06/FUL), located in a parade of similar units set back from Fairfax Road behind a service road and parking area. The property's interior requires modernisation and improvement. Fairfax Road itself is located just off West Heath Road.

Accommodation:

Retail Shop, Kitchen and separate WC

Tenure

The property is believed to be Leasehold for a term of 75 Years which commenced 17 July 1984. Please see the Legal Pack for further details



Vendors Solicitors

Refer to Auctioneers

Viewings

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46 Ball Street, St Annes, Nottingham NG3 3AX

Property Description:

A modern semi detached house of cavity brick construction surmounted by an interlocking tile clad roof, offered for sale in a presentable condition and benefiting from modern kitchen and bathroom fittings, UPVC double glazed windows and external doors, gas fired central heating, three bedrooms, new fitted carpets and a garage. Ball Street forms part of an established and predominantly residential area located off The Wells Road and conveniently within approximately one mile distance to the North East of Nottingham City Centre which includes The Nottingham Trent University Campus.

Accommodation:

Ground Floor

Reception Hall, Cloak Room with wc and wash basin, Kitchen with range of modern wooden effect units incorporating stainless steel oven, hob, cooker hood, fridge and freezer, Full Width Lounge/Dining Room

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with panelled bath with electric shower over, pedestal wash basin and wc

Outside

(Front) Lawned foregarden, concrete driveway providing access to integral garage and pedestrian side access leading to rear

(Rear) Enclosed garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 100**Freehold Vacant Possession**

**74 Commercial Road,
Bullwell, Nottingham
NG6 8HL**

Property Description:

A three storey end terraced house of traditional brick construction having partly rendered and partially clad elevations and surmounted by a pitched replacement tile clad roof. The property provides well laid out accommodation, benefiting from three double bedrooms, UPVC double glazed windows and external doors and gas fired central heating but does require cosmetic improvement and modernisation throughout.

Commercial Road is situated via Coventry Road off Bullwell High Road (B682) and the property is within approximately a quarter of a mile distance from Bullwell Town Centre and Bullwell Railway Station. Nottingham City Centre lies approximately four miles distance to the South East.

Accommodation:**Ground Floor**

Reception Hall, front Reception Room, Inner Hall with Cellar access, Rear Reception Room, Breakfast Kitchen

**First Floor**

Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath having electric shower over, vanity wash basin and wc

Second Floor

Stairs to Bedroom Three (double)

Outside

(Rear) Tarmacadamed yard/garden area with shared pedestrian right of way and brick store

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 101**Freehold Vacant Possession**

**31 Farndale Avenue,
Wolverhampton
WV6 0TG**

Property Description:

A freehold semi detached property which is offered for sale in generally presentable condition and being located on a quiet avenue in a well established residential area. The property benefits from part gas fired central heating and well laid out accommodation. Farndale Avenue itself runs off Hordern Road which provides direct access between Aldersley Road and Craddock Street. Tetttenhall Road (A41) is located within close proximity. The property is approximately two miles to the north west of Wolverhampton City Centre.

Accommodation:**Ground Floor**

Entrance Hall, Through Lounge and Kitchen

First Floor

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

**Outside**

Front: Lawned garden with driveway providing parking for multiple vehicles
Rear: Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 102

Freehold Vacant Possession

15 Murdock Grove, Handsworth, Birmingham B21 0PN

Property Description:

A semi detached property of traditional construction located in a quiet cul-de-sac off Alexandra Road which in turn runs off Boulton Road (A4040). The property itself benefits from gas fired central heating and majority UPVC double glazing, but would benefit from some improvements. The property is located in the suburb of Handsworth approximately two miles to the north west of Birmingham city centre.

Accommodation:

Ground Floor

Reception Hall, Front Reception Room, Rear Reception Room and Kitchen

First Floor

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

Outside

(Front): Block paved drive providing off road parking

(Rear): Lawned garden



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 103

16 Lloyd Street, Dudley, West Midlands DY2 8NQ

Property Description:

A traditional end terraced house of brick construction surmounted by a pitched tile clad roof, benefiting from gas fired central heating. Lloyd Street Leads off Dando Road which leads off Blackacre Road and which in turn leads off the Southern bypass (A461). Dudley Town Centre is conveniently within approximately one third of a mile distance providing a wide range of retail amenities and services. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £400 per calendar month (£4,800 per annum)t

Accommodation:

Ground Floor

Front Reception Room, Dining Kitchen

First Floor

Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and wc

Outside

(Rear) Yard and garden

Freehold Investment



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37 Moxley Road, Darlaston, Wednesbury, West Midlands WS10 7RE

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, benefiting from a single storey extension to the rear and requiring complete modernisation and improvement throughout. The property is set back from the road behind a small foregarden and is situated within approximately half a mile distance from Darlaston Town Centre, three miles distance from Walsall Town Centre and two miles distance from the M6 Motorway (junction 10)

Accommodation:

Ground Floor

Front Reception Room, Inner Hall with access to Cellar, Rear Reception Room, Extended Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin and wc

First Floor

Stairs and Landing, Three Bedrooms

Outside

(Front) Small foregarden bordered by a mature privet hedge
(Rear) Yard and a lawned garden

Vendors Solicitors

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**3 Camberley, Beacon View Road,
West Bromwich B71 3PE**

Property Description:

A studio flat situated on the ground floor of a substantial purpose built block, benefiting from UPVC windows and electric heating. In recent years the management of the block has come under the control of the residents and the block has thus undergone a range of improvement works and furthermore the property is situated in an improving area and in particular is adjacent to a recent development containing a range of private housing. Beacon View Road is located off Walsall Road (A4031) and is approximately one and a half miles distance from junction 9 of the M6 Motorway. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £375 per calendar month (£4,500 per annum)

Accommodation:

Ground Floor

Communal Entrance Hall with security door entry system, Entrance Hall with door entry phone, Bathroom with panelled bath having shower over, pedestal wash basin and wc, Bed/Living Room, Kitchen with private front door

Outside

Communal gardens and parking area

Leasehold Information

Term: 199 years from 29th September 1990

Ground Rent: Refer to Legal Pack

Service Charge: Refer to Legal Pack

Vendors Solicitors

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

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

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





6 Linden Avenue, Tividale, West Midlands B69 1JX

Property Description:

A semi detached property with rendered elevations benefiting from well laid out accommodation, UPVC double glazing and gas fired central heating. The property itself is currently let to a Housing Association on a 4 year lease at a rental of £550pcm (£6,600pa) which commenced 3 April 2007. Linden Avenue itself is located off Long Bank Road and New Birmingham Road (A4123) is located approximately 200 yards to the north east.

Accommodation:

Ground Floor

Reception Hall, Living Room, Kitchen, Bathroom with WC, panelled bath and wash hand basin

First Floor

Stairs and Landing, Three Bedrooms

Outside

Front: Walled foregarden

Rear: Patio with lawned garden

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33 Latelow Road, Stechford, Birmingham B33 8JZ

Property Description:

A semi detached house of rendered brick construction surmounted by a pitched tile clad roof, benefiting from mostly UPVC double glazed windows and having been partially improved to include rewiring, some re-plastering and replacement internal doors but requires some further cosmetic improvement. Latelow Road is situated off Lea Hall Road which in turn leads off Church Road and the property is conveniently within approximately one quarter of a mile distance from Lea Hall Railway Station and one mile distance from both Yardley Shopping Centre and Stechford Retail Park, both providing a wide range of retail amenities and services.

Accommodation:

Ground Floor

Covered Entrance Canopy, Entrance Hall, Reception Hall, Sitting Room, Lounge, Study, Dining Room, Extended Kitchen, Pantry

First Floor

Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom with panelled bath, pedestal wash basin, wc

Outside

(Front) Foregarden and parking space
(Rear) Pedestrian side access to yard and partly paved garden

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LOT 108

Freehold Vacant Possession

1 Charnwood Close, Bilston, West Midlands WV14 8NB

Property Description:

A semi detached property of rendered construction surmounted by a hipped tile clad roof set back from the road behind a lawned foregarden and driveway allowing for off road parking. The property benefits from having UPVC double glazed windows, well laid out accommodation, however does require modernisation and improvement. Charnwood Close is located off Bull Lane which in turn is located off either Great Bridge Road (A4098) or the Black Country New Road (A41), the latter providing direct access to Wolverhampton City Centre and the main shopping area in Bilston which provides a range of shops and amenities and is within approximately one and a half miles distance.

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Lean to with brick built store.



First Floor

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

Outside

(Front) Lawned foregarden and driveway

(Rear) Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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LOT 109

39 Freehold Garages in Great Wyrley, Near Cannock, Staffordshire

Property Description:

A portfolio of 39 freehold garages having 17 garages which are currently Let producing an income of £5,800 per annum. 22 garages currently benefit from vacant possession. The garages themselves are spread around four separate garage yards located in a well established residential area centred around Anson Road, WS6. A full schedule of garages is detailed below.

Court G (Anson Road) – Garages 1, 3, 4, 6, 7, 27, 30, 31, 33 and 35

Court K (Leander Close) – Garages 3, 5, 7, 8, 12, 13 and 14

Court M (Ramillies Crescent) – Garages 13, 15, 16, 23 and 24

Court N (Collingwood Close) – Garages 12, 16, 18, 21, 29 to 36 (inc.), 39, 41, 42, 44 and 45



We are advised that the total current rental income is £5,800 per annum with 22 garages having vacant possession. We are further advised that all garages are let on informal leases. Please consult the legal pack for further details.

Vendors Solicitors

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**Garage Redevelopment Site Rear of 46 to 72A
Deans Road, Wolverhampton WV1 2BH**

Description:

A parcel of freehold land, rectangular in shape and situated to the rear of numbers 46 to 72A Deans Road and accessed by way of a driveway leading to the side of 72A. The site provides an ideal investment opportunity, benefiting from planning consent granted by Wolverhampton City Council (Ref: 07/00203/FUL and dated 16th April 2007) for the erection of 40 lockup garages. A copy of the planning consent is available for inspection at the auctioneers' offices. The site extends to an area of 0.14 Hectares (0.35 acres) and is subject to rights of way in favour of the occupiers of 46 to 72A Deans Road to access the rear of their properties.

Note: the vendor has obtained quotations for the erection of the garage block and these are also available for inspection.

Vendors Solicitors

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Garages adjacent to 44 Sankey Road, Cannock, Staffordshire WS11 2DT

Property Description:

A garage yard comprising of nine garages and located at the top of a driveway which runs adjacent to 44 Sankey Road. All the garages are currently let by way of monthly licences with a total rental income of £4,200 per annum. We are advised that all tenants pay by Standing Order. Sankey Road itself runs between Cannock Road (B5013) and Heath Gap Road. The site is approximately one mile to the north east of Cannock town centre.

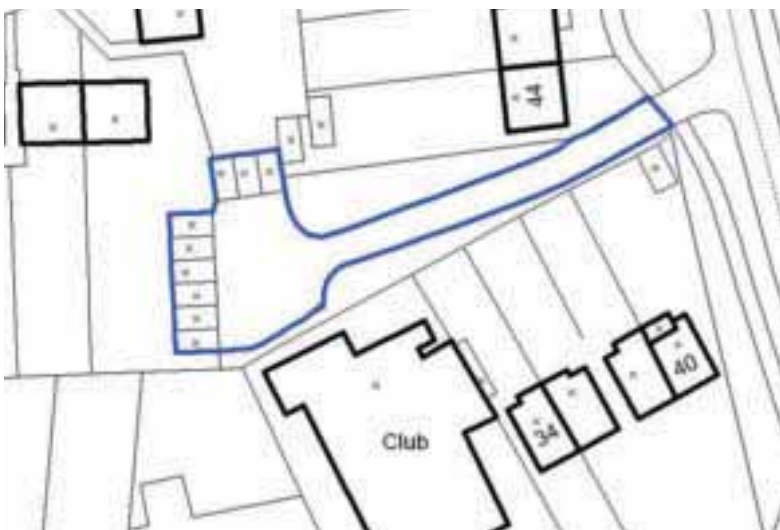
Garage No.	Commenced	Rental
22	01/12/06	£40pcm
23	01/08/07	£40pcm
24	01/08/03	£105pq
25	18/07/07	£40pcm
26	15/11/05	£40pcm
27	14/07/07	£40pcm
28	01/02/02	£105pq
29	18/07/07	£40pcm
30	01/06/95	£40pcm
	Total -	£4,200pa

Vendors Solicitors:

Refer to Auctioneers

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Lockup Garage to rear of 97 Northfield Road, Harborne, Birmingham B17 0ST

Property Description:

A single lockup garage located in a yard off Tibbets Lane which in turn leads off Northfield Road. The garage may be of interest to both investors and local residents and provides a valuable car parking amenity in an area where there is an acute shortage of car parking along with parking restrictions to Northfield Road.

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59 Stratford Road, Shirley, Solihull, West Midlands B90 3NB

Property Description:

A detached traditional built bungalow in need of complete modernisation and repair, occupying a generous sized plot extending to a total area of 0.39 acres (1,578sq.mtrs) and includes a private driveway being approximately 58mtrs in length (190ft). The driveway access is situated close to the junction with Collister Close and accessed by way of a service road which runs parallel with Stratford Road. The property forms part of a popular and well regarded residential area and is conveniently located for access to a wide range of retail amenities and services which are situated on Stratford Road itself.

with outbuilding

Gross Internal Area: 115sq.mtrs
(1,247sq.ft)

Important Note: The property is currently boarded up and surrounded by overgrown vegetation. The main photograph was taken in February 2006 and is for the purposes of identification only. All other photographs/plans are up-to-date. All interested parties are advised to view this property, and due to the condition, must do so with utmost caution. Neither the vendors nor the auctioneers can accept any liability for any injury caused whilst viewing.

Accommodation:

Ground Floor

Vestibule Entrance, Reception Hall with opening to roof space, Three Double Bedrooms, Lounge, Dining Room, Bathroom, Kitchen and Pantry

Vendors Solicitors

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Viewings

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Outside

Private driveway leading to tarmacadamed forecourt, surrounding gardens, parking area, garage, yard





Lock-up Garage to the rear of Crystal Court, Rangeways Road, Kingswinford DY6 8QQ

Property Description:

A single lock-up garage of brick construction with up and over door, situated in a yard to the rear of a development known as Crystal Court and located off Rangeways Road adjacent to The High Acres Public House. The property is offered for sale with vacant possession and may be a particular interest to either investors or local residents. The garage is situated in a predominantly residential area and Rangeways Road is a continuation of Auckland Road which joins Stream Road (A491) at the junction with Wordsley Hospital.

Leasehold Information:

Term: The garage will be sold on a new 99 years lease from the date of completion
Commencing Ground Rent: £25 per annum

Vendors Solicitors

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LOT 115**Freehold Vacant Possession**

**23 West Park Avenue,
Northfield,
Birmingham, B31 5BE**

Property Description:

A traditional two bedroom semi detached property occupying an elevated position on West Park Avenue. The property itself benefits from upvc double glazing and majority gas fired central heating. The property itself is located at the eastern end of West Park Avenue close to the junction with Green Park Avenue, and approximately 150 yards from the junction with the main Bristol Road South (A38)

Accommodation:**Ground Floor**

Reception Hall, Through Lounge, Kitchen, Lean-to to side

First Floor

Stairs and Landing, Two bedrooms, Bathroom with panelled bath, wash hand basin and WC

Outside (Front): Lawned foregarden

Outside (Rear): Lawned gardens

**Vendors Solicitors**

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LOT 116**Freehold Vacant Possession**

**66 Stockwell Road,
Handsworth,
Birmingham B21 9RJ**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof and set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation and majority UPVC double glazed windows, however does require modernisation and improvement. Stockwell Road is located where the junction of Friary Road and College Road meet both of which can be located off Oxhill Road (A4040). The property is within a quarter of a miles distance from Handsworth Wood Park and is within two miles distance of University of Central England, Perry Barr Campus, therefore could provide an ideal letting opportunity.

Accommodation:**Ground Floor**

Entrance Porch, Lounge, Dining Room, Kitchen, WC and Lean to

**First Floor**

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

Outside

Front: Walled foregarden

Rear: Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

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LOT 117**Leasehold Vacant Possession****Flat 8 Wingate Close,
Kings Norton,
Birmingham B30 1AA****Property Description:**

A well laid out duplex flat situated on the first and second floors above a hairdressing salon and forming part of a prominent parade containing a wide range of retail shops and similar flat units. The property is of brick construction surmounted by a pitched interlocking tile clad roof and benefits from electric heating (not tested) and is in need of modernisation and improvement throughout. Wingate Close is accessed by way of a service road off Pershore Road (A441) close to the junction with Middleton Hall Road (B4121) and is in close proximity to both Kings Norton railway station and Cotteridge Shopping Centre providing a wide range of retail amenities and services.

Accommodation:**Ground Floor**

External stair access to

First Floor

Shared yard area, Reception Hall, Full Width Lounge, Breakfast Kitchen

**Second Floor**

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

Leasehold Information

Term: 173 years, 1 month and 11 days from 15th November 2004

Ground Rent: £75 per annum

Vendors Solicitors

Refer to Auctioneers

Viewings

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LOT 118**Leasehold Vacant Possession****40 West Point,
Hermitage Road,
Edgbaston, Birmingham
B15 3US****Property Description:**

A well laid out two bedroom flat situated on the eighth floor of a purpose built block located in a popular and established residential area. The property benefits from having well laid out accommodation, UPVC double glazing, electric storage heating and superb views over Edgbaston. Hermitage Road is located off Westfield Road and runs onto the Hagley Road (A456) which provides direct access by public or private transport to Birmingham City Centre being within approximately a mile and a quarter distance, and the property therefore provides excellent investment potential.

Accommodation:**Ground Floor**

Communal Entrance Hallway giving access to stairs and lifts

Eighth Floor

Two Bedrooms, Lounge with access to balcony, Kitchen and Bathroom having panelled bath with electric shower over, pedestal wash hand basin and separate WC.

**Outside**

Communal gardens and parking.

Leasehold Information

Term - 99 years from 25 March 1960

Ground Rent - Refer to legal pack

Service Charge - Refer to legal pack

Vendors Solicitors

Refer to Auctioneers

Viewings

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24 Kingsdown Road, Northfield, Birmingham B31 1AH

Property Description:

A link detached property of brick construction surmounted by a hipped tile clad roof set back from the road behind a tarmac driveway and front garden allowing access to garage for off road parking. The property benefits from having substantial accommodation, majority UPVC double glazed windows and large rear garden, however does require modernisation and improvement. Kingsdown Road is located off Senneley's Park Road which in turn can be found off Shenley Lane (B4121). The property is set in an established residential area and is within walking distance to Senneleys Park.

Accommodation:

Ground Floor

Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Dining Room, brick built lean to

First Floor

Stairs and Landing, Three Bedrooms and Bathroom having panelled bath, high level WC and pedestal wash basin

Outside

Front: Tarmac driveway and front garden giving access to garage
Rear: Large lawned garden

Vendors Solicitors

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