

PROPERTY AUCTION

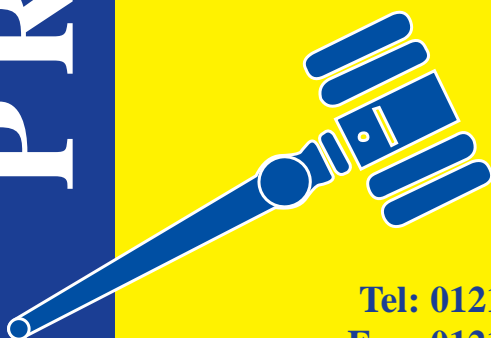
Cottons

Chartered Surveyors

10TH SEPTEMBER 2003

AT 11.00 AM

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



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.
3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.
4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.
5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.
6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fitments, drains and any other pipework, appliances and electrical fitments. Prospective purchasers are advised to undertake their own investigations.
7. It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.
8. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.
9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special 'Auction Block Policy', insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.
10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.
11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.
12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.
13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

FOOTNOTE

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

Auction Sale

of 67 Lots

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

- 42 Freehold Vacant Residential Properties
- 15 Residential Investment Properties
- 3 Leasehold Vacant Flats/Houses
- 3 Freehold Commercial Premises with Vacant Possession
- 2 Commercial Investment Properties
- 2 Freehold Properties with Redevelopment Potential

ORDER OF SALE

Lot	Property	
1	9 Fir Avenue, Balsall Heath, Birmingham	Freehold Vacant Possession
2	2 Moor Lane, Witton, Birmingham	Freehold Investment
3	121 Willes Road, Winson Green, Birmingham	Freehold Vacant Possession
4	10 Fisher Road, Oldbury, West Midlands	Freehold Vacant Possession
5	176 Hawksford Crescent, Wolverhampton	Freehold Vacant Possession
6	125 Tame Road, Witton, Birmingham	Freehold Vacant Possession
7	366 Alwold Road, Weoley Castle, Birmingham	Freehold Vacant Possession
8	129 Greets Green Road, West Bromwich	Freehold Vacant Possession
9	7 City Road, Edgbaston, Birmingham	Freehold Investment
10	126 Birdbrook Road, Great Barr, Birmingham	Freehold Vacant Possession
11	6 Downsfield Road, Sheldon, Birmingham	Freehold Vacant Possession
12	20 Cherry Road, Tipton, West Midlands	Freehold Vacant Possession
13	10 Hartley Grove, Kingstanding, Birmingham	Freehold Vacant Possession
14	75/76 Long Lane, Halesowen, West Midlands	Freehold Vacant Possession
15	Jubilee Cottage, Greenfield Lane, Wolverhampton	Freehold Vacant Possession
16	24 Hamberley Court, Winson Green, Birmingham	Leasehold Investment
17	1 Norris Road, Perry Barr, Birmingham	Freehold Vacant Possession
18	22 Parkview Court, Bath Street, Nottingham	Leasehold Investment
19	8 Melrose Avenue, Sparkhill, Birmingham	Freehold Investment
20	20 Bernard Road, Edgbaston, Birmingham	Freehold Vacant Possession
21	Unit 17, Thornleigh Trading Estate, Dudley	Freehold Vacant Possession
22	30 York Street, Harborne, Birmingham	Freehold Vacant Possession
23	77 Villa Road, Handsworth, Birmingham	Part Vacant Possession/Part Investment
24	22 Longdon Avenue, Wolverhampton	Freehold Vacant Possession
25	2 Cinder Bank, Netherton, Dudley	Freehold Vacant Possession
26	77 Cobden Street, Manchester	Freehold Vacant Possession
27	3 Staplelodge Road, West Heath, Birmingham	Freehold Vacant Possession
28	14 Franklin Road, Bournville, Birmingham	Freehold Investment
29	55 Brookland Lane, Parr, St Helens	Freehold Investment
30	3 Wesley Grove, Wednesbury, West Midlands	Freehold Vacant Possession
31	4 Mount Street, Blackpool	Freehold Part Investment/Part Vacant Possession



32 34 Livingstone Road, Perry Barr, Birmingham
 33 224 Kings Road, Kingstanding, Birmingham
 34 72 Bond Street, Stoke on Trent
 35 42 Porlock Cresent, Northfield, Birmingham
 36 179 Tame Road, Witton, Birmingham
 37 5 Greystone Passage, Dudley
 38 96 Runcorn Road, Balsall Heath
 39 446 Birchfield Road, Perry Barr, Birmingham
 40 44 Sycamore Road, Handsworth, Birmingham
 41 Rear of 146 Station Road, Stechford, Birmingham
 42 103 Dixons Green Road, Dudley
 43 5 St Johns Road, Dudley
 44 146 Wiggin Street, Ladywood, Birmingham
 45 48 City Road, Edgbaston, Birmingham
 46 12 Linton Road, Tyseley, Birmingham
 47 215 Overdale Road, Quinton, Birmingham
 48 216 Warwick Road, Solihull, West Midlands
 49 48 Knights Road, Tyseley, Birmingham
 50 88 St John Street, Dudley
 51 315 Deans Road, Wolverhampton
 52 14 North Road, Perry Barr, Birmingham
 53 21 Princess Gardens, Tipton
 54 6 Boarhound Close, Spring Hill, Birmingham
 55 12 Wigmore Grove, Kingstanding, Birmingham
 56 103 Pretoria Road, Bordesley Green, Birmingham
 57 154 Appleton Avenue, Great Barr, Birmingham
 58 15 Oak Lane, West Bromwich
 59 299 Walsall Road, Perry Barr, Birmingham
 60 41 Raglan Road, Smethwick, West Midlands
 61 166 Newcombe Road, Handsworth, Birmingham
 62 70 Burland Avenue, Wolverhampton
 63 150 Hawksford Crescent, Wolverhampton
 64 10 Darfield Walk, Highgate, Birmingham
 65 28 Gordon Road, Harborne, Birmingham
 66 6 Turville Road, Handsworth, Birmingham
 67 53 Lumley Road, Walsall, West Midlands

Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Leasehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Investment
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Investment
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Investment
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Investment
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Vacant Possession
 Freehold Investment
 Freehold Vacant Possession
 Freehold Vacant Possession

Withdrawn

LOT 1

Freehold Vacant Possession

9 Fir Avenue, off Runcorn Road, Balsall Heath, Birmingham B12 8QR



Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof situated in a small pedestrian cul-de-sac containing a range of similar properties and located off Runcorn Road. The property requires modernisation and cosmetic improvement.

Accommodation

Ground Floor
 Front Reception Room, Rear Reception Room, Kitchen.
 First Floor
 Stairs and Landing, Two Bedrooms, bathroom with panelled bath, pedestal wash basin & WC.
 Outside (front) - Walled fore garden
 Outside (rear) - Paved yard and enclosed garden with rear pedestrian access.

Vendors Solicitors

Hadens
 St Marys Chambers
 Breadmarket Street
 Lichfield
 Staffordshire
 WS13 6LQ
 Telephone No - 01543 263456

Ref: Mr S James

Viewings

Via Cottons - 0121 247 2233

LOT 2

Freehold Investment

2 Moor Lane, Witton, Birmingham B6 7AE



Property Description

A traditional three-storey mid terraced house of solid brick construction surmounted by a pitched tile clad roof situated in a row of similar cottages located opposite Birmingham City Cemetery. Moor Lane itself leads directly between College Road (A453) and Brookvale Road (A4040).
 The property is currently let on a Regulated Tenancy at a registered rental of £43.50 per week, effective from 28 November 2002.

Accommodation

Ground Floor
 Two Reception Rooms, Kitchen, Bathroom and Lobby.
 First Floor
 Stairs and Landing, Two Bedrooms.
 Second Floor
 Stairs to Attic Bedroom.
 Outside (front) - Small fore garden.
 Outside (rear) - Garden.

Vendors Solicitors

Putsmans WLC
 Britannia House
 50 Great Charles Street
 Birmingham
 B3 2LT
 Telephone No - 0121 237 3000

Ref: Mr S Dempsey

Viewings

Via Cottons - 0121 247 2233

AUCTION TEAM

Andrew J Barden MRICS

John Day FRICS

Peter C Longden FRICS

Mark M Ward TechRICS

Kenneth F Davis FRICS

MISREPRESENTATION ACT

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

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of any offer or contract.

2. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of the Auctioneers has authority to make any or give any representation or warranty whatever in relation to these properties.



LOT 3**Freehold Vacant Possession**

**121 Willes Road, Winson Green,
Birmingham B18 4QA**

**Property Description**

A traditional end terraced house of partly clad brick construction with replacement tile clad roof set back behind a small paved forecourt. Willes Road itself runs directly between Handsworth New Road and Bacchus Road.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin & WC.
Outside (front) – Small paved forecourt, pedestrian side access to rear.
Outside (rear) – Garden.

Vendors Solicitors

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

Ref: Mr P Davies

Viewings

Via Cottons – 0121 247 2233

LOT 5**Freehold Vacant Possession**

**176 Hawksford Crescent, Low Hill,
Wolverhampton WV10 9SN**

**Property Description**

A semi detached house of part rendered brick built construction having a hipped tile clad roof over and requiring complete modernization and improvement throughout. The property occupies a corner position at the junction of a cul-de-sac and benefits from gas-fired central heating.

Accommodation

Ground Floor
Entrance Hall, Lounge, Dining Kitchen, Side Lobby, Cloakroom with WC and wash basin.
1st Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin & WC.
Outside (front) - Fore garden and driveway providing off road parking, pedestrian side access to rear garden.

Vendors Solicitors

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

Ref: Mrs S Nickless

Viewings

Via Cottons - 0121 247 2233

LOT 4**Freehold Vacant Possession**

**10 Fisher Road, Oldbury,
West Midlands B69 4EL**

**Property Description**

A traditional style mid terraced house of brick construction with an asphalt slate clad roof benefiting from UPVC double glazed windows but requiring modernization and improvement throughout. Fisher Road itself is located off Rood End Road, which in turn leads off Birmingham Road (A457).

Accommodation

Ground Floor
Double glazed Porch, Front Reception Room, Rear Reception Room, Kitchen, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (front) - Small walled fore garden
Outside (rear) - Shared pedestrian entry access, Veranda, yard and garden.

Vendors Solicitors

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

Ref: Mr A G Curtis

Viewings

Via Cottons- 0121 247 2233

LOT 6**Freehold Vacant Possession**

**125 Tame Road, Witton,
Birmingham B6 7DG**

**Property Description**

A traditional style mid terraced house of brick construction with a replacement tile clad roof benefiting from gas-fired central heating along with a Garage at the rear and requiring modernization and improvement throughout.

Accommodation

Ground Floor
Front Reception Room, Lobby, Rear Reception Room, Kitchen, Bathroom with paneled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing with ladder access to Converted Loft Space, Three Bedrooms.
Outside (front) - Small walled fore garden.
Outside (Rear) - Brick paved yard with enclosed garden having patio, small lawn and Garage with rear vehicular access.

Vendors Solicitors

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

Ref: Mr Malik

Viewings

Via Cottons - 0121 247 2233



**366 Alwold Road, Weoley Castle,
Birmingham B29 5TW**


Property Description

An end terraced house of brick construction with a replacement interlocking tile clad roof having the benefit of UPVC double glazed windows and requiring cosmetic improvement. The property is set back from the road behind a lawned fore garden and is situated to the eastern side of Alwold Road being a short distance from the junction with Corisande Road.

Accommodation

Ground Floor
Side Entrance Hall, Living Room, Walk-in store cupboard, Breakfast/Kitchen, Bathroom with panelled bath, pedestal wash basin, Rear Entrance Hall, Separate WC with WC suite, Rear Veranda.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Lawned fore garden with a shared paved driveway to side.
Outside (rear) - Paved yard and garden.

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons - 0121 247 2233

**129 Greets Green Road, West Bromwich,
West Midlands B70 9ET**


Property Description

A traditional end terraced house of brick construction with slate clad roof requiring modernization and improvement and set back from the road behind a paved forecourt. The property benefits from part UPVC double glazed windows.

Accommodation

Ground Floor
Glazed Porch, Front Reception Room, Inner Hall, Built-in under-stairs cupboard, Rear Reception Room, Kitchen with a range of laminate units, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Bedroom 1 (Double), Bedroom 2 (Double).
Outside (front) - Paved and gravel forecourt providing off-road parking.
Outside (rear) - Paved yard, shared pedestrian access, rear garden with

hard-standing and vehicular access onto shared rear driveway.

Vendors Solicitors

The Law Partnership
Scottish Provident House
2nd Floor
76-80 College Road
Harrow
Middlesex
HA1 1BQ
Telephone No - 0208 424 2131

Ref: Mr Mehta

Viewings

Via Cottons - 0121 247 2233

**7 City Road, Edgbaston,
Birmingham B16 0HH**


Property Description

A traditional style terraced house of brick construction with a replacement tile clad roof set back from the road behind a small walled fore garden. The property has been converted, some time ago, to provide two self-contained flats, which are both currently let on Assured Shorthold Tenancy Agreements. The property benefits from a mains fitted fire detection system. Rental - Flat 1 - £325 per calendar month (Note: The tenant has served notice to vacate at the end of September 2003). Rental - Flat 2 - £425 per calendar month. Total - £750 per calendar month (£9000 per annum).

Accommodation

Ground Floor
Shared Reception Hall
Flat 1
Reception Hall with security door entry system, Cellar access, Lounge, Bedroom, Dining Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
Flat 2
Stairs to first floor, Landing, Lounge, Two Bedrooms, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Cloakroom with WC and wash basin.
Outside (front) - Small walled fore

garden, shared pedestrian entry access to rear.
Outside (rear) - Paved yard, drying area and garden.

Vendors Solicitors

Patwa Solicitors
25 Abbey Road
Bearwood
West Midlands
B67 5RA
Telephone No - 0121 429 8666

Ref: Miss Hardeep Thandi

Viewings

Via Cottons - 0121 247 2233

Investment Finance

that won't cost you an arm and a leg!



Vacant, Tenanted, and Owner Occupied

- Short, medium and long term
- Status and Non-Status
- Buy to Lets
- Portfolio restructuring

Talk to Geoff Philpot on
01249 822 999 all enquiries welcomed...from the straightforward to the more unusual or complex



DMI Finance, PO Box 3000
Calne, Wilts.,
SN11 0XZ
Tel: 01249 822 999 Fax: 01249 822 211

LOT 10**Freehold Vacant Possession**

**126 Birdbrook Road, Great Barr,
Birmingham B44 8RX**

**Property Description**

An end terraced house of brick construction having a replacement tile clad roof, requiring complete modernisation and improvement. The property is set back behind a Tarmacadam fore garden and Birdbrook Road itself leads directly off Aldridge Road.

Accommodation

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with bath, wash basin & WC.
Outside (front) - Tarmacadam forecourt providing off road parking.
Outside (rear) - Overgrown garden.

Vendors Solicitors

Simpson & Co (Incorporating Taylors)
Norwich House
45 Poplar Road
Solihull
West Midlands
B91 3AW
Telephone No - 0121 704 1212

Ref: Mr D Inman

Viewings

Via Cottons - 0121 247 2233

LOT 12**Freehold Vacant Possession**

**20 Cherry Road, Tipton,
West Midlands DY4 9RL**

**Property Description**

A two bedroom semi detached house of brick construction with an interlocking tile clad roof. The property is generally in good order and benefits from modern kitchen and bathroom fittings and gas-fired central heating throughout. Cherry Road itself is situated off Central Avenue and is within a mile of shops and local amenities.

Accommodation

Ground Floor
Entrance Hall, Lounge, Kitchen, Rear Store.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, wash basin & WC.
Outside (front) - Lawned walled fore garden and vehicular access to the side.
Outside (rear) - Garage and lawned and paved garden.

Vendors Solicitors

Keith Bright Solicitors
30 Walmley Road
Walmley
Sutton Coldfield
B76 1QN
Telephone No - 0121 351 6296

Ref: Mr Keith Bright

Viewings

Via Cottons - 0121 247 2233

LOT 11**Freehold Vacant Possession**

**6 Downsfield Road, Sheldon,
Birmingham B26 2TT**

**Property Description**

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

Accommodation

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

Vendors Solicitors

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

Ref: Mr T Ali

Viewings

Via Cottons - 0121 247 2233

LOT 13**Freehold Vacant Possession**

**10 Hartley Grove, Kingstanding,
Birmingham B44 ORB**

**Property Description**

A semi detached house of brick construction surmounted by a slate clad roof benefitting from UPVC double glazed windows and requiring modernisation and improvement. The property is situated in a cul-de-sac located off Hartley Road which in turn leads off Kings Road (B4149).

Accommodation

Ground Floor
Reception Hall, Front Reception, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) - Lawned fore garden. pedestrian side access.
Outside (rear) - Small patio and good sized rear garden.

Vendors Solicitors

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

Ref: Mr P Lugsdin

Viewings

Via Cottons - 0121 247 2233





75 & 76 Long Lane, Halesowen, West Midlands, B62 9DJ

Property Description

Two adjacent Commercial properties one being detached and one end terraced, of brick construction with pitched roofs, comprising of two ground floor Retail Units with Accommodation Over and a large yard area with vehicular access directly from Long Lane. The property provides ample scope for change of use to residential (subject to obtaining planning consent). Alternatively, the property could revert to its original commercial use following completion of modernisation works that have already commenced to include part replacement double glazing, re-wiring and part gas-fired central heating. The property is situated in a busy parade of similar retail units located between the junctions of Belgrave Road and Southwick Road.

Accommodation

Number 75
Ground Floor Retail Shop
Front Sales Area - 16.39 sq m (176.4 sq ft) Rear Sales Area - 13.65 sq m (145 sq ft)
Rear Store 1 - 15.4 sq m (166 sq ft)

Rear Store 2-17.57 sq m (189 sq ft)
First Floor
Three Rooms
Number 76
Ground Floor Retail Shop
Front Sales Area - 19.4 sq m (208 sq ft) Rear Sales Area - 14.7 sq m (158 sq ft)
Kitchen - 6.3 sq m (67 sq ft)
First Floor
Stairs and Landing, Living Room, Kitchen, Bathroom
Second Floor
Attic Bedroom
Outside (rear) - Good sized yard with partly completed Large Garage/Store.

Vendors Solicitors

Stables & Co
Maybrooke House
Queensway
Halesowen
West Midlands
B63 4AH

Telephone No - 0121 550 7661

Ref: Mr P Dodd

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 23 October 2003 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.



Jubilee Cottage, Greenfield Lane, Snapes Green, Fordhouses, Wolverhampton WV10 6PQ

Property Description

A well presented and much improved Victorian detached cottage, occupying a prominent position at the junction of Greenfield Lane and Springfield Lane and offering well laid out family accommodation. The property has been modernised throughout and benefits from gas-fired central heating, double glazed windows, modern bathroom and kitchen fitments, Four Bedrooms and a detached Garage. Greenfield Lane itself leads directly off Stafford Road (A449) which provides direct access to Wolverhampton City Centre being within approximately three and a half miles distance and the M54 Motorway (junction 2) which is within approximately half a mile distance and provides excellent access to the Midlands Motorway Network.

Accommodation

Ground Floor
Reception Hall having under stair cupboard with access to Cellar, Through Lounge/Sitting Room, Dining Room, Farmhouse
Breakfast/Kitchen having a range of modern wooden fronted units, built-in oven and hob and an integrated fridge and freezer, Utility Room

having a range of wooden fronted units and Cloakroom.

First Floor
Stairs and Galleried Landing, Bedroom 1 (double), Bedroom 2 (double), Bedroom 3 (double), Bedroom 4 (single), Spacious Family Bathroom having modern suite comprising panelled bath, pedestal wash basin, WC and tiled shower cubicle.
Outside - Gravelled garden area to front and side along with original Victorian wrought iron railings, gravelled side driveway, providing off road parking with gated vehicular access to further parking space and landscaped rear garden having block paved patio, well feature and lawned garden, a further driveway leads off Greenfield Lane providing access to a detached brick built Garage.

Vendors Solicitors

Bayliss & Amos
24 Waterloo Road
Wolverhampton
WV1 4BL
Telephone No - 01902 714109

Ref: Mr D Winwood

Viewings

Via Cottons - 0121 247 2233



Find us on the web @
www.cottons.co.uk
E-mail: auctions@cottons.co.uk

LOT 16**Leasehold Investment**

**24 Hamberley Court, Winson Green,
Birmingham, B18 4DE**

**Property Description:**

A modern purpose built ground floor maisonette situated in a cul-de-sac located off Heath Street (B4135) which in turn leads off Winson Green Road. The property provides well laid out accommodation, benefiting from electric storage heating and is currently let on an Assured Shorthold Tenancy agreement, for a term of 6 months, which commenced 27 March 2003. Rental - £300.00 p.c.m. (£3600.00 p.a.). Term: 99 years (less 3 days). Commencement Date: 12 April 1979. Ground Rent: Currently £50 per annum.

Accommodation:

Whilst the property has not been inspected internally we understand from the vendor that it benefits from the following accommodation:

Accommodation:
Ground Floor
Lounge, Double bedroom, Kitchen, Bathroom with panelled bath, pedestal wash hand basin & WC.
Outside
Lawned foregarden

Vendors Solicitors:

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

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

LOT 18**Leasehold Investment**

**22 Parkview Court, Bath Street,
Nottingham NG1 1DD**

**Property Description**

A ground floor purpose built studio flat forming part of an imposing Grade 11 listed block which contains a total of eighty units and is well screened from the road, set back behind a tree-lined fore garden, opposite Victoria Park and adjacent to Victoria Leisure Centre. The property is currently let to the caretaker who looks after the whole block on a lease for a term of 10 years, which commenced on 25 December 1993. Rental - £284.17 per calendar month (£3410.04 per annum).

Accommodation

Ground Floor
Communal Entrance Hall with security door entry system, Entrance Hall, Bathroom with panelled bath, pedestal wash basin, Separate WC, Bed/Living Room, Dining/Kitchen with a range of laminate units.
Outside - Communal gardens and parking with CCT coverage.

Term: 199 years

Commencement Date: 25 Dec 1989

Ground Rent: 1st 50 years = £50 per annum, 2nd 50 years = £100

per annum, 3rd 50 years = £200 per annum, 4th 50 years = £400 per annum

Service Charge: Approximately £900 per annum (2003).

Vendors Solicitors

Howlett Clarke Cushman
8/9 Ship Street, Brighton BN1 1AZ
Telephone No - 01273 327272

Ref: Mr D Stockman

Viewings

Via Cottons - 0121 247 2233

LOT 17**Freehold Vacant Possession**

**1 Norris Road, Perry Barr,
Birmingham B6 6PE**

**Property Description**

A traditional style end terraced house of brick construction with a replacement tile clad roof benefiting from gas-fired central heating. Norris Road itself is located directly off Witton Road (B140) forming part of an established residential area and is conveniently located within less than a quarter of mile distance from Witton Railway Station and within approximately one mile distance from The One Stop Shopping Centre and The University of Central England in Birmingham.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with paneled bath having electric shower over, pedestal wash basin & WC.
Outside (front) - Small walled fore garden
Outside (rear) - Yard

Vendors Solicitors

Sydney Mitchell & Co
Shakespeare Buildings,
2233 Coventry Road,
Sheldon,
Birmingham B26 3NL
Telephone No - 0121 722 2969

Ref: Mr D McCorry

Viewings

Via Cottons - 0121 247 2233

LOT 19**Freehold Investment**

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

**Property Description**

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

The property is currently let on an Assured Shorthold Tenancy Agreement
Rental - £65.00 per week (£3,380 per annum).

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms (bedroom2 intercommunicating).
Outside (front) - Small fore garden.
Outside (rear) - Paved yard and garden with rear pedestrian access.

Vendors Solicitors

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

Ref: Mr Cuthbertson

Viewings

Via Cottons - 0121 247 2233





20 Bernard Road, Edgbaston, Birmingham B17 8LP

Property Description

A traditional style semi-detached house of brick construction with a hipped tile clad roof providing well laid out accommodation and requiring modernisation and improvement throughout. The property is situated in an established residential area and Bernard Road leads directly off City Road (A4040).

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled

bath, pedestal wash basin & WC.
Outside (front) - Lawned fore garden and paved driveway, pedestrian side access to rear.
Outside (rear) - small patio, brick store and a long lawned garden.

Vendors Solicitors

Khan & Co
47 Cape Hill
Smethwick
West Midlands
B66 4SF
Telephone No - 0121 565 4292

Ref: Mr I Mehboob

Viewings

Via Cottons - 0121 247 2233



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

23 OCTOBER 2003

CALL THE AUCTION TEAM NOW

0121 247-2233



Unit 17 Thornleigh Trading Estate, Blowers Green Dudley, West Midlands, DY2 8UB

Property Description

An Industrial Workshop Unit erected in 1979 of steel portal framed construction with brick/blockwork and partly clad walls, surmounted by a pitched roof and incorporating internal two storey office accommodation. Thornleigh Trading Estate is located off Dudley Southern Bypass and Blowers Green and conveniently located within 1.5 miles distance from Dudley Town Centre, and approximately 4.5 miles in distance from the M5 Motorway (Junction 2)

Accommodation

Ground Floor
Workshop - 422 sq m (4,552 sq ft) with Loading Bay
Office Accommodation - 108 sq m (1,171 sq ft) including entrance lobby, Office/Store Room, Male and Female Toilets, Kitchen, Office and Works Office/ Print Room
First Floor
Office Accommodation - 104 sq m (1,122 sq ft), comprising three

separate offices and store.

Gross internal area 636 sq m (6,845 sq ft)

Outside Forecourt car parking area with yard area to the side containing a row of three lock up garages - 35sq m (384 sq ft).
Separate Storage Building - 34 sq m (371 sq ft)

Services - All services except gas, are connected. A ducted oil fired space heater is located to the workshop which also serves the offices.

Vendors Solicitors

Brindley Twist Tafft & James
Lowick Gate
Siskin Drive
Coventry
CV3 4FJ
Telephone No - 02476 531532

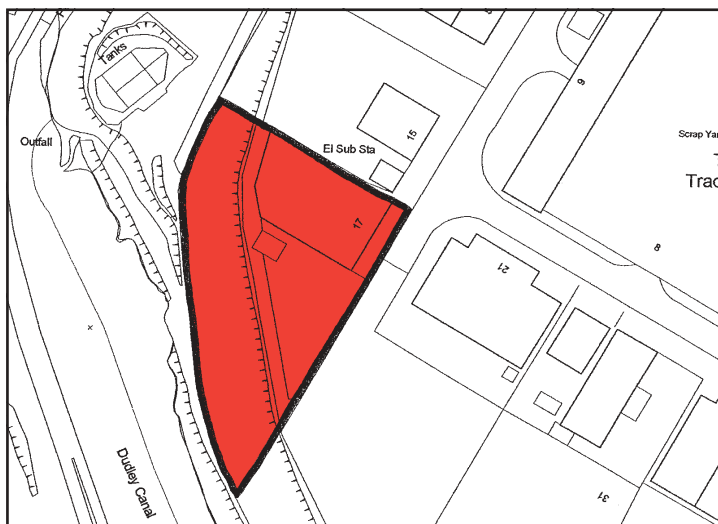
Ref: Mr S R Grindlay

Viewings

Via Cottons- 0121 247 2233

SELLERS

CHARTERED SURVEYORS



Freehold Vacant Possession /Potential Redevelopment Opportunity

**30 York Street, Harborne,
Birmingham, B17 OHG**



Property Description

This property comprises of a much improved end terraced residence, along with a plot of land fronting York Street and a sizable parcel of land located at the rear, which may provide scope for re-development, subject to providing appropriate access and obtaining suitable planning consent. (All interested parties should make their own enquiries with Birmingham City Council Planning, regarding the viability of any development schemes).

In detail, number 30 York Street is situated in a sought after and established residential area located within 100 metres of Harborne High Street and comprises a traditional end of terraced house of brick construction with a replacement tile clad roof, having had internal refurbishment to most rooms retaining much of its original character, but benefiting from gas fired central heating and modern kitchen and bathroom fittings. The property currently benefits from planning consent granted by Birmingham City Council (Reference S/02899/99/FUL, dated 7 October 1999) for the erection of a two storey side extension to form a garage with self contained granny flat over. At the rear of the property lies a parcel of land spanning the frontages of numbers

28 – 30 York Street which may provide scope for redevelopment. The total site area extends to 1055 sq meters (0.26 acres)

Accommodation - Number 30

Ground Floor
Side reception hall with cellar access, Lounge, rear Sitting Room, Dining Room, Kitchen with modern units, Utility Room, Cloakroom with WC.
First Floor
Stairs to Landing Room, Two Bedrooms, spacious Bathroom with a modern Victorian style bath, high level WC and pedestal wash basin.
Second Floor
Stairs to Attic Bedroom
Outside (front) – Paved forecourt and driveway to side, providing off road parking, large Patio and terraced area with brick store. Large rear garden and further brick store.

Vendors Solicitors

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

Ref: Mrs M L Thompson

Viewings

Via Cottons – 0121 247 2233



**77 Villa Road, Lozells,
Birmingham, B19 1NH**



Property Description

A brick built three storey property with a pitched slate roof comprising ground floor Retail/Office Unit with residential accommodation over. The property is prominently located in Villa Road close to its junction with Hamstead Road.

The Ground floor is currently Let as an Opticians until November 2004 at a Rental of £2352 per annum.

Accommodation

Ground Floor
With roller shutter protection the ground floor comprises retail space 4.38 m x 7.8 m. Door to rear lobby with WC and Store Room., door to Cellar and to rear yard.
First Floor
Large Lounge, centre Double Bedroom, Kitchen with sink unit and cupboards. Bathroom with bath, wash basin and WC.
Second Floor
Lounge, Centre Bedroom, Kitchen with ample room to provide Shower Room.
Outside - At the rear of the property is a rear yard and large Garage/Store with vehicular access from Hamstead Road.

Vendors Solicitors

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

Ref: Mr A Mason

Viewings

Via Cottons - 0121 247 2233



22 Longdon Avenue, Goldthorne Park, Wolverhampton WV4 5DR

Property Description

A modern semi detached house of brick outer wall construction surmounted by a hipped interlocking tile clad roof and benefiting from gas-fired central heating, part UPVC double glazed windows, but requiring some cosmetic improvement. The property is situated in a cul-de-sac which forms part of a popular residential area and is located within less than a quarter mile distance from Wolverhampton Road East (A459) which gives direct access to Wolverhampton City Centre.

Accommodation

Ground Floor
Porch, Reception Hall, Through Lounge/Dining Room, Breakfast/Kitchen, Rear Entrance Hall, Cloakroom with WC and pedestal wash basin, Garage with Utility area.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath having electric shower over, pedestal wash basin & WC.
Outside (front) - Paved driveway providing off-road parking and access to Garage, lawned fore garden, side pedestrian access to rear.
Outside (rear) - Paved patio and lawned garden.

Vendors Solicitors

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

Ref: Mr A G Curtis

Viewings

Via Cottons - 0121 247 2233

2 Cinder Bank, Netherton, Dudley, West Midlands DY2 9AL



Property Description

A traditional end terraced property of brick construction with a tile clad roof, requiring modernisation and improvement throughout. The property is situated within a mile of both Dudley Town Centre and Russells Hall Hospital.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Small walled fore garden
Outside (rear) - Rear shared pedestrian access to lawned and paved garden.

Vendors Solicitors

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

Ref: Mr P Davies

Viewings

Via Cottons - 0121 247 2233

77 Cobden Street, Moston, Manchester M9 4BY



Property Description

A traditional style mid terraced house of part rendered brick construction having slate clad roof and requiring complete modernization and repair. The property directly fronts the pavement and Cobden Street itself leads off Parkmount Road which in turn leads off Rochdale Road (A664). Manchester City Centre is located within two and half miles distance and the M60 Motorway is within one and a half miles distance providing access to the Manchester Motorway Network. Although the property has not been inspected internally, we understand from the vendor that it benefits from the following accommodation.

Accommodation

Ground Floor
Recessed Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (rear) - Concrete yard, brick store and rear pedestrian access.

Vendors Solicitors

Pickerings
9 Colehill
Tamworth
Staffordshire
B79 7HE
Telephone No - 01827 54381

Ref: Mr Mowbray

Viewings

Via Cottons - 0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

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

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

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

**3 Staple Lodge Road, West Heath,
Birmingham, B31 3BY**

Property Description:

A modern semi detached house of brick outer wall construction with an interlocking tile clad roof, set back from the road behind a lawned fore garden. Staple Lodge Road is located close to the junction with West Heath Road, within 1 mile of local amenities.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom
Outside (front) - lawned fore garden and off road parking.
Outside (rear) - lawned garden with side vehicular access

Vendors Solicitors:

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

Ref: Mr P Lugsdin

Viewings:

Via Cottons - 0121 247 2233

**14 Franklin Road, Bournville,
Birmingham B30 2HH**

Property Description

A traditional style mid terrace house of brick construction with a replacement tile clad roof set back from the road behind a small fore garden. The property contains six letting rooms each having kitchenette and shared shower room facilities and benefiting from shared gas-fired central heating along with a mains fitted fire detection system and fire doors. The property is currently let to six separate tenants on Assured Shorthold Tenancy Agreements Producing a rental income of £310 per week (£16,120 per annum). A schedule of all tenancies are available from the auctioneers offices.

Outside (front) - Small walled fore garden.

Outside (rear) - Brick yard and garden.

Vendors Solicitors

O'Gorman & Co
1 Church Street
Warwick
CV34 4AB
Telephone No - 01926 409900

Ref: Ms D Latham

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Cloakroom with WC and wash basin, Room 1 with Kitchenette, Room 2 with Kitchenette, Room 3 with Separate Kitchen.
First Floor
Stairs and Landing, Room 4 having Entrance Hall, Lounge with Kitchenette and Separate Bedroom, Room 5 with Kitchenette, Room 6 with Kitchenette, Shower Room having glazed shower cubicle, pedestal wash basin & WC.


**55 Brookland Lane, Parr, St Helens,
Lancashire WA9 3RZ**
Property Description

An end terraced house of Wimpey 'no fines' construction, having an interlocking tile clad roof and situated in a small cul de sac, located off the main road. The property is situated on an estate located off Fleet Lane containing a number of similar properties. St Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance.

The property is currently let on a Regulated Tenancy at a registered rental of £43.00 per week (£2,236 per annum) and effective from 9 February 2003.

Accommodation

Ground Floor
Living Room, Kitchen, Store Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - Gardens to front and rear.

Vendors Solicitors

Lincoln Lewis
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings

Via Cottons - 0121 247 2233

**3 Wesley Grove,
Wednesbury, West
Midlands WS10 7JF**

Property Description

An end terraced house of brick construction with a slate clad roof benefitting from UPVC double glazed windows, gas-fired central heating and requiring cosmetic improvement and some repair. The property is situated in a cul-de-sac located off Bilston Road.

access to paved patio and garden.

Accommodation

Ground Floor
Entrance Hall, Lounge, Dining Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Lawned fore garden
Outside (rear) - Pedestrian side

Vendors Solicitors

Baches, Lombard House,
Cronehills Linkway,
West Bromwich B70 7PL.
Telephone No - 0121 553 3286.

Ref: Mr B Boyle

Viewings

Via Cottons - 0121 247 2233



**4 Mount Street, Blackpool,
Lancashire, FY1 2DQ**

Property Description

A substantial three storey end residence of brick construction with a slate clad roof, benefiting from UPVC double glazed windows and converted to provide seven bed-sitting rooms, along with one self contained flat, each with modern kitchen fitments, and benefiting from a fitted fire detection system and emergency lighting.

The property itself is situated on the North Shore and within approximately 150 metres of Blackpool Promenade and sea front. The property may provide scope for conversion of the existing bedsit rooms into self contained flats (subject to obtaining planning consent) and is currently partially let to three separate tenants on Assured Shorthold tenancy agreements at a rental of £45.00 per week each.

Current rental income - £135.00 per week (£7020 per annum)
Estimated total rental income (when fully let) £390.00 per week (£20,280 per annum).

Accommodation

Ground Floor
Entrance Hall, Shared Reception Hall with Cellar access. Room 1 - Double Bed-sitting room with Kitchenette. Self Contained Flat, No. 8 - with Reception Hall, Double

Bedroom, Lounge, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC. First Floor
Stairs and Landing, Room 2 - Double Bed-sitting Room with Kitchenette. Room 3 - Single Bed-sitting room and Dining Kitchen, Communal Shower Room with electric shower and separate WC. Room 4 - Entrance Hall, Double Bed-sitting Room and Dining Kitchen. Second Floor
Stairs and Landing, Room 5 - Entrance Hall, Single Bed-sitting Room and Kitchen. Room 6 - Double Bed-sitting Room with Kitchenette. Room 7 - Single Bed-sitting Room with Kitchen, Communal Shower Room with electric shower and separate WC. Outside - Concrete car parking area to the front and side. Small enclosed yard.

Vendors Solicitors

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

Ref: Mr D Singh

Viewings

Via Cottons - 0121 247 2233



**34 Livingstone Road, Perry Barr,
Birmingham, B20 3LL**

Property Description

A substantial Victorian semi-detached residence of brick construction with tile clad roof offering extensive and well laid out accommodation which benefits from gas-fired central heating, but requires modernization and improvement. The property which retains many original features was originally built with three reception rooms and seven bedrooms, however, has been previously let as three separate informal flats. Livingstone Road itself is situated directly off Birchfield Road (A34) and is conveniently located within approximately half a mile distance from Perry Barr Railway Station, One Stop Shopping Centre and The University of Central England.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Bathroom with panelled bath having electric shower over, Cloakroom with WC and wash basin, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Large

Veranda/Covered yard area, First Floor

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

Second Floor
Stairs and Landing, Eaves Storage Room, Three Further Bedrooms. Outside (front) - Paved forecourt with gated access providing off-road parking, side Garage and workshop with Cellar access. Outside (rear) - Paved patio and large garden with lawn and brick-built Workshop.

Vendors Solicitors

Moseley Chapman & Skemp
4 Trinity Place
Midland Drive
Sutton Coldfield
West Midlands
B72 1TX
Telephone No - 0121 355 4537

Ref: Mr Sandhu

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 23 October 2003 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



224 Kings Road, Kingstanding, Birmingham B44 0SA

Property Description

A semi detached house surmounted by a tile clad roof occupying a generous corner plot at the junction with Bendall Road. The property offers well laid out accommodation benefitting from UPVC double glazed windows and doors, gas-fired central heating, however has suffered some vandalism and requires repair and improvement.

Accommodation

Ground Floor
Side Entrance Hall, Kitchen, Cloakroom with WC and wash basin, Lounge, Dining Room.
First Floor
Stairs and Landing, Three

Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Fore garden with Tarmacadam driveway to dilapidated garage, pedestrian access to rear garden.

Vendors Solicitors

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

Ref: Mr T Ali

Viewings

Via Cottons - 0121 247 2233



72 Bond Street, Stoke on Trent ST6 5HF

Property Description

A traditional style mid terraced house of part rendered brick construction with tile clad roof, benefiting from gas fired central heating and requiring some cosmetic improvement. Bond Street itself is situated off High Street (A50) and is within approximately a quarter of a mile distance from local services and shopping facilities based at Tunstall.

Vendors Solicitors

The Law Partnership,
Scottish Provident House,
2nd Floor,
76-80 College Road, Harrow
Middlesex HA1 1BQ
Telephone No - 0208 424 2131

Ref: Mr Mehta

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with modern coloured suite comprising panelled bath, pedestal wash basin and WC
Outside (rear) - Paved yard and Garden.

42 Porlock Crescent, Northfield, Birmingham, B31 5RA



Property Description

A Semi-detached property of brick construction with a replacement interlocking tile clad roof, benefitting from UPVC double glazing throughout, but requiring some cosmetic improvement. The property provides well laid out accommodation and is situated behind a raised fore garden directly off Trescott Road, within half a mile from shops and local amenities.

Accommodation

Ground Floor
Porch, Living Room, Breakfast Kitchen
First Floor
Stairs & Landing, 2 Double Bedrooms, Bathroom with panelled bath, Pedestal wash basin & WC
Outside (front): Raised lawned fore garden and off road parking
Outside (rear): Lawned and paved garden

Vendors Solicitors

Challinors Lyon Clark
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
0121 455 6333

Ref: Mr P Lugsdin

Viewings

via Cottons - 0121 247 2233

179 Tame Road, Witton, Birmingham B6 7DG



Property Description

A traditional style mid terraced house of brick construction with a tile clad roof situated virtually opposite the junction with Bickford Road and set back behind a small walled fore garden. The property is in a presentable condition benefiting from gas-fired central heating and has previously been let to students having been laid out to provide four separate rooms.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Small walled fore garden
Outside (rear) - Paved yard and garden with pedestrian rear access.

Vendors Solicitors

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

Ref: Mr P Mason

Viewings

Via Cottons - 012 1247 2233



5 Greystone Passage, Dudley, West Midlands DY1 1SL

Property Description

A self-contained first floor flat, forming part of a small purpose built block, having rendered walls and surmounted by a pitched tile clad roof and benefiting from gas-fired central heating, double glazed windows and off-road parking. Greystone Passage leads directly off Greystone Street and the property is conveniently located within approximately a quarter of a mile distance from Dudley town centre containing local shops and amenities.

Accommodation

Ground Floor
Entrance Hall,
First Floor

Stairs and Landing, Lounge,
Kitchen, Double Bedroom,
Bathroom with bath, wash basin &
WC.

Term: 125 years from 1 March 1993
Ground Rent: £10.00 per annum

Vendors Solicitors

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

Ref: Mr A G Curtis

Viewings

Via Cottons - 0121 247 2233



96 Runcorn Road, Balsall Heath, Birmingham B12 8RQ

Property Description

A traditional style three-storey end terraced house of part rendered brick construction with replacement tile clad roof situated at the junction of Lilac Avenue. The property has previously been let as a shared house and benefits from four bedrooms, gas-fired central heating, garage at the rear, fitted fire detection system, emergency lighting and fire doors.

Outside (rear) Paved yard with dilapidated Garage

Vendors Solicitors

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

Ref: Mr P Mason

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.
Second Floor
Stairs and Landing, Bedroom3, Bedroom 4.
Outside (front) - Gravelled fore garden



446 Birchfield Road, Perry Barr, Birmingham, B20 3JG

Property Description

A two storey Restaurant premises of part rendered brick construction surmounted by a pitched roof and having been substantially extended at the rear.

The property is situated in the centre of Perry Barr directly fronting Birchfield Road between the junctions of Wilmore Road and Wellington Road. The area is popular with students and the property itself is located within less than 1/4 of a mile from the University of Central England in Birmingham, Perry Barr Railway Station and The One Stop Shopping Centre.

Accommodation

Ground Floor
Reception Lobby, Restaurant area 10.7m deep (maximum) x 6.19m wide including a bar, walk in store room and air conditioning (currently laid out to provide 44 covers).
Ladies and Gentlmen's Wash rooms with WC. Kitchen 9m deep (maximum) x 2.76m wide (maximum) including a range of stainless steel fixtures, fittings and

cooking equipment. Lobby area with staff toilet off and rear access door.

First Floor
Stairs & Landing, Ladies & Gentlmen's cloakroom each with WC. Function Room 10.5m deep (maximum) x 6.21m wide (maximum) including a bar and store room off.
Outside (rear): Yard

Vendors Solicitors:

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

Ref: Mr R Mason

Viewings

Via Cottons - 0121 247 2233

Note

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



**44 Sycamore Road, Handsworth,
Birmingham, B21 0QL**



Property Description:

A traditional style three storey mid terraced house of brick construction, having been modernised and benefiting from gas fired central heating, mostly UPVC double glazed windows and mains fitted fire detection system and fire doors. Sycamore Road itself is located directly off Booth Street (B4136) which in turn leads from Soho Road (A41).

The property is currently let on a company tenancy agreement, which expires 30 March 2005. Rental - £779.40 p.c.m. (£9352.80 p.a.).

pedestrian entry access to rear, brick yard, rear garden, dilapidated garage.

Vendors Solicitors:

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

Ref: Mr P Davies

Viewings:

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Reception Hall with cellar access, Front reception Room, Rear Reception Room, Shower Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom with bath having shower over, wash basin and WC.
Second Floor
Stairs and Landing, Attic Bedroom.
Outside - Walled forecourt,

Freehold Vacant Possession

**Rear Of 146 Station Road, Stechford,
Birmingham B33 8BT**



Property Description

A brick built two-storey workshop with adjoining yard situated to the rear of a parade of shops which front Station Road. Vehicular access is obtained from Lyndon Road by way of a driveway which contains various other similar units.

sale, however access is required by adjoining users at all times.

Vendors solicitors

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

Ref: Mr D Singh

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Workshop premises with double doors 52.4 sq m, covered stairway to first floor
First Floor
Storage Accommodation comprising of landing area and two separate rooms (28 sq m).
Outside - Enclosed yard (34 sq m approximately) with access via a roller shutter door. Vehicular access is via a driveway from Lyndon Road and is included in the



**103 Dixons Green Road, Dudley,
West Midlands, DY2 7DJ**

Property Description

A substantial Semi-detached House of brick construction with part rendered elevations surmounted by a replacement tile clad roof, and having been converted to provide three well laid out self contained flats, each flat benefiting from UPVC double glazed windows and gas fired central heating. Dixons Green Road (B4171) gives direct access to Dudley Town Centre which is conveniently located within approximately half a miles distance.

Accommodation

Ground Floor
Flat 1 - Entrance Hall, Bathroom with modern suite comprising panelled bath, pedestal wash basin, WC, Dining Kitchen with a range of modern units and Double Bedroom.
Flat 103A - Reception Hall, Dining Kitchen with a range of modern

units, Shower Room with shower cubicle, pedestal wash basin, WC, Double Bedroom and Lounge.
First Floor
Flat 2 - Having external steel stairs to Reception Hall, Dining Kitchen with a range of modern units, Bathroom with panelled bath, pedestal wash basin, WC, Three Bedrooms and Lounge.
Outside - Tarmacade forecourt and side driveway providing ample off road parking. To the rear is a yard area and detached brick building. Garage with roller shutter door.

Viewings

Via Cottons - 0121 247 2233

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

23 OCTOBER 2003

CALL THE AUCTION TEAM NOW

0121 247-2233

Freehold Vacant Possession/Potential Redevelopment Opportunity



**5 St Johns Road, Dudley,
West Midlands, DY2 7JJ**

Property Description

A former double fronted Public House of brick construction with an interlocking tile clad roof requiring modernization and repair. The property directly fronts St Johns Road and occupies a large site extending to 685 sq meters, (0.17 acres) and may provide scope for conversion of the public house to a residential dwelling along with redevelopment of the land at the rear, subject to providing adequate access and obtaining the appropriate planning consent. All interested parties should make their enquiries with the Local Planning Authority as to the viability to any proposed redevelopment scheme.

Accommodation

Ground Floor
Entrance Hall, Lounge, rear Lounge, Bar area, rear Lobby, covered yard with access to Ladies and Gents Toilets.
First Floor
Stairs and Landing, Bathroom, Three Bedrooms, Lounge, Kitchen.
Outside – Gated side Driveway to brick paved yard / parking area, containing various brick built outbuildings. Garden area.

Vendors Solicitors

Turner Bailey Thompson
Warmington
24 Wolverhampton Street
Dudley
West Midlands
DY1 1DB
Telephone No: 01384 253771

Ref: Mr J Houghton

Viewings

Via Cottons – 0121 247 2233



Freehold Investment

**146 Wiggin Street, Ladywood,
Birmingham, B16 0AH**



Property Description:

A traditional style three storey end terraced house of brick construction, benefiting from gas fired central heating and UPVC double glazed windows (except the Attic bedroom) Wiggin Street is located directly off Icknield Port Road (B4126) and is within approximately 1 mile from Birmingham City centre. The property is currently let on a company tenancy agreement, which expires 30 March 2005. Rental - £500.00 p.c.m. (£6000.00 p.a.).

Accommodation:

Ground Floor
Front Reception Room, Inner Lobby, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash hand basin & WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Second Floor
Stairs and Landing, Attic Bedroom
Outside (front) – walled fore garden.
Outside (rear) – Yard with shared pedestrian access

Vendors Solicitors:

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

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

Freehold Vacant Possession

**48 City Road, Edgbaston,
Birmingham, B16 0HG**



Property Description

A traditional three storey terraced property of brick construction with a tile clad roof. The property benefits from spacious and well laid out accommodation, central heating throughout and is partly double glazed. The property is set back from the road, behind a small walled foregarden, and is within 250 yards of shops and local amenities on the Dudley Road (A457).

Accommodation

Ground Floor
Stairs and Landing, Reception Hall, Front and Rear Reception Room, Shower and Separate WC Kitchen and Utility Room
First Floor
4 Bedrooms, Bathroom with panelled bath, Pedestal Wash basin & WC
Second Floor
Stairs and Landing, 2 Double Bedrooms, Shower Room with Shower, Pedestal wash basin & WC
Outside (front): Small walled fore garden with side pedestrian access

to the rear
Outside (rear): Lawned garden

Vendors Solicitors

Lincoln Lewis
7 George Road
Edgbaston
Birmingham
B15 1NR
Telephone No – 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings

Via Cottons – 0121 247 2233

**12 Linton Road, Tyseley,
Birmingham B11 3NZ**

Property Description

A semi-detached house of brick construction with a hipped slate clad roof requiring complete modernization and repair. The property is situated in a cul-de-sac located off Tyseley Lane, which in turn leads off Warwick Road (A41) and benefits from gas-fired central heating, off-road parking and above average sized rear garden.

Accommodation

Ground Floor
Porch, Entrance Hall, Lounge/Dining Room, Kitchen, Breakfast/Sun Room, Cloakroom, WC, Bathroom with panelled bath, pedestal wash basin.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Tarmacadam forecourt providing off-road parking, side access to rear garden.

Vendors Solicitors

Wild & Co
5 Heathfield Road
Kings Heath
Birmingham
B14 7BT
Telephone No - 0121 444 8440

Ref: Ms D Morgan

Viewings

Via Cottons - 0121 247 2233

**215 Overdale Road, Quinton,
Birmingham B32 2QY**

Property Description

A semi-detached house of brick construction with hipped tile-clad roof benefitting from UPVC double glazed windows, set back behind a lawned fore garden and driveway.

The property is currently let on a Company Tenancy Agreement which expires on 22 November 2005.
Rental - £402.42 per 28 days (£5,231.46 per annum).

Accommodation

Ground Floor
Entrance Hall, Lounge, Kitchen, Bathroom with panelled bath, vanity wash basin, built-in store cupboard, rear Entrance Lobby, Separate WC with WC suite.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Paved driveway and garden, side pathway to rear.
Outside (rear) - Patio and rear garden.

Vendors Solicitors

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

Ref: Mr S Nickless

Viewings

Via Cottons - 0121 247 2233


**216 Warwick Road, Solihull,
West Midlands, B92 7AE**
Property Description

A presentable and much improved traditional style semi detached house which has been extensively refurbished to a high standard and benefits from UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fitments and ample off road parking. Warwick Road itself provides direct access to Solihull Town Centre providing a wide range of amenities and services and the property benefits from views at the rear over Olton Mere.

Accommodation

Ground Floor
Reception Hall, Guest Cloakroom with WC and pedestal wash basin, Lounge, Re-fitted Dining Kitchen containing a range of modern units with integrated oven gas hob, extractor fan, dishwasher and fridge freezer.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin, WC and separate Shower Cubicle.
Outside (front) - Walled foregarden with gravelled driveway providing off road parking, covered side passageway providing useful storage. Utility/Boiler Room.
Outside (rear) - Decked patio with steps down to garden.

Vendors Solicitors

Williamson & Soden
54 Stratford Road
Shirley
Solihull
West Midlands
B90 3LS
Telephone No - 0121 733 8000

Ref: Mr Ian Williams

Viewings

Via Cottons - 0121 247 2233



Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk

**48 Knights Road, Tyseley,
Birmingham B11 3QA**

Property Description

A traditional style mid terraced house of brick construction surmounted by a replacement tile clad roof, set back behind a small walled fore garden and requiring some cosmetic improvement. Knights Road itself leads directly off Warwick Road (A41).

Accommodation

Ground Floor
Through Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Small walled fore garden
Outside (rear) - Paved yard and garden.

Vendors Solicitors

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

Ref: Mr T Ali

Viewings

Via Cottons - 0121 247 2233

**88 St Johns Street, Netherton, Dudley,
West Midlands DY2 0PW**

Property Description

A traditional detached property of brick construction with a tile clad roof, situated off the Halesowen Road within 250 yards of shops and local amenities. The property requires modernisation and improvement throughout. The property is currently let on an Assured Shorthold Tenancy Agreement with approximately two and a half years unexpired. Current rental income - £5200 per annum.

Accommodation

Ground Floor
Reception Hall, Three Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom.
Outside (front) - Off-road parking and small walled fore garden.
Outside (rear) - Lawned and paved garden.

Vendors Solicitors

Keith Bright Solicitors
30 Walmley Road
Walmley
Sutton Coldfield
B76 1QN
Telephone No - 0121 351 6296

Ref: Mr Keith Bright

Viewings

Via Cottons - 0121 247 2233


**315 Deans Road, Heathtown,
Wolverhampton WV1 2AD**
Property Description

A semi detached house having rendered external walls and surmounted by a slate clad roof and benefiting from UPVC double glazed windows, gas-fired central heating and ample off-road parking. The property requires some cosmetic improvement and Deans Road itself leads directly off Wolverhampton Road (A4124) which gives direct access to Wolverhampton City Centre being approximately one and a half miles distance.

Accommodation

Ground Floor
Side Entrance Hall, Lounge, Kitchen, Utility Room, Walk-in store cupboard.

First Floor

Stairs and Landing, Two Double Bedrooms, Bathroom with modern bathroom suite comprising paneled bath, pedestal wash basin & WC.
Outside (front) - Lawned fore garden and concrete driveway, open fronted Garage with gated vehicular access to the rear.
Outside (rear) - Large concrete yard/patio and lawned garden.

Vendors Solicitors

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

Ref: Mr A G Curtis

Viewings

Via Cottons - 0121 247 2233

**14 North Road,
Perry Barr,
Birmingham B20 3XH**

Property Description

A traditional style mid terraced house of brick construction with replacement tile roof benefiting from gas-fired central heating and aluminium double glazed windows and doors. The property has previously been let to students and is situated in a small cul-de-sac located off Aston Lane, conveniently located within approximately half a mile distance from Perry Barr Railway Station, The One Stop Shopping Centre and The University of Central England in Birmingham.

Vendors Solicitors

Silks,
368 High Street,
Smethwick,
West Midlands
B66 3PG.
Telephone No - 0121 558 1147

Ref: Mr S Nickless

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Dining/Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, vanity wash basin & WC.
Outside (rear) - Paved yard and lawned garden.



21 Princess Gardens, Churchfield Avenue, Tipton, West Midlands DY4 9NF

Property Description

A purpose built second floor flat forming part of a three-storey block. Princess Gardens itself contains a number of similar flat developments. The property is situated in a cul-de-sac off Churchfield Avenue which is off Lichfield Street, and within 1 mile of shops and local amenities. The property benefits from gas-fired central heating throughout but requires modernisation and improvement.

Accommodation

Ground Floor
Entrance Hall, Communal Stairs and Landing.
Second Floor
Reception Hall, Living Room with balcony off, Kitchen, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and

Separate WC.

Outside - Shared communal gardens and one allocated parking space.

Term Commencement Date: 8 July 1986 - Expiring 1 July 2084

Ground Rent: £36.00 per annum
Service Charge: (Approximately) £920 per annum (including buildings insurance)

Vendors Solicitors

Chamba & Co
177 Dudley Road
Blakenhall
Wolverhampton
WV2 3DR
Telephone No - 01902 454749

Ref: Mr Chamba

Viewings

Via Cottons - 0121 247 2233

Leasehold Investment



Accommodation:

Ground Floor
Lounge, Double bedroom, Kitchen, Bathroom with panelled bath, pedestal wash hand basin & WC.

Term: 99 years

Commencement date: 24 June 1982

Ground Rent: £260 per annum (subject to review).

6 Boarhound Close, Spring Hill, Birmingham, B18 7LQ

Property Description:

A modern purpose built ground floor maisonette situated in a cul-de-sac located off Ellen Street, which in turn leads off Camden Street. The property provides well laid out accommodation and is currently let on an Assured Shorthold Tenancy agreement, for a term of 6 months which commenced 27 May 2003.
Rental - £325.00 p.c.m. (£3900.00 p.a.)

Vendors Solicitors:

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

Ref: Mr P Davies

Viewings:

Via Cottons - 0121 247 2233

12 Wigmore Grove, Kingstanding, Birmingham B44 0EL



Property Description

An end terraced house of brick construction with a slate clad roof benefitting from gas-fired central heating and UPVC double glazed windows but requiring further modernisation and repair. The property is located in a small cul-de-sac leading off Plumstead Road.

Accommodation

Ground Floor
Entrance Hall, Living Room, Kitchen, Lobby/Utility Area, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Small fore garden, shared driveway.
Outside (rear) - large lawned garden.

Vendors Solicitors

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

Freehold Vacant Possession

103 Pretoria Road, Bordesley Green, Birmingham B9 5LL



Property Description

A traditional style mid terraced house of brick construction with an asphalt slate clad roof, offered in presentable condition and benefiting from gas-fired central heating, along with modern kitchen and bathroom fittings. Pretoria Road itself lead directly off Bordesley Green (B4128).

Accommodation

Ground Floor
Glazed Porch, Front Reception Room, Inner Hall, Rear Reception Room, Extended Kitchen with an extensive range of modern wooden effect units and built-in cooker.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with modern white suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) - Small walled fore garden
Outside (rear) - Paved yard, pedestrian entry access and lawned garden.

Vendors Solicitors

Elliott & Co
526 Coventry Road
Small Heath
Birmingham
B10 0UN
Telephone No - 0121 771 4700

Ref: Mr M Elliott

Viewings

Via Cottons - 0121 247 2233



**154 Appleton Avenue, Great Barr,
Birmingham B43 5NB**

Property Description

A traditional style semi-detached house of brick construction with an interlocking tile clad roof set back from the road behind a block paved forecourt and benefiting from mostly UPVC double glazed windows, gas-fired central heating and Garage at the rear. The property requires modernization and improvement and Appleton Avenue is situated in a popular and established residential area, located off Jayshaw Avenue which in turn leads off Newton Road (A4041).

Accommodation

Ground Floor
Porch, Reception Hall, Lounge, Dining Room, Kitchen and covered side passageway.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath,

pedestal wash basin and WC.
Outside (front) - Block paved forecourt providing off-road parking.
Outside (rear) - Patio and garden leading to workshop and two separate Garages, each with rear vehicular access by way of a shared driveway.

Term: 99 years from 29 September 1951.
Ground Rent: £8.50 per annum

Vendors Solicitors

Simpson & Co, incorporating Taylors
Norwich House
45 Poplar Road
Solihull
West Midlands
B91 3AW
Telephone No - 0121 704 1212

Ref: Mr D Inman

Viewings

Via Cottons - 0121 247 2233



**15 Oak Lane, West
Bromwich, West
Midlands B70 8PW**

Property Description

A traditional brick built mid terraced house having a slate clad roof and requiring complete modernization and improvement throughout. The property directly fronts the pavement and Oak Lane itself is situated between Oak Road and Dartmouth Street and is conveniently located within approximately half a mile distance from West Bromwich Town Centre.

Vendors Solicitors

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

Ref: Mr Philip Ulanowski

Viewings

Via Cottons - 0121 247 2233

**299 Walsall Road, Perry Barr,
Birmingham, B42 1TY**



Property Description:

A first floor maisonette situated above a Hairdressers shop in a parade of shops fronting the Walsall Road (A34) close to the junction with Church Road. The property is conveniently located for access to the University of Central England in Birmingham, Perry Barr railway station and the One Stop Shopping Centre all within approximately one miles distance.

The property is currently let on an assured Shorthold tenancy agreement, expiring on the 26 November 2003.

Rental - £325.00 p.c.m.(£3,900 p.a.)

Accommodation

First Floor
Living Room, Kitchen, Two bedrooms, Bathroom
For information relating to the lease term, commencement date and ground rent please refer to the vendors solicitors.

Vendors Solicitors:

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

Ref: Mr P Davies

Viewings:

Via Cottons - 0121 247 2233

Bridging Finance

**that won't cost
you the shirt
off your back!**

*Residential and
semi-commercial*



- £25,001 - £3m
- Up to 80% LTV (even for bridges)
- Highly competitive rates
- Solutions to all scenarios

**Talk to Geoff Philpot on
01249 822 999 for possibly the
lowest bridging rates available today**



DMI Finance, PO Box 3000

Calne, Wilts.,

SN11 0XZ

Tel: 01249 822 999 Fax: 01249 822 211



**41 Raglan Road, Cape Hill,
Smethwick B66 3NE**

Property Description:

A mid terraced property of rendered brick construction with a tile clad roof, benefiting from gas fired central heating but requires cosmetic improvement throughout. The property is situated off Windmill Lane (B4136) adjacent to the junction with Durban Road, and is within 1/2 mile from shops and local amenities at Cape Hill.

Accommodation:

Ground Floor
Through Lounge/Dining Room, Kitchen
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having bath with shower over, wash basin and W.C.
Outside (front) - small fore garden with shared pedestrian access to the rear.
Outside (rear) - paved and lawned garden

Vendors Solicitors:

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

Ref: Mr P Davies

Viewings:

Via Cottons - 0121 247 2233

**70 Burland Avenue, Tettenhall,
Wolverhampton WV6 9JL**

Property Description

A traditional style semi detached house of brick construction with a hipped tile clad roof requiring complete modernization and improvement throughout. The property is situated in a popular and established residential area located to the north of Tettenhall Road (A41) and is conveniently located within approximately three miles distance of Wolverhampton City Centre.

Accommodation

Ground Floor
Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Covered Yard area/Veranda, Lean-to Garage.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with paneled bath, pedestal wash basin & WC.
Outside (front) - Concrete driveway and lawned fore garden.
Outside (rear) - Small patio and lawned garden.

Vendors Solicitors

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

Ref: Mr A G Curtis

Viewings

Via Cottons - 0121 247 2233

**166 Newcombe Road, Handsworth,
Birmingham B21 8BY**

Property Description

A traditional end of terrace house of brick construction with slate clad roof having a rendered front elevation and benefiting from part UPVC double glazed windows and three reception rooms. Newcombe Road itself is located directly between Rookery Road and Sandwell Road.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Dining Room, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Walled fore garden.
Outside (rear) - Yard and garden area.

Vendors Solicitors

Thomas Guise Solicitors,
5 Foregate Street,
Worcester
WR1 1DB.
Telephone No - 01905 723131.

Ref: Mrs V Worboys

Viewings

Via Cottons - 0121 247 2233

**150 Hawksford Crescent, Low Hill,
Wolverhampton, WV10 9SN**

Property Description:

A semi detached brick built property with a tile clad roof, benefiting from gas fired central heating and double glazing, but requiring some cosmetic improvement. The property sits behind a lawned fore garden within a small cul-de-sac, and is within approximately 2 Miles distance from Wolverhampton City Centre.

Accommodation

Ground Floor
Reception Hall, Living Room, Kitchen & WC
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash hand basin & WC.
Outside (front) - lawned fore garden and side pedestrian access to the rear.
Outside (rear) - paved and lawned garden

Vendors Solicitors:

Edmunds & Co
420 Birmingham Road
Wylde Green
Sutton Coldfield
B72 1YJ
Telephone: 0121 3500987

Ref: Mr Oldfield

Viewings:

Via Cottons - 0121 247 2233



10 Darfield Walk, Off Alcester Road, Highgate, Birmingham, B12 0UA

Property Description

A two storey duplex maisonette forming part of a block known as Darfield Walk and set well back from Alcester Road, behind the communal grassed area. The property provides well laid out accommodation on both ground and first floors and benefits from gas fired central heating and three bedrooms.

Accommodation

Ground Floor
Reception Hall, Kitchen, Lounge/Dining Room
First Floor
Stairs & Landing, Three Bedrooms, Bathroom with panelled bath,

Wash basin, Separate WC.
Outside (rear)
Small yard area
Term: 99 Years which commenced on 1 January 1970
Ground Rent: £25 per annum

Solicitors:

Sheila Thomas
56 Springfield Road
Kings Heath
Birmingham
B14 9DY
Telephone No - 0121 444 0030

Ref: Mrs S Thomas

Viewings

Via Cottons - 0121 247 2233

28 Gordon Road, Harborne, Birmingham B17 9HB



Property Description

A traditional style mid terraced house of brick construction with a slate clad roof set back from the road behind a gravelled fore garden and situated to the lower part of Gordon Road close to the junction with Park Hill Road. The property is situated in a popular and established residential area within a quarter of a mile from Harborne High Street, and is currently let on a Regulated Tenancy at a registered rental of £44.00 per week effective from 19 August 2001. (Note: Re-registration is now overdue).

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Gravelled fore garden.
Outside (rear) - Concrete yard with brick built stores, shared rear pedestrian access and small garden.

Vendors Solicitors

Coley & Tilley
Neville House
14 Waterloo Street
Birmingham
B2 5UF
Telephone No - 0121 643 5531

Ref: Mr P Hughes

Viewings

Via Cottons - 0121 247 2233

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

23 OCTOBER 2003

CALL THE AUCTION TEAM NOW

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 23 October 2003 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 66**Freehold Vacant Possession**

6 Turville Road, Handsworth,
Birmingham B20 3PL

**Property Description**

A substantial three-storey mid terraced house of brick construction with a slate clad roof providing extensive accommodation and requiring complete modernization and improvement throughout. Turville Road itself is situated directly between Stamford Road and Westminster Road and is conveniently located within approximately one mile distance from Perry Barr Railway Station, The One Stop Shopping Centre and The University of Central England in Birmingham.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Dining Room with Cellar off, Kitchen.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with bath, wash basin & WC.
Second Floor
Stairs to Double Attic Bedroom.
Outside (front) - Walled fore garden.
Outside (rear) - Brick yard and lawned garden.

Vendors Solicitors

Simpson & Co (incorporating Taylors)
Norwich House
45 Poplar Road
Solihull
West Midlands
B91 3AW
Telephone No - 0121 704 1212

Ref: Mr D Inman

Viewings

Via Cottons - 0121 247 2233

LOT 67**Freehold Vacant Possession**

53 Lumley Road, Walsall,
West Midlands, WS1 2LH

**Property Description:**

A traditional style mid terraced property of brick construction with a replacement tile clad roof, requiring complete modernisation and improvement throughout. The property is set back behind a walled fore garden and is situated in an established residential area located off Chuckery Road.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen,
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - small walled fore garden with shared pedestrian access to the rear.
Outside (rear) - paved and lawned garden

Vendors Solicitors:

The Law Partnership
Scottish Provident House
2nd Floor
76-80 College Road
Harrow
Middlesex
HA1 1BQ
Telephone No - 0208 424 2131

Ref: Mr Mehta

Viewings:

Via Cottons - 0121 247 2233

ADVANCE NOTICE

For Sale By Auction

23rd October 2003



Prestigious Office Investment

Located at

**Drury Lane, Solihull Town Centre,
West Midlands**

**Let to Nat West Bank and Established
Local Companies**

Current Rental Income
£108,000 per annum

**Please call John Day or
Andrew Barden for full details**
0121 247 2233

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

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

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

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

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



Specialists are our specialty.

Being a property investor demands a particular set of skills, which needs to be reflected in the financial advice you receive. That's why, at The Royal Bank of Scotland we have specialists experienced in this particular field. We call them Business Development Managers – although you'll get to know them on first name terms. They'll be appointed for at least 3 years giving them the time to understand your marketplace. And allowing them to offer informed advice on their range of award-winning financial services. They'll make speedy decisions and even visit you if you can't find the time to get away. So whether you're just starting out, re-financing or looking to expand, call Andy Blundell, Business Development Manager on 07818 427118. And talk to someone who knows what they're talking about.

Make it happen

Call Andy Blundell on

07818 427118

www.rbs.co.uk



profitable solutions for property people...



... a complete insurance package for your
property portfolio

**MORRISON
EDWARDS**

44A High Street, Henley-in-Arden,
Solihull, West Midlands B95 5AN

Tel: 01564 794333 Fax: 01564 792781

www.morrisonedwards.co.uk

IMPORTANT NOTICE



We are currently updating our mailing list so, if you require a catalogue for our next auction on 23 October 2003 at Villa Park, please complete the slip below and either hand it to us at the auction or post it to us at the address below.

Name

Address

Telephone No's

Date

Signature

Cottons

**Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL**

**Also now at
452 Stratford Road
Shirley, Solihull
West Midlands
B90 4AQ**

**305 Bearwood Road
Smethwick,
West Midlands, B66 4DP**

Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

Cottons

'The Auctioneers'

Cottons have been successfully disposing of property by Auction for well in excess of 50 years and are well established as one of the leading Auctioneers outside of London.

Our major auctions are held regularly at The Aston Villa Football Club and typically comprise of an extensive range of residential and commercial property, land and ground rent investments.

Whilst our catalogue will normally comprise of property within the Midlands Region, we have a proven track record for selling lots further afield and extending across the U.K.

IF YOU HAVE A PROPERTY TO INCLUDE IN A FUTURE AUCTION CONTACT THE AUCTION TEAM NOW ON 0121 247 2233

In addition, our extensive knowledge and expertise developed over the years enables us to provide our clients with a comprehensive range of quality services comprising;

'The Estate Agents'

We now offer an unrivalled Estate Agency service from our offices at 305 Bearwood Road, Smethwick, and at 361 Hagley Road, Edgbaston. For a list of properties currently available or for a free market appraisal please telephone 0121 533 4747.

'The Letting Agents'

We provide a specialised letting service for both Landlords and Tenants.

'The Property Managers'

We currently manage an extensive range of residential, commercial and industrial property throughout the UK for both private and corporate clients.

'The Estate Managers'

We specialise in managing estate property of all types whether it be a block of flats/apartments, an office development, an industrial estate or a ground rent portfolio.

'The Surveyors'

Our survey and valuation department is experienced in the valuation of all types of residential and commercial property.

'The Property Insurance Specialists'

In conjunction with our brokers we can offer an extensive range of Insurance services for all types of property including buildings and contents cover and landlord's rental guarantee.

If you are looking for an Agent to provide unrivalled advice and service then please contact us.

**WE ARE ASSEMBLING LOTS
FOR OUR NEXT MAJOR AUCTION
SALE ON**

23 OCTOBER 2003

CALL THE AUCTION TEAM NOW

0121 247-2233

Location



Cottons

Chartered Surveyors

Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL

Also at

305 Bearwood Road
Smethwick,
West Midlands, B66 4DP

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

Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

www.cottons.co.uk

