

## 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](mailto:auctions@cottons.co.uk)

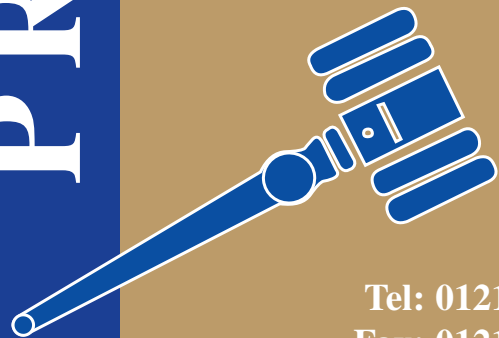
[www.cottons.co.uk](http://www.cottons.co.uk)



**Cottons**  
Chartered Surveyors

**8TH DECEMBER 2005**  
**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](mailto:auctions@cottons.co.uk)

**PROPERTY AUCTION**

## IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

### CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

### AUCTIONEERS ADVICE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### FOOTNOTE

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

# Auction Sale

## of 78 LOTS

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

- 40 Vacant Residential Properties
- 10 Residential Investment Properties
- 11 Vacant Commercial Properties
- 2 Commercial Investment Properties
- 2 Freehold Ground Rent Investments
- 9 Parcels of Freehold Land
- 4 Freehold Development Sites

### ORDER OF SALE

Lot	Property	
1A	Signed Aston Villa Football Shirt - All proceeds to B'ham Children's Hospital	
1	105 Glendower Road, Perry Barr	Freehold Vacant Possession
2	74 Ashwin Road, Handsworth	Freehold Vacant Possession
3	13 Marmion Grove, Dudley	Freehold Vacant Possession
4	186 High Street, Pensnett, Brierley Hill	Freehold Vacant Possession
5	325 Cherrywood Road, Bordesley Green	Freehold Vacant Possession
6	137 Brunswick Park Road, Wednesbury	Freehold Vacant Possession
7	43 Elmdale Crescent, Northfield	Freehold Vacant Possession
8	52 Tenby Road, Moseley	Freehold Vacant Possession
9	51 Leach Green Lane, Rednal	Leasehold Vacant Possession
10	65 Leach Green Lane, Rednal	Leasehold Investment
11	17 Bridgefield Walk, Rowley Regis	Freehold Vacant Possession
12	49 Hellier Street, Dudley	Freehold Investment
13	Plot 64 Little Hay Lane, Shenstone	Freehold Land
14	Plot 65 Little Hay Lane, Shenstone	Freehold Land
15	109 Wychwood Crescent, Sheldon	Freehold Vacant Possession
16	49 & 51 Bailey Road, Bilston	Freehold Vacant/Site
17	494 Bromford Lane, Ward End	Freehold Vacant Possession
18	74 Sheldon Heath Road, Sheldon	Freehold Vacant Possession
19	8 Barnsley Road, Edgbaston	Freehold Vacant Possession
20	57 Stanmore Road, Edgbaston	Freehold Vacant Possession
21	147, 149, 151, 155, 157, 159 & 161 Greenlawns, Tipton	Leasehold Vacant Possession
22	48 (Avalon Hotel) 50 & 50A Sherbourne Road, Acocks Green	Freehold Business Opportunity
23	33 The Crescent, Shirley	Freehold Vacant Possession
24	32 Fentham Road, Hampton in Arden	Leasehold Vacant Possession
25	19 Tower Road, Tividale	Freehold Vacant Possession
26	2a Burleigh Road, Wolverhampton	Freehold Vacant Possession
27	10 Rounds Hill Road, Coseley	Freehold Vacant Possession
28	37 & 39 Windmill Hill, Halesowen	Freehold Investment
29	Junction Chippy, 73 Junction Road, Lye	Freehold Vacant Possession
30	1a Abbotsford Road, Sparkhill	Freehold Vacant Possession
31	101-103 Lower Lichfield Street, Willenhall	Freehold Part Investment/Vacant Possession
32	265 George Road, Erdington	Freehold Vacant Possession
33	108 Ivyhouse Lane, Bilston	Freehold Vacant Possession
34	113 Esme Road, Sparkhill	Freehold Vacant Possession
35	2 Francis Road, Acocks Green	Freehold Vacant Possession
36	130 Weston Lane, Tyseley	Freehold Vacant Possession
37	36 Glebe Farm Road, Stechford	Freehold Vacant Possession
38	40, 40a, 40b & 40c Gorse Farm Road, Great Barr	Freehold Investment
39	11 High Street, Chasetown	Freehold Vacant Possession



40 4 Kenilworth Court, Dudley  
 41 Paddock 17 Ledbury Road, Tewkesbury  
 42 Paddock 18, Ledbury Road, Tewkesbury  
 43 Paddock 21, Ledbury Road, Tewkesbury  
 44 Paddock 22, Ledbury road, Tewkesbury  
 45 Paddock 25, Ledbury Road, Tewkesbury  
 46 1, 7, 9, 11 & 13 Thompson Close, Dudley  
 47 41 Elmwood Road, Sutton Coldfield  
 48 Lock up Garages to rear of Euro Court, Moseley  
 49 72-78 Stour Street, Spring Hill  
 50 Development Land, 88 Watford Road, Cotteridge  
 51 19 Poinon Close, Bilston  
 52 57 Dilloways Lane, Willenhall  
 53 1a Dale Street, Smethwick  
 54 115-117 Branstons Street, Hockley  
 55 79-82 Walsall Street, Wednesbury  
 56 The Corner Building, Springvale Street, Willehall  
 57 Yard and Garage, Gladys Road, Smethwick  
 58 Land fronting Pennicricket Lane, Oldbury  
 59 Land fronting Birmingham Road, Alvechurch  
 60 21 Tudor Road, Nuneaton  
 61 23 Tudor Road, Nuneaton  
 62 15 St Leonards View, Polesworth  
 63 45 Brendon Way, Nuneaton  
 64 24 Greenlee, Tamworth  
 65 13 Cadman Close, Bedworth  
 66 21A Fieldview Close, Exhall  
 67 67 Donegal Close, Canley, Coventry  
 68 292 The Avenue, Acocoks Green  
 69 82 Rookery Road, Handsworth  
 70 83 Cophorne Road, Kingstanding  
 71 16 Longfellow Road, Dudley  
 72 12 Slingfield Road, Northfield  
 73 Workshop (Pro Dev Engineering) Ward Street, Willenhall  
 74 24 Fullwoods End, Bilston  
 75 104 Wallace Road, Bilston  
 76 Land at the Belper, Dudley  
 77 227 Holyhead Road, Handsworth  
 78 96 Imperial Road, Bordesley Green

Leasehold Vacant Possession  
 Freehold Land  
 Freehold Land  
 Freehold Land  
 Freehold Land  
 Freehold Land  
 Freehold Ground Rent  
 Freehold Ground Rent  
 Freehold Investment  
 Freehold Vacant Possession  
 Freehold Development Site  
 Freehold Vacant Possession  
 Freehold Vacant Possession  
 Freehold Development Opportunity  
 Freehold Development Opportunity  
 Freehold Vacant Possession  
 Freehold Vacant Possession  
 Freehold Vacant Possession  
 Freehold Land  
 Freehold Land  
 Freehold Investment  
 Freehold Investment  
 Freehold Vacant Possession  
 Freehold Investment  
 Freehold Vacant Possession  
 Leasehold Investment  
 Leasehold Investment  
 Leasehold Vacant Possession  
 Freehold Vacant Possession  
 Freehold Vacant Possession  
 Freehold Investment  
 Freehold Vacant Possession  
 Leasehold Vacant Possession  
 Freehold Vacant Possession  
 Freehold Vacant Possession  
 Freehold Land  
 Freehold Vacant Possession  
 Freehold Vacant Possession

# IMPORTANT NOTICE

## PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

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

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

- **Bank/Building Society Draft**

- **Personal/Company Cheque**

- **Debit/Credit Card**

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

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

- **Full UK Passport or Driving Licence (for identification)**

- **Either a Recent Utility Bill, Council Tax Bill or Bank Statement**  
(as proof of your residential address)

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

### SITUATIONS VACANT - AUCTION CO-ORDINATOR

We require a highly motivated individual with excellent communication, organisation and IT skills to join our Auction team.

Some relevant experience is preferred but not essential.

All interested parties are required to complete an Application Form which can be obtained from our office at 361 Hagley Road, Edgbaston (Telephone: 0121 247 2233, Reference AJB/GOR).

Closing Date for Applications:- Monday 12th December 2005

**AUCTION TEAM**  
**Andrew J. Barden MRICS**  
**John Day FRICS**  
**Ian M. Axon MNAEA**  
**Sharon M. O'Malley MNAEA**  
**Peter C. Longden FRICS**  
**Mark M. Ward TechRICS**  
**Kenneth F. Davis FRICS**

### MISREPRESENTATION ACT

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

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



**LOT 1A****Signed Aston Villa Football Shirt**

Cottons are delighted to offer an Aston Villa Football Shirt kindly donated by the Club with all proceeds going to Birmingham Childrens Hospital (Fundraising Reference 179/05).

An ideal Christmas present and memento. Please bid generously for this good cause.

Nil Reserve.

**LOT 1****Freehold Vacant Possession**

**105 Glendower Road, Perry Barr,  
Birmingham B42 1SX**

**Property Description:**

A three bedroom traditional style brick built semi detached property, surmounted by a hipped tile clad roof, set back from the road behind a walled and lawned fore-garden. The property provides well laid out accommodation, however, does require complete modernisation and improvement. Glendower Road is located in an established residential area and is situated off Perry Avenue which in turn leads off Walsall Road (A34). The property is approximately a quarter of a mile from The One Stop Shopping Centre, providing a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Entrance Porch, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate W.C.

Outside (front) – Walled fore-garden.  
Outsider (rear) – Lawned garden.

**Vendors Solicitors:**

Hadens  
Leicester Buildings  
Bridge Street  
Walsall  
WS1 1EL  
Telephone No – 01922 720000

**Ref:** Mr J Hunter

**Viewings:**

Via Cottons – 0121 247 2233

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

**74 Ashwin Road, Handsworth,  
Birmingham, B21 0US**

**Property Description:**

A detached double fronted house of brick construction standing behind a walled foregarden providing well laid out accommodation and benefiting from Economy 7 heating. Ashwin Road itself is situated in an established popular residential area within less than a quarter of a mile distance from Soho Road, (B1400) providing a wide range of local amenities

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room One, Reception Room Two, Kitchen.

First Floor  
Stairs and Landing, Two Bedrooms,

Bathroom comprising bath and wash basin and WC.

Outside (front) Walled Foregarden  
(rear) Garden with side pedestrian access

**Vendors Solicitors:**

Steele & Clunis  
30 Grove Lane  
Handsworth  
Birmingham B21 9EP  
Telephone No – 0121 523 9191

**Ref:** Mr Gillette

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 3****Freehold Vacant Possession**

**13 Marmion Grove,  
Dudley, West Midlands  
DY1 2DG**

**Property Description:**

A traditional semi detached house of part rendered brick construction, surmounted by a hipped tile clad roof, offered for sale in a very presentable and modernised condition, benefiting from UPVC double glazed windows, gas-fired central heating, good decorative order with fitted carpets and floor coverings and off road parking. Marmion Grove itself comprises of a cul-de-sac located off Stourbridge Road (A461) and is conveniently within approximately one miles distance from Dudley Town Centre and three miles distance from Merry Hill Shopping Centre.

**Accommodation:**

Ground Floor  
Reception Hall, Through Lounge/Dining Room, Extended Breakfast/Kitchen with a range of units.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, having electric shower over, pedestal wash basin & WC.

Outside (front) – Lawned fore-garden, paved driveway providing off road



parking and car port, pedestrian side access to rear.

Outside (rear) – Paved patio, lawned garden and shed.

**Vendors Solicitors:**

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

Telephone No – 0121 356 1161

**Ref:** Mr A Curtis

**Viewings:**

Via Cottons – 0121 247 2233





**LOT 4****Freehold Vacant Possession**

**186 High Street, Pensnett, Dudley,  
West Midlands, DY5 4JG**

**Property Description:**

A semi detached property of brick construction surmounted by a tile clad roof set slightly back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation and some UPVC double glazed windows. 186 High Street can be located between the junctions of Church Street and Bell Street and directly opposite Barrow Hill Nature Reserve. The property is also approximately one quarter of a mile distance from Russell's Hall Hospital.

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen.  
First Floor  
Three Bedrooms and Bathroom.

**Outside**

Front – Small walled foregarden.  
Rear – Garden

**Vendors Solicitors:**

VKM  
Suite 1 Talisbrook House  
Castle Street  
Wolverhampton WV1 3AD  
Telephone No – 01902 311 155

**Ref:** Mr V K Morni

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 5****Freehold Vacant Possession**

**325 Cherrywood Road, Birmingham B9 4XB**

**Property Description:**

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, requiring modernisation and improvement throughout. The property itself is set back from the road behind a small walled fore-garden and is situated in an established area, located off Bordesley Green (B4 128) and approximately one mile distance from East Birmingham Hospital and two miles distance from Birmingham City Centre.

**Accommodation:**

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

Outside (front) – Walled fore-garden  
Outside (rear) – Shared pedestrian entry access to paved patio and garden.

**Vendors Solicitors:**

Putsmen 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

**LOT 6****Freehold Vacant Possession**

**137 Brunswick Park Road, Wednesbury,  
West Midlands, WS10 9HH**

**Property Description:**

A traditional mid terraced house of rendered brick construction surmounted by an interlocking concrete tile clad roof offering well laid out accommodation and benefiting from gas fired central heating, mostly UPVC double glazed windows, modern bathroom fittings and having recently undergone various redecoration works. The property itself is situated close to the junction with Knowles Street and Brunswick Park Road itself leads directly off Walsall Street (A461).

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room with Cellar access, Breakfast Kitchen with range of fitted units.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with modern corner suite comprising panelled bath with shower over, pedestal wash basin and WC.  
Outside  
Front – small walled foregarden.  
Rear – decked patio and yard area

leading to small garden, outside WC and Store/Workshop.

**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 7****Freehold Vacant Possession**

**43 Elmdale Crescent, Northfield,  
Birmingham B31 1SN**

**Property Description:**

A end terraced house of brick construction, surmounted by a pitched slate clad roof, set back from the road behind a lawned fore-garden and benefiting from UPVC replacement windows but requiring modernisation and improvement throughout. Elmdale Crescent itself runs directly between Merritts Brook Lane and Hoggs Lane and the property is conveniently located within approximately half a mile distance from Northfield Shopping Centre, located on Bristol Road South (A38) and providing a wide range of amenities and services.

**Accommodation:**

Ground Floor  
Entrance Porch, Living Room, Dining/Kitchen.  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

**Vendors Solicitors:**

Conveyancing UK Ltd  
21-25 Coleshill Street  
Sutton Coldfield  
West Midlands  
B72 1SD  
  
Telephone No – 0121 355 0330

**Ref:** Miss R Lees

**Viewings:**

Via Cottons – 0121 247 2233



**52 Tenby Road, Moseley, Birmingham B13 9LX**

**Property Description:**

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, benefiting from gas-fired central heating and UPVC double glazed windows, but requiring cosmetic improvement and modernisation throughout. The property itself is situated in an established residential area on the border of Moseley and Hall Green, and Tenby Road is directly off College Road close to the junction with Stratford Road (A34).

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.

Outside (front) – Small walled fore-garden with shared pedestrian entry access to rear.  
Outside (rear) – Concrete yard, lawned garden and access to further garden area located at the rear.

**Vendors Solicitors:**

Elliott & Co  
526 Coventry Road  
Small Heath  
Birmingham  
B10 0UN

Telephone No – 0121 771 4700

**Ref:** Ms F Nelligan

**Viewings:**

Via Cottons – 0121 247 2233

**51 Leach Green Lane,  
Rednal, Birmingham  
B45 9BJ**
**Property Description:**

A purpose built maisonette, situated on the first floor of a modern block, containing a total of four units, of brick construction, surmounted by a pitched tile clad roof, and providing well laid out accommodation, benefiting from UPVC double glazed windows and external door. The property itself is situated towards the upper part of Leach Green Lane, close to the junction with Malcolm Grove, and is within close proximity to Bristol Road South (A38) which provides direct access to the M5 Motorway (junction 4) along with Birmingham City Centre. Local facilities at Rubery are available within approximately a quarter of a mile distance and both the Lickey Hills and Cofton Park are within approximately half a mile distance.

**Term:**

99 years from 25 March 1980

**Ground Rent:**

Currently £100 per annum, rising on year 33 to £150 per annum, and rising again on year 66 to £200 per annum for the remainder of the term.

**Accommodation:**

Ground Floor  
Front Entrance Hall.  
First Floor



Stairs & Landing, built-in Cloak cupboard, Lounge, Double Bedroom, Kitchen with pantry cupboard, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.

Outside (rear) – Garden.

**Vendors Solicitors:**

Wheadon & Co  
Office 5 Walmley Gardens  
Walmley Close  
Sutton Coldfield  
West Midlands  
B76 1NQ

Telephone No – 0121 351 3333

**Viewings:**

Via Cottons – 0121 247 2233


**65 Leach Green Lane, Rednal,  
Birmingham B45 9BJ**
**Property Description:**

A purpose built maisonette, situated on the first floor of a modern block, containing a total of four units, of brick construction, surmounted by a pitched tile clad roof, and providing well laid out accommodation, benefiting from UPVC double glazed windows and external door, and gas-fired central heating. The property itself is situated towards the upper part of Leach Green Lane, close to the junction with Malcolm Grove, and is within close proximity to Bristol Road South (A38) which provides direct access to the M5 Motorway (junction 4) along with Birmingham City Centre. Local facilities at Rubery are available within approximately a quarter of a mile distance and both the Lickey Hills and Cofton Park are within approximately half a mile distance. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £350 per calendar month (£4200 per annum).

**Accommodation:**

Ground Floor  
Front Entrance Hall.  
First Floor  
Stairs & Landing, built-in Cloak

cupboard, Lounge, Double Bedroom, Kitchen with pantry cupboard, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.

Outside (rear) – Garden.

**Term:**

75 years from 25 December 2005

**Ground Rent:**

Currently £100 per annum, rising on year 25 to £150 per annum, and rising again on year 50 to £200 per annum for the remainder of the term.

**Vendors Solicitors:**

Wheadon & Co  
Office 5 Walmley Gardens  
Walmley Close  
Sutton Coldfield  
West Midlands  
B76 1NQ

Telephone No – 0121 351 3333

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 11****Freehold Vacant Possession**

**17 Bridgefield Walk, Rowley Regis,  
West Midlands B65 8PH**

**Property Description:**

A three storey town house set back behind a fenced fore-garden, benefiting from well laid out accommodation, majority UPVC double glazed windows and electric storage heating. The property requires some modernisation. Bridgefield Walk is located in a cul-de-sac off Springfield Lane which in turns leads off Dudley Road (B4171), and is within approximately three miles distance from the M5 Motorway (junction 2), and the main shopping area in Blackheath is within approximately one mile distance, providing shops and local amenities.

**Accommodation:**

Ground Floor  
Kitchen, Hallway, W.C., Room to rear with access to yard.  
First Floor  
Bedroom, Reception room.  
Second Floor  
Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & W.C.

Outside (front) – Fenced fore-garden with pedestrian walkway.  
Outside (rear) – Paved yard with double gated access providing off-road parking.

**Vendors Solicitors:**

Lane & Co  
9 York Road  
Erdington  
Birmingham  
B23 6TE

Telephone No – 0121 382 6622

**Ref:** Mr J Francis

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 12****Freehold Investment**

**49 Hellier Street,  
Dudley, West Midlands,  
DY2 8RF**

**Property Description:**

A mid terraced house of traditional construction surmounted by a replacement tile clad roof. The property is located on a pedestrian walkway, running off Hellier Street. Hellier Street is located within one mile of Dudley Town Centre and is within easy reach of Dudley Southern Bypass (A461). The property is currently let on a Company Tenancy Agreement, at a Rental of 650 pcm (£7,800 per annum).

NOTE: The tenant has paid the full rental in advance up until the expiry of the Tenancy Agreement and the proportionate balance will be transferred by the vendors solicitor to the purchaser on completion.

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen  
First Floor  
Two Bedrooms, Bathroom  
Second Floor  
Bedroom



Please Note The Property Has Not Been Internally Inspected By The Auctioneers

**Vendors Solicitors:**

Grove Tompkins Bosworth  
54 Newhall Street  
Birmingham B3 3QG

Telephone: 0121 236 9341

**Ref:** Mr J R Devlin

**Viewings:**

Via Cottons – 0121 247 2233

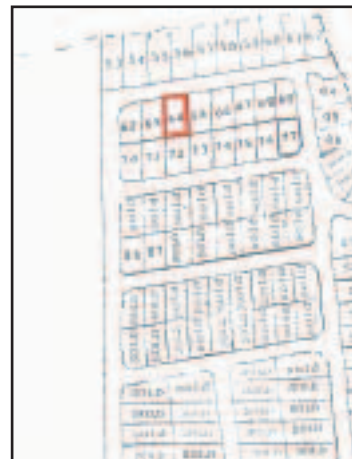
**LOT 13****Freehold Land**

**Plot 64, Little Hay Lane,  
Shenstone,  
Staffordshire**

**Land Description:**

A parcel of land extending to approximately 404 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

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

**Vendors Solicitors:**

Cartwright & Lewis  
100 Hagley Road  
Edgbaston  
Birmingham  
B16 8LT

Telephone No – 0121 246 3000

**Ref:** Mr C Frowd

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 14****Freehold Land**

**Plot 65, Little Hay Lane,  
Shenstone,  
Staffordshire**

**Land Description:**

A parcel of land extending to approximately 404 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197

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

**Vendors Solicitors:**

Cartwright & Lewis  
100 Hagley Road  
Edgbaston  
Birmingham  
B16 8LT

Telephone No – 0121 246 3000

**Ref:** Mr C Frowd

**Viewings:**

Via Cottons – 0121 247 2233



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


**Property Description:**

A mid terraced property of non-traditional 'Smiths' type system built construction surmounted by an interlocking tile clad roof and set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and is offered for sale in presentable condition. Wychwood Crescent itself is situated off Wensley Road and the property is within approximately one quarter of a mile distance from local amenities situated on Coventry Road (A45).

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room, Kitchen, Lean To.  
First Floor  
Stairs and Landing, Two Bedrooms, Separate WC with low level WC, Bathroom having panelled bath and pedestal wash hand basin.  
Outside  
Front – lawned foregarden.  
Rear – lawned garden.

**Vendors Solicitors:**

Lane & Co  
9 York Road  
Erdington  
Birmingham  
B23 6TE

Telephone No – 0121 382 6622

**Ref:** Mr J Francis

**Viewings:**

Via Cottons – 0121 247 2233



**49 & 51 Bailey Road, Bilston,  
West Midlands WV14 6RZ**

**Property Description:**

A parcel of freehold land extending to approximately 420 sq m (0.10 acres) and currently containing a pair of semi detached houses, which have suffered structural movement and are beyond repair. Bailey Road itself is situated off Hadley road which in turn leads off Wellington Road (A41) and is conveniently within approximately two miles from Wolverhampton City Centre.

The site has been earmarked by Wolverhampton City Council (Neighbourhood Renewal Department) for regeneration, and it is a requirement, of the city council, that a successful purchaser will demolish the existing properties and redevelop the site, and following exchange of contracts apply for planning consent within six months along with redevelopment of the site within twelve months. The Neighbourhood Renewal Department have indicated that planning consent is likely to be granted for a like-for-like replacement of the existing three-bedroom semi detached houses. However the property is sold with no

warranty provided by the vendors, that planning consent will be granted, and all interested parties should make their own enquiries, prior to bidding, with the Planning Department at Wolverhampton City Council, concerning the likelihood of receiving planning consent for any proposed scheme.

All interested parties may wish to discuss their proposals for the site by contacting Wolverhampton City Council, Planning Department - 01902 555409 or Neighbourhood Renewal Department (reference Richard Long) - 01902 555705.

**Vendors Solicitors:**

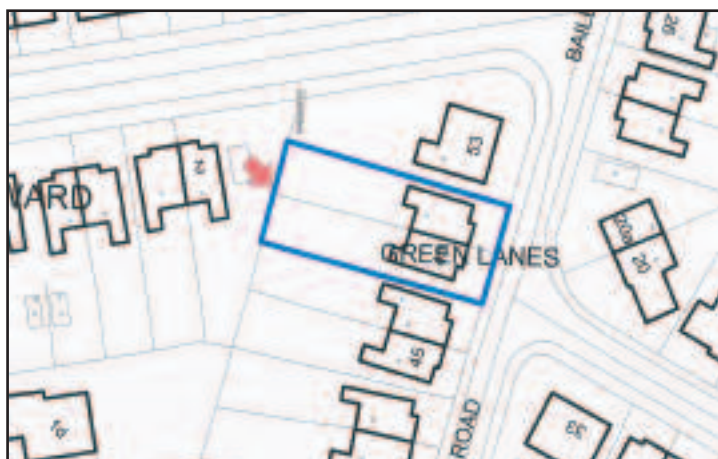
M R Hepburn Solicitors  
53A Reddicap Heath Road  
Sutton Coldfield  
West Midlands  
B75 7DX

Telephone No – 0121 378 0440

**Ref:** Mr M R Hepburn

**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





**494 Bromford Lane, Ward End,  
Birmingham, B8 2RS**

**Property Description:**

A semi detached house of rendered brick construction standing behind a lawned foregarden providing well laid out accommodation and benefiting from UPVC double glazed windows and gas fired central heating. Bromford Lane itself is situated in an established popular residential area and the property is situated within less than a quarter of a mile distance from Fox & Goose Shopping Precinct providing a wide range of local amenities.

**Accommodation:**

Ground Floor  
Enclosed Porch, Entrance Hall, Through Lounge, Kitchen, Conservatory

**First Floor**

Stairs and Landing, Three Bedrooms, Bathroom comprising bath with electric shower over, wash hand basin and WC.

Outside (front) Walled Foregarden  
(rear) Lawned Garden

**Vendors Solicitors:**

Carvers  
10 Coleshill Road  
Hodge Hill  
Birmingham B36 8AA

Telephone No – 0121 784 8484

**Ref:** Mr Keith Edmund

**Viewings:**

Via Cottons – 0121 247 2233

**74 Sheldon Heath Road, Sheldon,  
Birmingham B26 2DH**

**Property Description:**

An end terraced house of brick construction, surmounted by a hipped tile clad roof, benefiting from gas-fired central heating, double glazed windows, three good sized bedrooms and off road parking. The property is set back from the road behind a fore-garden and is situated to the lower part of Sheldon Heath Road which leads directly off the junction with Brays Road which in turn leads directly off Coventry Road (A45).

**Accommodation:**

Ground Floor  
Side Entrance Porch, Reception Hall, Full Width Lounge, Bathroom with corner whirlpool bath, glazed shower enclosure, vanity wash basin, WC and dressing area, Breakfast/Kitchen, Conservatory.  
First Floor  
Stairs and Landing, Three Bedrooms.

Outside (front) – Paved fore-garden set behind a privet hedge, gated access to driveway providing off road parking.  
Outside (rear) – Side yard to partly lawned garden with paved area.

**Vendors Solicitors:**

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

Telephone No – 0121 420 3636

**Ref:** Mr R Hearne

**Viewings:**

Via Cottons – 0121 247 2233


**8 Barnsley Road, Edgbaston,  
Birmingham, B17 8ED**
**Property Description:**

A substantial three storey Victorian semi detached house of brick construction, surmounted by a pitched slate clad roof, and requiring some modernisation and cosmetic improvement. The property occupies a sizeable plot and enjoys potential for rear vehicular access via shared driveway and further benefits from gas fired central heating and seven bedrooms. Barnsley Road itself runs directly between Hagley Road (A456) and Sandon Road and the property is conveniently located within less than one quarter of a mile distance from Bearwood Road providing a wide range of retail amenities and services.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room with extended dining area, Breakfast Kitchen with extensive range of units, built in under-stair cupboard, Utility Room, Bedroom Seven (double) with en-suite Shower Room (no fittings).  
First Floor  
Stairs and Landing, Bedroom One

(single), Bedroom Two (double), Shower Room with shower enclosure, wash basin and WC, Bedroom Three (double), Bathroom with panelled bath, pedestal wash basin and WC, Cloakroom with WC, Bedroom Four (double).

**Second Floor**

Stairs and Landing, Bedroom Five (double), Bedroom Six (single).

Outside (front) – walled fore-garden with shared pedestrian access to rear.  
Outside (rear) – Yard, and long garden with rear vehicular access off a shared driveway.

**Vendors Solicitors:**

Anthony Stockton  
12th Floor Coventry Point  
Market Way  
Coventry  
CV1 1EA

Telephone No – 02476 231 821

**Ref:** Mr M Stockton

**Viewings:**

Via Cottons – 0121 247 2233

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



**Property Description:**

A substantial three storey mid terraced property of brick construction, surmounted by a tiled clad roof, set back from the road behind a walled fore-garden. The property benefits from generous sized accommodation, however, does require complete modernisation and improvement. The property would ideally be suited for conversion to flats or substantially sized family accommodation. Stanmore Road is set in an established and popular residential area of Edgbaston and is situated off the Hagley Road (A456) and is approximately two miles from Birmingham City Centre, providing a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Entrance Hall, Front Reception Room,  
Rear Reception Room, Dining Room,  
Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Bedroom 1,  
Bedroom 2, Bathroom, Separate  
Shower Cubicle, Kitchen Area.  
Second Floor  
Two Bedrooms.

Outside (front) – Walled fore-garden.  
Outside (rear) – Overgrown lawned  
garden.

**Vendors Solicitors:**

Blakestons  
50 Market Place  
Driffeld  
East Yorkshire  
YO25 6AW  
  
Telephone No – 01377 253476

**Ref:** Mr N Hutchings

**Viewings:**

Via Cottons – 0121 247 2233



**147, 149, 151, 155, 157, 159 & 161 Greenlawns,  
St Marks Road, Tipton, West Midlands, DY4 0SU**

**Property Description:**

A portfolio of seven duplex maisonettes/flats comprising of six three bedroom units and one two bedroom unit, occupying a wing which contains a total of eight flats and forming part of a purpose built block. Each flat has undergone complete internal modernisation and refurbishment and each benefits from gas fired central heating, UPVC double glazed windows, new kitchen and bathroom fittings, rewiring including smoke alarms, new internal doors, redecoration and new fitted carpets and floor coverings. The flats provide well laid out accommodation and are ideally suited for investment purposes. Greenlawns itself comprises of a development containing a number of similar blocks fronting St Marks Road and set back behind a tarmacadam service road and communal garden areas. The development is currently undergoing major improvement works and repairs to the common parts and block exteriors along with the provision of new boundary fencing and vehicular security gates situated to the front of the development. Works are being initiated by Greenlawns Residents Association who have taken control of the day to day management of the development under a right to manage company. Each lessee has paid in full (via the management company) the cost of purchasing their share of the freehold, and at the time of preparing the catalogue this freehold purchase is ongoing and being administered by the management company's solicitors.

**Accommodation:**

Ground Floor  
Communal Entrance Hall.

**Number 147** - Lounge, Dining Kitchen,  
First Floor  
Stairs and Landing, Three Bedrooms,  
Bathroom with modern suite  
comprising panelled bath, pedestal  
wash hand basin and WC.

**Number 149** - Lounge, Dining Kitchen  
First Floor  
Stairs and Landing, Three Bedrooms,  
Bathroom with modern suite  
comprising panelled bath, pedestal  
wash hand basin and WC.

**Number 151** - Lounge, Dining Kitchen  
First Floor  
Stairs and Landing, Three Bedrooms,

Bathroom with modern suite  
comprising panelled bath, pedestal  
wash hand basin and WC.

Communal Stairs and Landing to

**Number 155** - Second Floor - Lounge,  
Dining Kitchen,  
Third Floor  
Stairs and Landing with door to shared  
balcony, Two Bedrooms, Bathroom  
with modern suite comprising panelled  
bath, pedestal wash hand basin and WC.

**Number 157** - Second Floor - Lounge,  
Dining Kitchen,  
Third Floor  
Stairs and Landing with door to shared  
balcony, Three Bedrooms, Bathroom  
with modern suite comprising panelled  
bath, pedestal wash hand basin and WC.

**Number 159** - Second Floor - Lounge,  
Dining Kitchen,  
Third Floor  
Stairs and Landing with door to shared  
balcony, Three Bedrooms, Bathroom  
with modern suite comprising panelled  
bath, pedestal wash hand basin and WC.

**Number 161** - Second Floor - Lounge,  
Dining Kitchen,  
Third Floor  
Stairs and Landing with door to shared  
balcony, Three Bedrooms, Bathroom  
with modern suite comprising panelled  
bath, pedestal wash hand basin and WC.

Outside - Communal Gardens with  
parking area along with seven lock-up  
garages located in an adjacent block.

Gross Internal Area (per flat) - 80 sq m  
(863 sq ft).

**Term:** 99 years from 25 December  
1986 (share of freehold paid for and  
currently being purchased).

**Ground Rent:** Refer to Solicitors  
**Service Charge:** Refer to Solicitors

**Vendors Solicitors**

Eddowes Perry & Osbourne  
46 High Street  
Sutton Coldfield  
West Midlands  
B72 1UL  
Telephone No - 0121 686 9444

**Ref:** Ms K Osbourne

**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 23rd February 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.







## The Avalon Hotel (No 48), 50 & 50a Sherbourne Road, Acocks Green, Birmingham B27 6EA

### Property Description:

An excellent business/investment opportunity to purchase a well maintained family run licensed hotel (No 48 Sherbourne Road), a substantial traditional dwelling house, (No 50 Sherbourne Road) which provides ancillary accommodation to the hotel and a modern cottage/annexe (No 50a Sherbourne Road) which has been used to provide staff and additional hotel accommodation. The properties occupy a substantial site, which extends to 1380 sq m (0.34 acres), and enjoys a prominent location fronting Sherbourne Road opposite the Bridge Hotel and Acocks Green Railway Station, which gives direct access to Birmingham City Centre and Solihull, and conveniently within a quarter of a mile distance from Acocks Green Shopping Centre, and one mile distance from the Coventry Road (A45) which provides direct vehicular access to Birmingham City Centre, Birmingham International Airport, the NEC, and the M42 Motorway (junction 6), all being within approximately six miles distance. The property has been occupied by the vendors for the past twenty years, providing comfortable and homely accommodation for many guests visiting Birmingham and the surrounding areas and will be sold with a range of furniture, fixtures and fittings. (a full inventory of these items will be available within the legal pack)

### Avalon Hotel (48 Sherbourne Road)

An imposing period built detached hotel, of brick construction, surmounted by a slate clad roof in a presentable and modernised condition, well decorated with modern fittings and benefiting from a licensed bar, mostly double/twin bedrooms, lift and gas-fired central heating.

### Accommodation:

Ground Floor  
Reception Hall with Cellar access, Cloakroom with WC and wash basin, Dining Room, Kitchen with a range of

stainless steel fittings, Lounge, Licensed Bar, Room 1 with En-suite Shower Room (also registered as a dry lounge) Room 2 with En-suite Shower Room, Room 3 with En-suite Shower Room, Room 4 with En-suite Shower Room. First Floor  
Stairs and Landing with lift access and store cupboards, Room 5 with En-suite Bathroom, Room 6 with En-suite Bathroom, Room 7 with En-suite Shower Room, Room 8 with En-suite Shower Room, Room 9 with En-suite Shower Room, Room 10 with En-suite Shower Room, Room 11 with En-suite Shower Room, Room 12 with En-suite Bathroom.

Outside – Brick paved forecourt and driveway providing access to gravelled car parking area, partly paved patio with decked terrace and a predominantly lawned garden with summer house and external laundry room.

### 50 Sherbourne Road

An imposing period residence of brick construction, surmounted by a slate clad roof, offering well laid out accommodation and benefiting from gas-fired central heating, modern kitchen and bathroom fittings

### Accommodation

Ground Floor  
Lounge, Dining Room, Inner Hall, Stair access to Cellar, Bedroom 1 (Double) with wash basin & WC, Rear Entrance Hall, Dining/Kitchen with a range of modern fitted units and a Rayburn solid fuel stove, Bedroom 2 (single) with En-suite Shower Room with WC and wash basin. First Floor  
Stairs and Landing, Bedroom 3 (double) with En-suite Bathroom having pedestal wash basin & WC, Shower Room with glazed shower, pedestal wash basin & WC, Bedroom 4 (double), Bedroom 5 (double) with En-suite Bathroom having pedestal wash basin & WC, Walk-in Dressing Room, Bedroom 6 (double).

Outside (front) – Enclosed gravelled forecourt with gated access providing off-road parking, shared driveway to rear.

Outside (rear) – Enclosed block paved patio/garden.

### 50a Sherbourne Road

A two storey modern cottage/annexe, having rendered/clad walls and surmounted by a pitched tile clad roof, providing Self-contained staff/overflow accommodation.

### Accommodation

Ground Floor  
Living/Kitchen, Shower Room with pedestal wash basin & WC, Bedroom 1

with Dressing Room.  
First Floor  
Stairs to Bedroom 2.

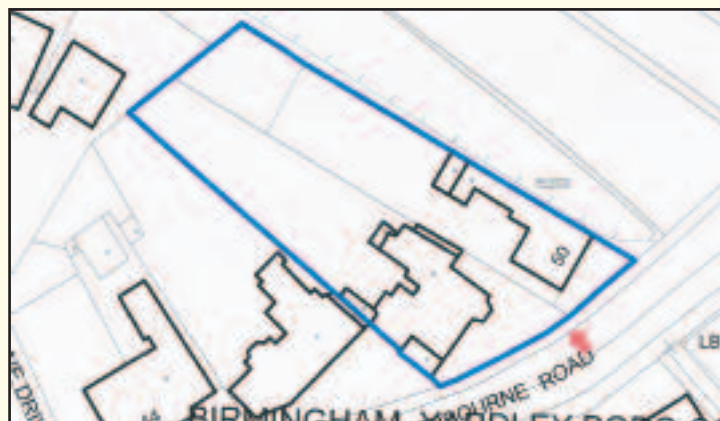
### Vendors Solicitors:

Blythe Liggins  
Edmund House  
Rugby Road  
Leamington Spa CV32 6EL  
Telephone No – 01926 831231

**Ref:** Mr D R Lester

### Viewings:

Via Cottons – 0121 247 2233







### 33 The Crescent, Shirley, Solihull, West Midlands B90 2ES

**Property Description:**

A traditional style semi detached house of brick construction, surmounted by a hipped tile clad roof and requiring modernisation and improvement throughout. The property itself is situated in a popular and established residential area, which leads off Sandy Hill Road which in turn leads off Stratford Road (A34).

**Vendors Solicitors:**

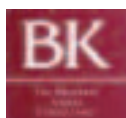
Butler Hall  
214 Hagley Road  
Edgbaston  
Birmingham B16 9PH

Telephone No – 0121 456 3171

**Ref:** Mr I Butler

**Viewings:**

Via Cottons – 0121 247 2233


**Accommodation:**

Ground Floor  
Canopy Entrance, Reception Hall, Built-in under-stair cupboard, Front Reception Room, Rear Reception Room, Kitchen, Utility Area.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with bath having electric shower over, pedestal wash basin & WC.

Outside (front) – Lawned fore-garden, pedestrian side access to rear.  
Outside (rear) – Patio and lawned garden.



### 32 Fentham Road, Hampton-in-Arden, Solihull West Midlands B92 0BB

**Property Description:**

A modern semi detached house of predominantly brick construction, surmounted by a hipped tile clad roof, occupying a corner position at the junction of Meadow Drive and situated in a popular village location, benefiting from a range of amenities, including Hampton-in-Arden Railway Station and lies approximately three and a half miles distance to the east of Solihull Town Centre. The property itself benefits from mostly UPVC double glazed windows, part electric storage heating and Garage, but requires complete modernisation and improvement throughout.

**First Floor**

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

Outside – Tarmac driveway leading to Garage, Lawned front and side garden and enclosed paved yard to the side/rear with shed.

**Term:** 99 years from 1 May 1964

**Ground Rent:** £30.00 per annum

**Vendors Solicitors:**

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

**Ref:** Mr K Dixon

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Glazed Porch, Reception Hall, Lounge opening to Dining Room, Kitchen, Utility Area/Veranda with brick built store, Garage.



### 19 Tower Road, Tividale, West Midlands B69 1ND

**Property Description:**

A semi detached house of brick construction, surmounted by a hipped tile clad roof, requiring complete modernisation and improvement. The property itself is situated opposite the junction with Dovey Road, and Tower Road leads directly off New Birmingham Road (A4123) which provides direct access to Dudley & Wolverhampton Centres along with the M5 Motorway (junction 2).

**Vendors Solicitors:**

Putman 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


**Accommodation:**

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

Outside (front) – Lawned fore-garden set behind privet hedge.

Outside (rear) – Side access to paved patio, overgrown garden & outside W.C, shared driveway to a dilapidated rear garage.

### 2a Burleigh Road, Wolverhampton, West Midlands WV3 0HW


**Property Description:**

An end terraced property of brick construction, surmounted by a tile clad roof, set back from the road behind a walled fore-garden. The property benefits from well laid out accommodation and UPVC double glazed windows. Burleigh Road itself is located between Jeffcock Road and Owen Road, close to the Penn Road (A449). The property is approximately half a mile distance from Wolverhampton University and the city centre.

**Vendors Solicitors:**

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

**Ref:** Mr B Kang

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

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

Outside (front) – Walled fore-garden.

Outside (rear) – Paved yard.



**10 Rounds Hill Road, Coseley, Bilston,  
West Midlands WV14 8JS**

**Property Description:**

A presentable and much improved traditional semi detached house of rendered brick construction, surmounted by a hipped tile clad roof, set back from the road behind a tarmacadam forecourt and benefiting from mostly double glazed windows and gas-fired central heating, internal and external redecoration, new internal doors and modern kitchen and bathroom fitments. Rounds Hill Road itself is situated directly off Dimmocks Avenue which in turn leads off Summer Hill Road (B4 163).

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units, Conservatory/Breakfast Room.  
First Floor  
Stairs and Landing, Three Bedrooms,

Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin & WC.

Outside (front) – Tarmacadam forecourt providing off road parking, pedestrian side access to rear.  
Outside (rear) - Decked patio area 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

Find us on the web @

[www.cottons.co.uk](http://www.cottons.co.uk)

E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)



**37 & 39 Windmill Hill, Halesowen,  
West Midlands B63 2BZ**

**Property Description:**

An excellent investment opportunity consisting of a pair of three storey semi detached properties of brick construction, surmounted by a tile clad roof, comprising of three ground floor Retail Units with two self contained four bedroomed flats over and a further separate Self-contained one bedroom Flat to the rear. The living accommodation benefits from majority UPVC double glazed windows and gas-fired central heating. The property is situated opposite a parade of shops and can be found leading on from Drews Holloway (A458) and is approximately two miles distance from Halesowen Town Centre, providing access to a wide range of shops and amenities.

**Rental Income**

Flat 37 Windmill Hill is currently let on an Assured Shorthold Tenancy Agreement at a rental of £616.43 every 28 days (£8,013.00 per annum). Flat 39 Windmill Hill is currently let per room, each on Assured Shorthold Tenancy Agreements at a total rental of £855.00 per month (£10,260.00 per annum). The self-contained one bedroom flat at the rear is currently let on an Assured Shorthold Tenancy Agreement at a rental of £395.00 per month (£4,740 per annum).

Total current rental income for both properties £23,013.00 per annum.

**Accommodation:**

**37 Windmill Hill**  
Ground Floor  
One Retail Unit.  
First Floor  
Entrance via rear, Outside Bathroom having panelled bath, pedestal wash basin & W.C., brick built coal shed. Kitchen, Reception Room 1, Reception Room 2/Bedroom 1.  
Second Floor  
Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & W.C.

**39 Windmill Hill**

Ground Floor  
Two Retail Units.  
First Floor

Entrance via rear, Open Plan Kitchen/Lounge, Bedroom.  
Second Floor  
Three Bedrooms, Bathroom having panelled bath, pedestal wash basin & W.C.  
Separate Flat  
First Floor  
Separate entrance at the rear to open Plan Reception Room/Kitchen, Bedroom & Shower Room with W.C., shower cubicle and wash hand basin.

Outside – Lawned garden to side & rear.

**Planning:**

**37 Windmill Hill** benefits from Planning Consent granted by Dudley Metropolitan Borough Council (dated 14th October 2005, reference P05/1650) for the change of use of ground and first floor into 2 No flats.

**39 Windmill Hill** benefits from Planning Consent granted by Dudley Metropolitan Borough Council (dated 29th April 2005, reference P05/0518) for the change of use of ground floor from retail into a one bedroom flat.

A copy of the Decision Notice and plans are available to view at the Auctioneers office.

**Proposed Accommodation following planning:**

**37 Windmill Hill**  
Ground Floor – Two Bedroomed Flat  
First Floor – One Bedroomed Flat  
First and Second Floor – Three Bedroomed Flat

**39 Windmill Hill**  
Ground Floor – One Bedroomed Flat  
First and Second Floor – Four Bedroomed Flat  
Ground Floor Rear – One Bedroomed Flat

**Vendors Solicitors:**

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

**Ref:** Mr E Ribchester

**Viewings:**

Via Cottons – 0121 247 2233



## The Junction Chippy, 73 Junction Rd, Lye, Stourbridge, West Midlands DY9 7NN

### Property Description:

A single storey fish & chip shop known as The Junction Chippy and situated fronting Hungary Hill close to the junction with Junction Road, virtually opposite the Station Public House, and forming part of an established but mixed residential and commercial area. The property itself is of brick construction and is offered for sale in a modern presentable condition having been fully refurbished during 2003. The property is currently trading, and will remain open as a fish & chip shop until sold, this allowing any purchaser to commence trading immediately following completion. The sale of the property will include a range of stainless steel fixtures and fittings and an inventory of these will be available with the legal pack.

### Accommodation:

Ground Floor  
Retail Area – 21.97 sq m (236 sq ft)  
with aluminium shop front, tiled floor,  
three pan middleton range, twin kebab  
grill, extractor and display fridge.  
Kitchen/Preparation Area – 29.97 sq m



(322 sq ft) with central heating boiler,  
tiled floor and various stainless steel  
fittings.  
Rear Lobby – Staff toilet with WC &  
wash basin, store, small enclosed yard.  
Store Room – 4.14 sq m (44.64 sq ft)  
Frontage – 4.45 m (14' 6")

### Vendors Solicitors:

Williams Freeman Lloyd  
1490 Stratford Road  
Hal Green  
Birmingham B28 9EU  
Telephone No – 0121 744 4416

### Ref:

Mr G Christopher

### Viewings:

Via Cottons – 0121 247 2233

## 1a Abbotsford Road, Sparkhill, Birmingham B11 1NU

### Property Description:

A detached brick built two-storey self-contained office premises, surmounted by a pitched replacement tile clad roof, offering well laid out and flexible accommodation, benefiting from gas-fired central heating, UPVC double glazed windows, fitted security alarm, door and window security protection and a secure gated car parking area. The property is generally in a good state of repair and Abbotsford Road is situated a short distance off Stratford Road which provides a wide range of amenities and services.

### Accommodation:

Ground Floor  
Reception Hall with security  
door entry system, Inner Hall,  
Gents Toilet with WC and wash  
basin, Meeting Room.  
Office 1 – 14.8 sq m (159 sq ft)  
Office 2 – 18.4 sq m (198 sq ft)  
Office 3 – 9.17 sq m (98 sq ft)  
Office 4 – 9.82 sq m (105 sq ft)  
Office 5 – 33 sq m (355 sq ft) -  
previously used as a garage, but  
now converted.



First Floor  
Stairs and Landing  
Staff Room & Kitchen – 16.43 sq m (176 sq ft).  
Ladies Cloakroom with WC & wash basin, Office  
6 and Office 7 – 39.12 sq m (421 sq ft).  
Outside – Gated vehicular access to secure  
tarmacadam yard and car parking area.  
Gross Internal Area – 156 sq m (1680 sq ft).

### Vendors Solicitors:

Berry Smith  
Hayward House  
Dumfries Place  
Cardiff  
CF10 3GA

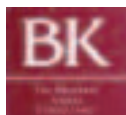
Telephone No – 02920 345511

### Ref:

Mr R Berry

### Viewings:

Via Cottons – 0121 247 2233



## 101-103 Lower Lichfield Street, Willenhall, West Midlands WV13 1QE

### Property Description:

A prominent corner site containing a range of single, two and three storey buildings of predominantly rendered brick construction with tile clad roof. The property has been converted to seven Self-contained Flats, each benefiting from UPVC double glazed windows, electric heating, newly fitted kitchen and shower rooms or bathrooms. The property is situated on the corner off middle gardens, virtually opposite the junction with Leve Lane and conveniently located within less than 250 metres distance from Willenhall Shopping Centre, providing a wide range of local amenities. A total of five flats are offered for sale with vacant possession, however, Flats 3 and 7 middle apartments are currently let as follows :  
Flat 3 is currently let on an assured shorthold tenancy at a rental of £100 per week (£5200.00 per annum).  
Flat 7 is currently let on an assured shorthold tenancy at a rental of £80 per week (£3640.00 per annum).

### Accommodation:

Flat 101  
Ground Floor  
Separate access off Lower Lichfield Street, Reception Room, Kitchen, Bedroom, Shower Room.

Communal Entrance off Lower Lichfield Street providing access to flats 2 and 3  
Flat 102  
First Floor  
Stairs, Reception/Kitchen, Bedroom &

Shower Room.

Flat 103  
Ground Floor  
Reception, Bedroom, Kitchen & Shower Room.

Flat 3 Middle Apartments  
Separate Access off Middle Gardens, Kitchen/Reception, Bedroom, Reception/Bedroom 2, Bathroom.

Communal Entrance off Middle Gardens providing access to flats 4,6 and 7.  
Flat 4 Middle Apartments  
First Floor  
Reception, Bedroom, Shower Room, Kitchen.  
Flat 6 Middle Apartments  
First Floor  
Reception/Bedroom, Kitchen/Diner, Shower Room, stair and landing to:  
Flat 7 Middle Apartments  
Second Floor  
Reception/Bedroom, Kitchen/Diner, Shower Room.

### Vendors Solicitors:

Lincoln Lewis and Co  
48 Fredrick Road  
Edgbaston  
Birmingham  
B15 1HN

Telephone No – 0121 454 7011

### Ref:

Mr J D Lincoln Lewis

### Viewings:

Via Cottons – 0121 247 2233





**LOT 32****Freehold Vacant Possession**

**265 George Road, Erdington,  
Birmingham, B23 7SD**

**Property Description:**

A traditional style three-storey mid terraced house of brick construction pleasantly overlooking Brookvale Park and Lake. The property has undergone refurbishment works including damp proof course, new roof, UPVC double glazed windows, new kitchen fittings, however, does require some further improvements including the provision of a bathroom. We are advised by the Vendor that the bathroom fittings are included in the sale. George Road itself runs between Marsh Hill and Slade Road, which forms part of an established residential area and is located within approximately one miles distance from Erdington High Street providing a wide range of shops and local amenities.

**Accommodation:**

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

First Floor  
Stairs and Landing, Three double  
Bedrooms, separate WC (not fitted)

Second Floor  
Stairs and Landing, One Bedroom

Outside (front) Foregarden  
(rear) Lawned garden,  
vehicular access leading to garage

**Vendors Solicitors:**

Conveyancing UK Ltd  
21-25 Coleshill Street  
Sutton Coldfield  
West Midlands  
B72 1SD

Telephone No – 0121 355 0330

**Ref:** Miss R Lees

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 33****Freehold Vacant Possession**

**108 Ivyhouse Lane, Bilston,  
West Midlands WV14 9LA**

**Property Description:**

A traditional semi detached house of rendered brick construction, surmounted by a hipped slate clad roof, having a single storey extension at the rear and benefiting from UPVC double glazed windows and gas-fired central heating. The property requires modernisation and repair. Ivyhouse Lane itself leads directly off Birmingham New Road (A4123), and the property is located approximately three and a half miles to the south of Wolverhampton City Centre.

**Accommodation:**

Ground Floor  
Glazed Porch, Reception Hall, Front  
Reception Room, Rear Reception Room,  
Utility Room, Breakfast/Kitchen.

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

Outside (front) – Lawned fore-garden  
and Tarmac driveway providing  
off-road parking, covered side  
passageway/store area.

Outside (rear) – Paved patio 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 34****Freehold Vacant Possession**

**113 Esme Road, Sparkhill, Birmingham, B11 4NJ**

**Property Description:**

A substantial terraced house of brick construction standing behind a walled foregarden benefiting from well laid out accommodation including four bedrooms, double glazed windows and gas fired central heating. The property itself is situated in an established residential area, and Esme Road runs directly between Stoney Lane and Showell Green Lane close to the junction with Stratford Road (A34).

Outside (front) Walled Foregarden  
(rear) Lawned Garden

**Vendors Solicitors:**

Wildings  
864 Washwood Heath Road  
Ward End  
Birmingham  
B8 2NG

Telephone No – 0121 786 2555

**Ref:** Mr G Hussain

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance Porch, Front Reception Room,  
Rear Reception Room, Extended  
Kitchen, lobby, Shower Room  
comprising shower cubicle and wash  
hand basin.

First Floor  
Stairs and Landing, Three Bedrooms,  
Bathroom comprising bath, wash basin  
and WC.

Second Floor  
Attic Bedroom



Find us on the web @

[www.cottons.co.uk](http://www.cottons.co.uk)

E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)





### 2 Francis Road, Acocks Green, Birmingham B27 6LX

**Property Description:**

A substantial traditional built semi detached property of brick construction, surmounted by a pitched tile clad roof and having Coach House Accommodation to the side along with an Informal Hall/Function Room to the rear, which may be suitable for various uses. The house itself is generally in presentable condition and the property benefits from gas-fired central heating. Francis Road comprises of a cul-de-sac which leads directly off Yardley Road (B4146) and the property is conveniently within approximately one third of a mile distance from Acocks Green Railway Station.

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Large Bathroom having corner bath, glazed shower enclosure, pedestal wash basin & WC, Understair hallway with Cellar access, Separate Entrance to Informal Hall/Function Room, Reception Area - 20.38 sq m (219 sq ft), Hall/Function Room - 89.11 sq m (959 sq ft) with Ladies and Gents W.C.'s and French Door access to rear.  
First Floor  
Stairs and Landing, Three Double Bedrooms, Kitchen with range of modern laminate units, Cloakroom with W.C. and pedestal wash basin.  
Second Floor  
Stairs and Landing to Double Bedroom.

Outside (front) - Full width forecourt providing off road parking.  
Outside (rear) - Partly covered concrete yard 113.85 sq m (1225 sq ft) with access to rear garden area.

Gross Internal Area  
House  
Ground Floor - 61.06 sq m  
First Floor - 85.54 sq m  
Second Floor - 19.61 sq m  
Total - 166.21 sq m (1789 sq ft)  
Hall/Function Room  
109.49 sq m (1178 sq ft)

**Vendors Solicitors:**

Anthony Stockton  
12th Floor Coventry Point  
Market Way  
Coventry  
CV1 1EA

Telephone No - 02476 231821

**Ref:** Mr M Stockton

**Viewings:**

Via Cottons - 0121 247 2233



Find us on the web @

[www.cottons.co.uk](http://www.cottons.co.uk)

E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)

### 130 Weston Lane, Tyseley, Birmingham B11 3RX


**Property Description:**

A traditional mid terraced house of brick construction, surmounted by a pitched interlocking tile clad roof, set back from the road behind a walled fore-garden and requiring modernisation and improvement. Weston Lane itself runs directly between Reddings Lane and Warwick Road (A41) which provides direct access to both Sparkhill and Acocks Green Shopping Centres and Tyseley Railway Station is conveniently within approximately half a mile distance.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, vanity wash basin and WC.

Outside (front) - Small walled fore-garden.  
Outside (rear) - Paved yard, outside W.C and Store, lawned garden and shared pedestrian access.

**Vendors Solicitors:**

Lincoln Lewis & Co  
48 Frederick Road  
Edgbaston  
Birmingham B15 1HN  
Telephone No - 0121 454 7011

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons - 0121 247 2233



### 36 Glebe Farm Road, Stechford, Birmingham B33 9LZ

**Property Description:**

A two storey property of brick construction with a predominantly pitched tile clad roof, forming part of a retail parade and occupying a corner plot at the junction with Swancote Road. The property comprises of a Ground Floor Retail Shop with a Self-contained Flat over, along with useful yard area to side and rear and benefits from UPVC replacement windows and has undergone partial refurbishment, which includes part rewiring, re-plastering and new kitchen fitments and further modernisation and improvement works are required.

**Accommodation:**

Ground Floor  
Retail Shop - 58 sq m (624 sq ft) approximately with roller shutter front.  
Lobby Area with Kitchenette - 5.5 sq m (59 sq ft).  
Office with Store - 22.68 sq m (244 sq ft).

Rear Entrance Hall, Cloakroom with W.C. and pedestal wash basin.

Flat  
Rear Entrance Hall, Stairs to:  
First Floor  
Breakfast/Kitchen with a range of modern fitted units, landing area, Bathroom, Two Double Bedrooms, Lounge.  
Outside (front) - Tarmacadam forecourt.  
Outside (side & rear) - Enclosed yard with rear pedestrian access to shared driveway.

**Vendors Solicitors:**

Dawkins & Grey  
4 Warstone Parade East  
Hockley  
Birmingham B18 6NR  
Telephone - 0121 233 1021

**Ref:** Ms J Bonegal

**Viewings:**

Via Cottons - 0121 247 2233







### 40, 40A, 40B & 40C Gorse Farm Road, Great Barr, Birmingham, B43 5LT

#### Property Description:

A freehold investment opportunity comprising of two retail shop units along with a first floor flat and office situated in a parade of various shops fronting Gorse Farm Road at the junction with Langford Avenue. The property is of two storey brick construction and underwent a good quality refurbishment during December 2004 which included mostly UPVC double glazed windows and doors, rewiring, replastering, redecoration and in addition the flat also benefits from modern kitchen and bathroom fittings, gas fired central heating, laminate floors, internal fire doors and mains fitted smoke alarms. The property is currently fully let as follows:-

#### Rental Income:

##### 40

Let on a lease for a term of two years from 29 July 2005 - Rental £100 per week (£5,200 per annum).

##### 40A

Let on an assured shorthold tenancy agreement for a term of six months from 2 April 2005 - Rental £150 per week (£7,800 per annum).

##### 40B and 40C

Let on a lease for a term of six years from 1 August 2005 - Rental £150 per week (£7,800 per annum).

**Current Rental Income** - £20,800 per annum.

#### Accommodation:

Ground Floor  
40 - Retail Shop T/A Sunspots Abroad Overseas Property - 24.8 square metres (266 square feet approximately) with laminate floor, Inner Hall with built in understairs cupboard, Office - 14.78 square metres (159 square feet).  
40B - Retail Shop T/A Little Pockets -

22.03 square metres (237 square feet) maximum with sink unit and rear French doors

Shared Service Accommodation comprising Inner Hall, Kitchen - 6.43 square metres (69 square feet) with range of laminate units, Cloakroom with pedestal wash basin, WC and built in cupboard.

#### First Floor

Secure entrance off Gorse Farm Road, Entrance Hall, Stairs and Landing.

40A - Self Contained Flat - Reception Hall, Lounge, Kitchen with range of modern laminate units including built in oven, hob and cooker hood, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.

40C - Office - 9.57 square metres (103 square feet).

#### Outside

Front - Tarmacadam forecourt.

Rear - Paved yard/garden.

#### Vendors Solicitors:

Grove Tompkins Bosworth  
54 Newhall Street  
Birmingham  
B3 3QG

Telephone No: 0121 236 9341

**Ref:** Mr R Devlin

#### Viewings:

Via Cottons - 0121 247 2233



### 11 High Street, Chasetown, Burntwood, Staffordshire WS7 3XE

#### Property Description:

A three-storey mid terraced property, constructed of rendered brick, surmounted by a slate clad roof and comprising of a Ground Floor Retail Shop along with two Self-contained Flats over. The property itself occupies a prominent town centre position adjacent to the local post office and within close proximity to a public car park providing customer parking. The property has formerly traded as a grocery shop and off licence and Chasetown itself comprises of a small town attached to Burntwood and is conveniently situated a short distance north of the A5 Watling Street along with the M6 Northern Relief Road giving direct access to the Midlands Motorway Network including the M6, M54 and M42 Motorways.

#### Accommodation:

Ground Floor  
Retail Shop - 142 sq m (1534 sq ft) with modern shop front, suspended ceiling and a range of fitted counters and shelving, deep freeze cabinets, wash basin and food preparation area, Kitchen & WC  
Rear Cold Room - 7 sq m (75 sq ft)  
Store Room - 10 sq m (108 sq ft)

Rear Car Park/Yard - 51.8 sq m (558 sq ft) with access from High Street and a secondary access from the public car park.

#### Flat Accommodation

Separate access from High Street to:

##### First Floor Flat 1

Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom with panelled bath, wash basin & WC.

Note: Flat 1 benefits from gas-fired central heating.

##### Second Floor

##### Flat 2

Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom with panelled bath, wash basin & WC.

Note: Flat 2 benefits from electric storage heating.

#### Vendors Solicitors:

B A Solicitors  
436 Stratford Road  
Sparkhill  
Birmingham  
B11 4AD

Telephone No - 0121 773 4200

**Ref:** Mr J Singh

#### Viewings:

Via Cottons - 0121 247 2233





**4 Kenilworth Court, Dudley,  
West Midlands DY1 2DT**

**Property Description:**

A first floor two bedroom maisonette of brick construction, surmounted by a tile clad roof. The property benefits from well laid out accommodation, UPVC double glazed windows and gas-fired central heating and garden area. The property is offered for sale in presentable condition. Kenilworth Court is located off Scotts Road which is off The Roundabout, where the Stourbridge Road (A461) and Kingswinford Road (A4104) meet. The flat is approximately a quarter of a mile distance from Russells Hall Hospital and approximately one mile from the Merry Hill Shopping Centre, providing a wide range of shops and amenities.

**Accommodation:**

Stairs to:  
First Floor  
Reception Room, Kitchen, Two Bedrooms, Bathroom having panelled bath, pedestal wash basin & W.C.

Outside (rear) – Garden area.

**Term:** 125 years from 13 April 1987

**Ground Rent:** £10.00 per annum

**Service Charge:** £126.51 per half year

**Vendors Solicitors:**

Stephensons  
2 Parsons Street  
Dudley  
West Midlands  
DY1 1JJ

Telephone No – 01384 242750

**Ref:** Ms T Tomlinson

**Viewings:**

Via Cottons – 0121 247 2233

**Paddock 17, Ledbury  
Road, Long Green, Nr  
Tewkesbury, Worcs**

**Description:**

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

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

Local Authority - Malvern District Council.



**Vendors Solicitors:**

Powell & Co  
9/11 Coleshill Street  
Sutton Coldfield  
West Midlands  
B72 1SD

Telephone No - 0121 355 1001

**Ref:** Mr N Humphrey

**Viewings:**

Via Cottons – 0121 247 2233

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

**Paddock 18, Ledbury  
Road, Long Green, Nr  
Tewkesbury, Worcs**

**Description:**

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

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

Local Authority - Malvern District Council.



**Vendors Solicitors:**

Powell & Co  
9/11 Coleshill Street  
Sutton Coldfield  
West Midlands  
B72 1SD

Telephone No - 0121 355 1001

**Ref:** Mr N Humphrey

**Viewings:**

Via Cottons – 0121 247 2233

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.



**IMPORTANT NOTICE**

We are currently updating our mailing list so, if you require a catalogue for our next auction on 23rd February 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.



**LOT 43****Freehold Land****Paddock 21, Ledbury Road, Long Green, Nr Tewkesbury, Worcs****Description:**

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

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

Local Authority - Malvern District Council.

**Vendors Solicitors:**

Powell & Co  
9/11 Coleshill Street  
Sutton Coldfield  
West Midlands  
B72 1SD

Telephone No - 0121 355 1001

**Ref:** Mr N Humphrey

**Viewings:**

Via Cottons - 0121 247 2233

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

**LOT 45****Freehold Land****Paddock 25, Ledbury Road, Long Green, Nr Tewkesbury, Worcs****Description:**

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

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

Local Authority - Malvern District Council.

**Vendors Solicitors:**

Powell & Co  
9/11 Coleshill Street  
Sutton Coldfield  
West Midlands  
B72 1SD

Telephone No - 0121 355 1001

**Ref:** Mr N Humphrey

**Viewings:**

Via Cottons - 0121 247 2233

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

**LOT 44****Freehold Land****Paddock 22, Ledbury Road, Long Green, Nr Tewkesbury, Worcs****Description:**

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

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

Local Authority - Malvern District Council.

**Vendors Solicitors:**

Powell & Co  
9/11 Coleshill Street  
Sutton Coldfield  
West Midlands  
B72 1SD

Telephone No - 0121 355 1001

**Ref:** Mr N Humphrey

**Viewings:**

Via Cottons - 0121 247 2233

N.B.4 The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.

# 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





## LOT 46 Freehold Ground Rent Investment

**Freehold Ground Rents 1,7,9,11 and 13**  
**Thompson Close, Dudley, West Midlands DY2 0EP**

### Description:

A portfolio of freehold ground rents, secured on five modern dwelling houses, situated in a cul-de-sac off Quarry Road and each subject to long leases, for a term of 99 years from 25

March 1974.

### Ground Rent Income:

Each lessee currently pays a ground rent, which is subject to a fixed review in 2007 and again in 2040 as follows:

Address	Current Ground Rent (per annum)	2007 (per annum)	2040 (per annum)
1 Thompson Close	£35.00	£75.00	£160.00
7 Thompson Close	£38.00	£81.00	£172.00
9 Thompson Close	£35.00	£75.00	£160.00
11 Thompson Close	£38.00	£79.00	£168.00
13 Thompson Close	£35.00	£75.00	£160.00
<b>Total Ground Rent Income</b>	<b>£181.00</b>	<b>£385.00</b>	<b>£820.00</b>

**Summary** – Current Ground Rent Income - £181.00 pa, rising in 2007 to £385.00 pa and rising again in 2040 to £820.00 pa.

### Vendors Solicitors:

Lincoln Lewis & Co  
 48 Frederick Road  
 Edgbaston  
 Birmingham  
 B15 1HN

Telephone No – 0121 454 7011

**Ref:** Mr J Lincoln-Lewis

### Viewings:

Via Cottons – 0121 247 2233

N.B. The purchaser will be required to pay the sum of £400 plus VAT as a contribution towards the freeholders legal costs.



## LOT 47 Freehold Ground Rent Investment

**41 Elmwood Road,**  
**Sutton Coldfield, West**  
**Midlands, B74 2DF**

### Property Description:

A freehold ground rent investment secured against a traditional semi detached house of brick construction surmounted by a hipped interlocking tile clad tile roof and situated in a popular and established residential area. The property is subject to a long lease for a term of 99 years from 25th March 1954.

**Ground Rent - £14 per annum**

### Vendors Solicitors:

Grove Tompkins Bosworth  
 54 Newhall Street  
 Birmingham  
 B3 3QG

Telephone: 0121 236 9341



**Ref:** Mr J R Devlin

### Viewings:

Not Applicable

Note : The Purchaser is responsible for payment of £275 plus VAT as a contribution towards the Freeholder's legal costs.

## LOT 48 Leasehold Lock-up Garage Investment



**Lock-up Garages, Rear of Euro Court, Wake**  
**Green Road, Moseley, Birmingham B13 9PY**

### Description:

A freehold Garage Yard investment, containing a total of fifteen lock-up Garages, situated in two blocks to the rear of a block of flats known as Euro Court, which fronts directly onto Wake Green Road, opposite the junction with Mackenzie Road. The garages are accessed by way of a driveway off Euro Court and the garage yard is hard surfaced with tarmac and the garages themselves are of brick construction with corrugated roofs.

### Rental Income:

The garage yard is partly let as follows:  
 6 garages - let at a rental of £35.00 per calendar month.  
 1 garage - subject to a lease for a term of 99 years, from 25 March 1972.  
 8 garages - currently vacant and available to let.  
 Current Total Rental Income - £2,520.00 per annum  
 Potential Rental Income (when fully let) - £5,880.00 per annum.

**Leasehold Term and Ground Rent Information - refer to Solicitors**

### Vendors Solicitors:

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

**Ref:** Mr J R Devlin

### Viewings:

Via Cottons – 0121 247 2233







### 72-78 Stour Street, Spring Hill, Birmingham, B18 7AJ

#### Property Description:

A substantial industrial premises of traditional construction, with a part rendered front elevation, surmounted by a part flat, part pitched slate roof. The accommodation is spread over both ground and first floors, with a secure enclosed yard. In total, the accommodation measures 726.4sq.m. (7,816sq.ft.), with a substantial frontage of 22.06m (72'5').

The property is located on Stour Street, in a predominantly industrial area. Stour Street itself runs off Spring Hill (A457), which in turn runs onto the roundabout at the junction of Ladywood Middleway and Icknield Street, which forms part of the A4540 – Inner Ring Road. The property is located less than 500 yards from the A4540, which provides excellent access to the Midlands Motorway Network via A38 (M), which leads to the M6.

#### Accommodation:

Ground Floor  
Office Accommodation measuring 71.8sq.m. (773sq.ft.) excluding partitioning, Storeroom measuring

22.6sq.m. (244sq.ft.), Main Workshop measuring 295.1sq.m. (3,176sq.ft.), Side Workshop measuring 50.1sq.m. (540sq.ft.), Rear Loading Bay measuring 155.6sq.m. (1,675sq.ft.). There are also Male and Female W.C's.  
First Floor  
Office accommodation measuring 107.6sq.m. (1,158sq.ft.)

Total Floor Area  
726.4sq.m. (7,816sq.ft.)

Outside (rear) – Enclosed yard, with brick built stores and roller shutter access to Stour Street.

#### Vendors Solicitors:

Hadgkiss Hughes & Beale  
83 Alcester Road  
Moseley  
Birmingham  
B13 8EB

Tel – 0121 449 5050

**Ref:** Mr. Adrian Warner

#### Viewings:

Via Cottons – 0121 247 2233



### Development Land, 88 Watford Road, Cotteridge, Birmingham B30 1PD

#### Description:

A parcel of freehold residential development land, extending to approximately 811 sq m (0.2 acres), situated fronting Watford Road in a popular and predominantly residential area and conveniently within approximately one quarter of a mile distance from Cotteridge Centre providing a wide range of retail amenities. The site has the benefit of planning consent for the erection of two, three bedroom dwelling houses and currently has secure gated access and has been cleared by the vendor with the exception of a small office building.

#### Planning:

The site benefits from planning consent, granted by Birmingham City Council (dated 13 July 2005 reference S/O3416/05/FUL) for the erection of two, three bedrooms houses. Each property will benefit from the following proposed accommodation.

Ground Floor  
Living Room, Cloakroom with WC,

Dining Room, Kitchen.

First Floor  
Stairs and Landing, Two Bedrooms and Bathroom.  
Second Floor  
Stairs and Landing, Master Bedroom, Bathroom.

A copy of the planning consent and plans are available for inspection at both the auctioneers and solicitors offices. A site investigation report is also available for inspection.

Site Frontage – 7.9 m (26 ft)

Rear Width – 13 m (42 ft)

Total Site Area – 811 sq m (0.2 acres)

#### Vendors Solicitors:

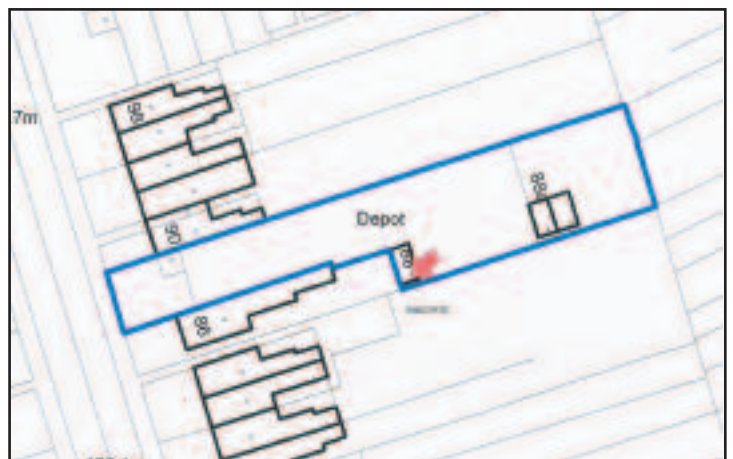
Kerwoods  
7 Church Road  
Redditch  
Worcestershire  
B97 4AD

Telephone No – 01527 584444

**Ref:** Mr R Caley

#### Viewings:

Via Cottons – 0121 247 2233



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

**23rd February 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**



**19 Pointon Close, Bilston,  
West Midlands WV14 9XE**

**Property Description:**

A semi detached property of brick construction, surmounted by an interlocking tile clad roof, set back from the road behind a walled and lawned fore-garden. The property benefits from well laid out accommodation, UPVC double glazed windows, gas-fired central heating and is offered for sale in presentable condition. Pointon Close is set in a cul-de-sac off Nally Drive which in turn leads off Ettingshall Road (A4126) and is approximately one and a half miles from the main shopping area in Bilston.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room, Dining Room, Kitchen, Inner Lobby, Utility Room, Shower Room having shower cubicle, W.C and pedestal wash hand basin.

**First Floor**

Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin & W.C.

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

**Vendors Solicitors:**

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

**Ref:** Mr J Francis

**Viewings:**

Via Cottons – 0121 247 2233

**57 Dilloways Lane,  
Willenhall, West  
Midlands, WV13 3EY**

**Property Description:**

A traditional semi detached house of rendered brick construction, surmounted by a pitched tile clad roof, occupying an elevated position set back from the road behind a terraced foregarden and benefiting from gas fired central heating and UPVC double glazed windows. Dilloways Lane itself is situated within approximately one quarter of a mile distance from Willenhall Road (A454) which gives direct access to both Wolverhampton City Centre and M6 Motorway (Junction 10) both being within approximately two and a half miles distance.

Note: interested parties should be aware that the property has suffered structural movement affecting the end gable wall.

**Accommodation:**

Ground Floor  
UPVC double glazed porch, Reception Hall, Lounge/Dining Room, Extended Breakfast Kitchen.

**First Floor**

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

Outside (front) – Long terraced fore-garden with concrete car parking area, pedestrian side access to rear.

Outside (rear) – Yard, patio and garden.

**Vendors Solicitors:**

Simpson & Co  
Norwich House  
Poplar Road  
Solihull  
West Midlands B91 3AW  
Telephone No – 0121 704 1212

**Ref:** Mrs S Paul

**Viewings:**

Via Cottons – 0121 247 2233


**1A Dale Street, Smethwick,  
West Midlands, B66 4HY**
**Property Description:**

A freehold residential redevelopment opportunity currently comprising of a site which extends to approximately 887 square metres (0.22 acres) and currently contains a substantial commercial workshop/warehouse premises. The site itself is situated adjacent to No 1 Dale Street which comprises of a cul-de-sac forming part of a predominantly residential area. Dale Street itself leads off Vince Street which in turn leads of Bearwood Road (A4030).

**Planning:**

The site benefits from Full Planning Consent granted by Sandwell Metropolitan Borough Council (Ref: DC/05/44917, dated 30 September 2005) for the demolition of the existing industrial unit and proposed residential development of the site. The proposed

development shall consist of eight, one bedroom apartments, across a building of three storeys. There will be car parking spaces for nine vehicles to the rear of the site. Copies of the plans and Planning Decision Notice is available from both the Auctioneers' and the Solicitors' Offices.

**Vendors Solicitors:**

Challinors  
Guardian House  
Cronehills Linkway  
West Bromwich  
West Midlands  
B70 8SW

Telephone No – 0121 553 3211

**Ref:** Mr T Ceney

**Viewings:**

Via Cottons – 0121 247 2233







### 115/117 Branston Street, Hockley, Birmingham, West Midlands, B18 6BA

#### Property Description:

A substantial pair of mid terraced properties, offering scope for redevelopment subject to obtaining all local Planning Authority consents. The properties are offered for sale in a dilapidated condition, needing repair and modernisation throughout. There is substantial accommodation across three floors, in a building of traditional construction, surmounted by a Turnerised roof. Branston Street itself is located off Hall Street, which in turn is situated off Great Hampton Street (A41).

#### Accommodation:

Ground Floor – Number 115  
Hallway, Front Room – 12.3sq.m. (132sq.ft.), Mid Room – 8.8sq.m. (95sq.ft.), Rear Room – 7.9sq.m. (86sq.ft.), Rear Wing – 34.0sq.m. (366sq.ft.)  
Ground Floor – Number 117  
Hallway, Front Room – 12.5sq.m. (135sq.ft.), Mid Room – 8.8sq.m. (95sq.ft.), Rear Room – 7.8sq.m. (84sq.ft.), Rear Wing – 31.7sq.m. (341sq.ft.)

First Floor  
Room 1 – 20.1sq.m. (216sq.ft.), Room 2 – 6.4sq.m. (68sq.ft.), Room 3 – 15.5sq.m. (166sq.ft.), Room 4 – 7.1sq.m. (76sq.ft.), Room 5 – 18.5sq.m. (199sq.ft.), Room 6 – 7.0sq.m. (75sq.ft.), Rear Wing (No.115) – 34sq.m. (365sq.ft.), Rear Wing (No.117) – 31.7sq.m. (341sq.ft.)  
Second Floor – Number 115  
Room 7 – 19.8sq.m. (213sq.ft.)  
Second Floor – Number 117  
Room 8 – 20.0sq.m. (215sq.ft.)

#### Vendors Solicitors:

England Stickland & Co  
Bank Chambers  
Six Ways  
Erdington  
Birmingham  
B24 8AA

Tel – 0121 377 7773

Ref: Mr A Stickland

#### Viewings:

Via Cottons – 0121 247 2233



### 79-82 Walsall Street, Wednesbury, West Midlands, WS10 9EN

#### Property Description:

A substantial former Car Showroom premises of traditional brick construction, surmounted by a part pitched tile, part flat timber roof, and offering a total of 501.4sq.m. (5,396sq.ft.). The property briefly comprises of two showrooms with a good amount of office accommodation. Showroom 1 has frontages on Walsall Street and Oakeswell Street and has suspended ceiling and partitioned sales office. Showroom 2 has a frontage on Oakeswell Street and again benefits from a suspended ceiling. There is access to both showrooms, via a covered access road, off Oakeswell Street.

The property itself is located on Walsall Street (A461), which runs across the north of Wednesbury Town Centre and provides easy access to M6 (Junction 9).

#### Accommodation:

Ground Floor  
Showroom Number One, measuring 179.5sq.m. (1,933sq.ft.), Showroom Number 2 measuring 171sq.m. (1,844sq.ft.), Access Road Area measuring 70.7sq.m. (762sq.ft.)  
First Floor  
Office accommodation extending to 79.6sq.m. (857sq.ft.) including kitchen and W.C.

#### Vendors Solicitors:

Foster Baxter Cooksey  
11-12 New Road  
Willenhall  
West Midlands WV13 2BL

Tel – 01902 366 566

Ref: Mr D Robinson

#### Viewings:

Via Cottons – 0121 247 2233





**Corner Building, Springvale Street,  
Willenhall, WV13 1EJ**

**Property Description:**

A substantial industrial property located on the corner of Springvale Street and Sharesacre Street. The property is of traditional construction and benefits from a part flat, part pitched roof. The total floor area is 336.5sq.m. (3,622sq.ft.), spread across three workshops with office accommodation.

**Accommodation:**

Main Entrance Doors to Yard providing access to –  
Ground Floor  
Building 1 – A single storey blockwork building measuring 72.07sq.m. (775sq.ft.)  
Lean-To Prefabricated Extension measuring 15.36sq.m. (165sq.ft.)  
Office measuring 12.47sq.m. (134sq.ft.)

Building 2 – A single storey brickwork building measuring 49.22sq.m. (529sq.ft.)  
Basement Storage extending to 31.53sq.m. (339sq.ft.)  
Building 3 – Measuring 77.92sq.m. (838sq.ft.)  
First Floor  
Reception Office, two Private Offices, Workshop, total floor area is 77.92sq.m. (838sq.ft.)

**Vendors Solicitors:**

Burgoyne and Co.  
11a Vicarage Place  
Walsall WS1 3NA  
Telephone No – 01922 616 916  
**Ref:** Mr. Burgoyne

**Viewings:**

Via Cottons – 0121 247 2233



**Yard rear 105-106 Gladys Road, Smethwick,  
West Midlands B67 5AN**

**Property Description:**

An enclosed freehold yard, situated to the rear of numbers 105-106 Gladys Road, and benefiting from vehicular access via Gladys Terrace. The yard itself contains a double free-standing garage, which extends to approximately 28.8 sq m (310 sq ft), a shed - with have both been previously used for storage, along with a forecourt parking area. The immediate area comprises predominantly residential housing and Gladys Road is situated a short distance from Bearwood Road, which provides a wide range of retail amenities and services.

**Vendors Solicitors:**

Rose Williams & Partners  
Waterloo House  
4 Waterloo Road  
Wolverhampton  
WV1 4BL  
Telephone No – 01902 710822

**Ref:** Mr K Allen

**Viewings:**

Via Cottons – 0121 247 2233



**Land At Pennccricket  
Lane, Oldbury, West  
Midlands, B65**

**Land Description:**

A parcel of freehold land, extending to approximately 700 sq m (0.17 acres) which enjoys direct road frontage and is situated opposite Numbers 88-92 Pennccricket Lane. The site itself is currently grassed and is situated in a predominately residential area conveniently located within one quarter of a mile distance from Wolverhampton Road (A4123) which provides direct access to M5 Motorway (Junction 2), Dudley and Wolverhampton Centres and Birmingham City Centre via Hagley Road (A456). All interested parties should contact the local Planning Department at Sandwell MBC to check the suitability of the land for their intended use.

**Vendors Solicitors:**

Powell & Co  
9-11 Coleshill Street  
Sutton Coldfield  
West Midlands B72 1SD  
Telephone No – 0121 355 1001

**Ref:** Mr N Humphrey

**Viewings:**

Via Cottons – 0121 247 2233



**Land Fronting  
Birmingham Road,  
Alvechurch, Worcs**

**Land Description:**

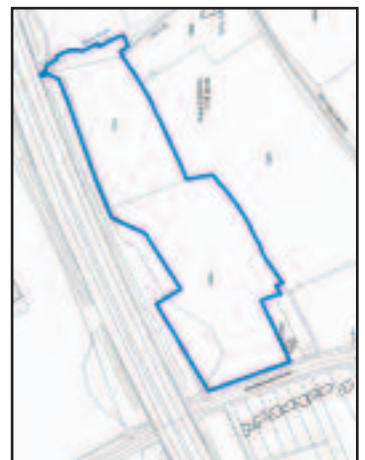
A parcel of freehold land enjoying road frontage and situated opposite No 121 - 129 Birmingham Road and adjacent to the M42 Motorway Embankment. The land is roughly rectangular in shape and comprises of two fields, in total extending to approximately 7.25 acres (2.93 hectares). The land is situated at the entrance to the popular village of Alvechurch and is within approximately one miles distance from the centre which houses a range of local shops and amenities. Note: the land is subject to a public (pedestrian) right of way, details of which will be available in the legal pack.

**Planning:**

We understand from the vendor that the site once had the benefit of planning consent for leisure use offering potential for the creation of a sporting facility although this has now lapsed. All interested parties should make their own enquiries with the local Planning Authority to discuss the likelihood of re-obtaining planning consent for any proposed scheme.

**Vendors Solicitors:**

Carvill & Johnson  
735 Bristol Road South  
Northfield  
Birmingham B31 2NG  
Telephone No – 0121 476 9000



**Ref:** Mr R Johnson

**Viewings:**

Via Cottons – 0121 247 2233





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

**Property Description:**

A purpose built ground floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property benefits from UPVC double glazed windows.

The property is currently let on a Regulated Tenancy at a Registered Rental of £39.50 per week (£2,054 per annum) effective from 15th June 2001 (rent re-registration is now overdue).

**Term:**

99 Years

**Commencement Date:**

25 December 1979

**Ground Rent:**

£25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again on 25 December 2045 to £75.00 per annum)

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash basin & WC.

Outside (Front) – Lawned fore garden.

Outside (rear) – Garden.

**Vendors Solicitors:**

Links Legal  
Menton House  
102 Beehive Lane  
Ilford  
Essex IG4 5EG

Telephone No – 0208 551 0999

**Ref:** Mr J Patel

**Viewings:**

Via Cottons – 0121 247 2233



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

**Property Description:**

A purpose built ground floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property benefits from UPVC double glazed windows.

The property is currently let on a Regulated Tenancy at a Registered Rental of £39.50 per week (£2,054 per annum) effective from 15th June 2001 (rent re-registration is now overdue).

**Term:**

99 Years

**Commencement Date:**

25 December 1979

**Ground Rent:**

£25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again on 25 December 2045 to £75.00 per annum)

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash basin, WC.

Outside (Front) – Lawned fore garden.

Outside (rear) – Garden.

**Vendors Solicitors:**

Links Legal  
Menton House  
102 Beehive Lane  
Ilford  
Essex  
IG4 5EG

Telephone No – 0208 551 0999

**Ref:** Mr J Patel

**Viewings:**

Via Cottons – 0121 247 2233



### 15 St Leonards View, Polesworth, Nr Tamworth B78 1JZ

#### Property Description:

A detached bungalow of brick construction, surmounted by an interlocking tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating, Garage, ample off-road parking and pleasant views from the front elevation. The property requires modernisation and improvement, and is situated opposite the junction with St Ediths Road. The property forms part of an established residential area and the village of Polesworth is situated approximately four miles distance from both Tamworth Town Centre, providing a wide range of amenities and the M42 Motorway (junction 10) providing direct access to the Midlands Motorway Network.

Outside (front) – Lawned fore-garden, full length driveway providing ample off-road parking for approximately four cars. Outside (rear) – Brick built detached Garage, paved patio and lawned garden.

#### Vendors Solicitors:

Baxters  
51 Bridge Street  
Polesworth  
Tamworth  
Staffordshire  
B78 1DR

Telephone No – 01827 899059

Ref: Mr L Ashman

#### Viewings:

Via Cottons – 0121 247 2233

#### Accommodation:

Ground Floor  
Reception Hall, Kitchen, Lounge/Dining Room, Inner Hall, Two Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin.



### 45 Brendon Way, Nuneaton, Warwickshire CV10 8NN

#### Property Description:

A modern mid terraced house, surmounted by a pitched tile clad roof, offered for sale in a modernised and presentable condition, having well laid out accommodation and benefiting from UPVC double glazed windows, gas-fired central heating and modern kitchen and bathroom fittings. The property overlooks public open space and Brendon Way itself is situated off Ansley Road (B4112) on the outskirts of Nuneaton and approximately three miles distance from Nuneaton Town Centre providing a wide range of retail amenities and services. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £465.00 per calendar month (£5,580.00 per annum).

units, built-in oven, hob and cooker hood, Lounge/Dining Room, Rear Entrance Hall with store cupboard, Cloakroom with W.C. and wash basin. First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath having shower over, vanity wash basin, Separate W.C.

Outside (front) – Lawned fore-garden. Outside (rear) – Partly lawned/gravelled rear garden with pedestrian access.

#### Vendors Solicitors:

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

#### Accommodation:

Ground Floor  
Reception Hall with walk-in Cloak/cupboard, Dining Kitchen with an extensive range of modern laminate

Ref: Mr R Devlin

#### Viewings:

Via Cottons – 0121 247 2233







**24 Greenlee, Wilnecote, Tamworth,  
Staffordshire B77 4BT**

**Property Description:**

A modern semi detached house of cavity brick construction, surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows, modern kitchen and shower room fittings and off-road parking. The property itself is situated in a cul-de-sac, located off Fossdale Road which in turn leads off Pennine Way (B5080) and is conveniently within approximately one mile distance from the M42 Motorway (junction 10) and approximately two and a half miles distance from Tamworth Town Centre.

Shower Room with glazed shower enclosure, pedestal wash basin and W.C.  
Outside (front) – Tarmacadam driveway and lawned fore-garden.  
Outside (rear) – Pedestrian side access to paved patio, a decked terrace area and lawned garden.

**Vendors Solicitors:**

Blyth Liggins  
Edmund House  
Rugby Road  
Leamington Spa  
CV32 6EL

Telephone No – 01926 831231

**Ref:** Mr T Lester

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Reception Hall, Kitchen with a range of modern fitted units, Living Room.  
First Floor  
Stairs and Landing, Two Bedrooms,



**13 Cadman Close, Bedworth,  
Warwickshire, CV12 8PU**

**Property Description:**

A well laid out duplex flat situated on the second and third floors of a purpose built four storey block which is situated in a cul-de-sac located off Chapel Street. The property itself benefits from part gas fired central heating and UPVC double glazed windows and is conveniently located within two hundred and fifty metres from Bedworth town centre providing access to a wide range of retail amenities and services. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £305.00 per calendar month (£3,660 per annum).

**Term:**

125 years from 26 October 1987

**Ground Rent:**

£10 per annum

**Service Charge:**

Refer to Solicitors

**Vendors Solicitors:**

Brethertons  
Strathmore House  
Waterperry Court  
Middleton Road  
Banbury  
Oxfordshire  
OX16 4QD

**Accommodation:**

Ground Floor  
Shared Stairs and Landing.  
Second Floor  
Recessed Entrance, Reception Hall, Kitchen with range of units, Living Room.  
Third Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside  
Communal gardens and parking space.

Telephone No – 01295 270 056

**Ref:** Ms K Howick

**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 23rd February 2006 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.

Find us on the web @

[www.cottons.co.uk](http://www.cottons.co.uk)

E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)

**LOT 66****Leasehold Investment****21A Fieldview Close,  
Exhall, Bedworth,  
Nr Coventry, CV7 9BJ****Property Description:**

A purpose built ground floor maisonette forming part of a modern block containing a total of four units and situated in a cul-de-sac located off Coventry Road (B4113) and conveniently within approximately one mile distance from both Bedworth town centre providing a wide range of local amenities and the M6 Motorway (Junction 3) providing access to the Midlands Motorway Network. The property is generally in a presentable condition benefiting from UPVC double glazed windows and modern bathroom fittings and is currently let on an Assured Shorthold Tenancy Agreement at a rental of £345.00 per calendar month (£4,140 per annum).

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Kitchen with range of units, Bathroom having modern suite comprising panelled bath with electric shower over, pedestal wash basin & WC, Two Bedrooms., Two Bedrooms.  
Outside  
Front – garden with shared pedestrian access to rear.  
Rear – shared rear garden and lock-up garage in adjacent block.

**Term:**

125 years from 1 January 1981

**Ground Rent:**

£1 per annum

**Service Charge:**

Refer to Solicitors

**Vendors Solicitors:**

Brethertons  
Strathmore House  
Waterperry Court  
Middleton Road  
Banbury  
Oxfordshire OX16 4QD

Telephone No – 01295 270 056

**Ref:** Ms K Howick

**Viewings:**

Via Cottons – 0121 247 2233

**SITUATIONS VACANT - AUCTION CO-ORDINATOR**

**We require a highly motivated individual with excellent communication, organisation and IT skills to join our Auction team.**

**Some relevant experience is preferred but not essential.**

**All interested parties are required to complete an Application Form which can be obtained from our office at 361 Hagley Road, Edgbaston (Telephone: 0121 247 2233, Reference AJB/GOR).**

**Closing Date for Applications:- Monday 12th December 2005**

Find us on the web @

[www.cottons.co.uk](http://www.cottons.co.uk)

E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)

**LOT 67****Leasehold Vacant Possession****67 Donegal Close, Canley, Coventry, CV4 8DN****Property Description:**

A purpose built second floor flat forming part of a four storey development and providing ideal accommodation for investment purposes being situated conveniently within half a mile distance from Warwick University. The property itself overlooks a public open space and Donegal Close comprises of a cul-de-sac located a short distance off Charter Avenue which provides direct access to Fletchamstead Highway (A45) forming part of Coventry outer ring road.

**Accommodation:**

Ground Floor  
Communal Entrance with security door entry system.  
Second Floor  
Stairs and Landing, Reception Hall with built in cupboard and electric storage heater, Lounge with Kitchenette having range of units, Bedroom, Shower Room with shower enclosure, wash basin & WC.

Outside  
Communal gardens.

**Term:**

125 years from 19 February 1990

**Ground Rent:**

£10 per annum

**Service Charge:**

Refer to Solicitors

**Vendors Solicitors:**

Brethertons  
Strathmore House  
Waterperry Court  
Middleton Road  
Banbury  
Oxfordshire  
OX16 4QD

Telephone No – 01295 270 056

**Ref:** Ms K Howick

**Viewings:**

Via Cottons – 0121 247 2233

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

**23rd February 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**





**292 The Avenue, Acocks Green,  
Birmingham B27 6NU**

**Property Description:**

A traditional brick built mid terraced house, surmounted by a pitched slate clad roof, requiring some modernisation and cosmetic improvement. The property is set back from the road behind a walled fore-garden and is situated to the lower part of The Avenue, close to the junction with Lincoln Road and on the Acocks Green/Olton borders. The property itself is conveniently located within approximately one third of a mile distance from both Acocks Green Shopping Centre, providing a wide range of retail amenities and services and Acocks Green Railway Station.

**Accommodation:**

Ground Floor  
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) – Walled fore-garden  
Outside (rear) – Yard and garden.

**Vendors Solicitors:**

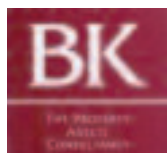
Butler Hall & Co  
214 Hagley Road  
Edgbaston  
Birmingham B16 9PH

Telephone No – 0121 456 3171

**Ref:** Mr I Butler

**Viewings:**

Via Cottons – 0121 247 2233


**82 Rookery Road, Handsworth,  
Birmingham B21 9NL**

**Property Description:**

A traditional built mid terraced property of brick construction, surmounted by a tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating and situated directly fronting Rookery Road and located a short distance from Soho Road (A41), providing a wide range of retail amenities and services. The property itself was originally built as a residential dwelling house, however, in recent years has been used informally as ground floor offices with living accommodation over.

**Accommodation:**

Ground Floor  
Front Room – 13.1 sq m (141 sq ft), Inner Hall with access to Cellar – 12.66 sq m (136 sq ft), Rear Room – 12.8 sq m (137 sq ft), Kitchen, Lobby, Bathroom with panelled bath, pedestal wash basin and W.C., Rear Store Room/Veranda – 9.11 sq m (98 sq ft).  
First Floor  
Stairs and Landing with vanity wash basin, Three Bedrooms.

Outside (rear) – Shared pedestrian entry access to 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


**83 Copthorne Road, Kingstanding,  
Birmingham B44 9NU**
**Property Description:**

A semi detached house of brick construction, surmounted by a hipped tile clad roof, occupying a corner plot close to the junction with Lambeth Road and benefiting from double glazed windows and gas-fired central heating. The property is conveniently situated within approximately one third of a mile distance from Kingstanding Circle, providing a wide range of retail amenities and services and is currently let on an Assured Shorthold Tenancy Agreement. Rental - £95.00 per week (£4,940.00 per annum).

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Kitchen, Lobby with built-in cupboards, Utility Room.

**First Floor**

Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & W.C.  
Outside – Generous paved gardens to front side and rear.

**Vendors Solicitors:**

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

Telephone No – 021 455 6333

**Ref:** Mr P Lugsdin

**Viewings:**

Via Cottons – 0121 247 2233

**16 Longfellow Road, Dudley,  
West Midlands DY3 3ED**

**Property Description:**

A modern semi detached house of brick construction, surmounted by a tile clad roof, benefiting from gas-fired central heating, UPVC double glazed windows, Garage and off road parking, but requiring cosmetic improvement throughout. The property itself is situated opposite Ruskin Avenue and Longfellow Road is situated in a popular residential estate known as the Straits and runs directly between Cotwall End Road and Sandyfields Road close to the South Staffordshire borders and Himley Park.

**Accommodation:**

Ground Floor  
Glazed Porch, Reception Hall, Lounge, Full Width Dining/Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with corner suite comprising panelled bath, pedestal wash basin & WC.

Outside (front) – Paved fore-garden and driveway with double gated vehicular access to full length concrete driveway.  
Outside (rear) – Brick built Garage, paved patio with integral store and overgrown 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 72****Leasehold Vacant Possession**

**12 Slingfield Road,  
Northfield, Birmingham  
B31 3DY**

**Property Description:**

A ground floor purpose built maisonette offering well laid out accommodation and benefiting from UPVC double glazed windows and gas-fired central heating. Slingfield Road itself leads directly off Staple Lodge Road and the immediate surrounding area has undergone considerable redevelopment.

**Accommodation:**

Ground Floor  
Reception Hall, Double Bedroom, Lounge, Kitchen with a range of modern fitted units including built-in oven and hob, Bathroom with panelled bath having electric shower over, vanity wash basin & WC.

Outside - Shared gardens.

**Term:** 125 years from 4 January 1993

**Ground Rent:** £10.00 per annum

**Service Charge:** £50.00 per annum

**Vendors Solicitors:**

Conveyancing UK Ltd  
21-25 Coleshill Street,  
Sutton Coldfield  
West Midlands B72 1SD

Telephone No – 0121 355 0330

**Ref:** Miss R Lees

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 73****Freehold Vacant Possession**

**Workshop (formerly Prodev Engineering), Ward  
Street, Willenhall, West Midlands WV13 1EP**

**Property Description:**

A single storey industrial unit/workshop of brick construction, surmounted by a part pitched and a part flat roof, situated in a predominantly industrial area and located opposite a public car park, adjacent to St Anne's Church. Ward Street itself leads off Ann Street, which leads directly off St Anne's Road. The property benefits from mains gas independent heating (not tested), and has a fitted security alarm.

**Accommodation:**

Main Workshop  
53.38 sq m (574 sq ft) with sliding double door entrance, toilet and wash basin.

Eaves height – 3.28 m (10' 9")

Rear Workshop  
31.82 m (342 sq ft)

Office  
21.43 sq m (230 sq ft)

Outside – Gated yard area – 13.81 sq m (148 sq ft)

Gross Internal Area – 106.63 sq m (1147 sq ft)

Site Frontage – 9.9 m (32' 6")

Total Depth – 13.25 m (43' 6")

**Vendors Solicitors:**

VKM  
Suite 1 Talisbrook House  
Castle Street  
Wolverhampton  
WV1 3AD

Telephone No – 01902 311155

**Ref:** Mr V K Momi

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 74****Freehold Vacant Possession**

**24 Fullwoods End,  
Bilston, West Midlands  
WV14 9NT**

**Property Description:**

An end terraced property of rendered brick construction, surmounted by a pitched tile clad roof, comprising of a ground floor grocery shop and off licence premises along with living accommodation to the rear and first floor over. The property requires modernisation and improvement throughout and could either be used for its current retail use or would convert into a single dwelling, subject to obtaining planning approval from the local planning authority. The property itself is set back behind a tarmacadam forecourt and situated close to the junction with Havacre Lane and is conveniently within 250 metres from Coseley Railway Station and within a quarter of a mile distance from Birmingham New Road (A4123) which provides direct access to Wolverhampton City Centre.

**Accommodation:**

Ground Floor  
Retail Shop/Off Licence – 38.93 sq m (419 sq ft) approximately, with wash basin, Living Accommodation, Ground Floor Porch, Reception Hall, Living Kitchen.

**First Floor**

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

Outside (front) – Tarmacadam forecourt.  
Outside (rear) – Pedestrian side access, small paved patio, lawned garden, Garage and vehicular hard-standing with gated access to shared rear driveway.

**Vendors Solicitors:**

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

Telephone No – 0121 356 1161

**Ref:** Mr A Curtis

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 75****Freehold Vacant Possession**

**104 Wallace Road, Bilston,  
West Midlands WV14 8BW**

**Property Description:**

A semi detached property of brick construction, surmounted by a hipped tile clad roof, set back from the road behind a lawned fore-garden and driveway, allowing for off-road parking. The property benefits from well laid out accommodation, however, does require modernisation and improvement. Wallace Road is located off Bradley Lane which in turn leads from Great Bridge Road (A4098), and is approximately one and a quarter miles distance from Bilston Town Centre, providing a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Kitchen, Lean-to, Bathroom with panelled bath & wash hand basin.  
First Floor  
Three Bedrooms, W.C.

Outside (front) – Lawned fore-garden  
Outsider (rear) – Lawned rear garden

**Vendors Solicitors:**

Lane & Co  
9 York Road  
Erdington  
Birmingham  
B23 6TE

Telephone No – 0121 382 6622

**Ref:** Mr J Francis

**Viewings:**

Via Cottons – 0121 247 2233







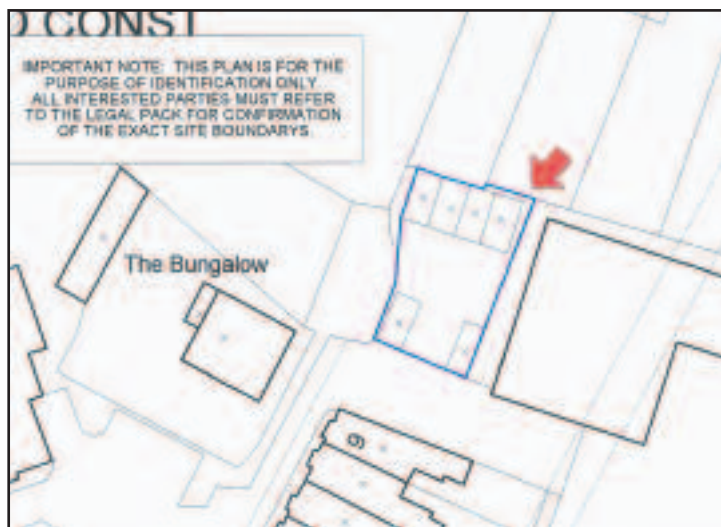
### Land at the rear of The Belper, Dudley, West Midlands, DY1 3AJ

#### Property Description:

A Parcel of freehold land set back from the road at the end of the Belper. The Belper can be located off Wolverhampton Street (B4176) opposite the junction of Stafford street. The land is approximately one quarter of a mile from Dudley town centre providing a wide range of shops and amenities. At present there are 4 lock up garages occupying part of the site.

#### Planning::

The site benefits from having planning permission granted in full by Dudley Metropolitan Borough Council (ref: PO3/1824 and dated 18 September 2003) for the demolition of existing lock up garages and erection of a two bedroom detached dwelling with associated parking. A copy of the decision notice is available to view from the auctioneers office.



#### Vendors Solicitors:

Morgan & Co  
62 Bridgnorth Road  
Woolaston  
Stourbridge  
West Midlands  
DY8 3PA

Tel No: 01384 440069

Ref: Mrs S Morgan

#### Viewings:

Via Cottons – 0121 247 2233

### 227 Holyhead Road, Handsworth, Birmingham B21 0AP

#### Property Description:

A mid terraced property of brick construction, surmounted by a tile clad roof, set back from the road behind a paved fore-garden. The property provides well laid out accommodation, however, does require complete modernisation and improvement. Holyhead Road is located close to the junction with Paddington Road and is approximately a quarter of a mile distance from Soho Road which provides a wide range of local shops and amenities, and direct access to Birmingham City Centre.

#### Accommodation:

Ground Floor  
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Two Bedrooms, Bathroom with panelled bath, pedestal wash hand basin & W.C.

Outside (front) – Paved fore-garden  
Outsider (rear) – Lean-to providing access to workshop area.



#### Vendors Solicitors:

Putzman WLC  
Britannia House  
50 Great Charles Street  
Birmingham  
B3 2LT

Telephone No – 0121 237 3000

Ref: Mr R Thorpe

#### Viewings:

Via Cottons – 0121 247 2233

### 96 Imperial Road, Bordesley Green, Birmingham B9 5HF

#### Property Description:

A traditional mid terraced house of brick construction, surmounted by a slate clad roof, situated directly fronting the pavement and requiring complete modernisation and improvement throughout. Imperial Road itself runs directly between Bordesley Green (B4128) and Green Lane.



#### Accommodation:

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (rear) – Pedestrian entry access to yard and garden.

#### Vendors Solicitors:

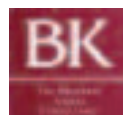
Butler Hall & Co  
214 Hagley Road  
Edgbaston  
Birmingham  
B16 9PH

Telephone No – 0121 456 3171

Ref: Mr I Butler

#### Viewings:

Via Cottons – 0121 247 2233



# Cottons

## COMMERCIAL

Our expanding Commercial department is looking for even more properties to add to our books. Are you buying a Commercial property at our auction? If so, we can help you find or tenant, or we can provide a full management service for you.



To discuss the whole range of services we can offer you, call our Commercial team on -

**0121 247 2233**

# Cottons

## COMMERCIAL



**Bridge Trading Estate, Smethwick—  
£12,000PA or £140,000 Freehold**

A pair of industrial units, measuring just over 6200sq.ft. in a predominantly industrial area. This premises would suit a variety of uses, including a distribution firm/ storage/workshops



**Unit 2, Eagle Trading Estate, Halesowen—£32,500PA**

Substantial showroom/ manufacturing premises measuring 7,394sq.ft. The property has formerly been used for the manufacture of furniture and has a substantial frontage onto Stourbridge Road.



**119 Pershore Road, Edgbaston, Birmingham —£350,000**

An imposing property currently used as office space, extending to just over 2000sq.ft. The property benefits from a location within yards of the A4540 Inner Ring Road and has a substantial frontage on Pershore Road

**0121 247 2233**



## Do you own or manage a Portfolio of Investment Properties?

If yes

Then our Property Division in association with Cottons can offer you

## The Total Property Solution

- ◆ Competitive Insurance Premiums
- ◆ Specialist Let Property Insurance
- ◆ Increased Peace of Mind with wider policy cover
- ◆ Fast Track Claims Service
- ◆ Simplified Administration
- ◆ Expertise from our in house Property Division

## Bespoke Insurance Solutions for the Property Professional

*You have nothing to lose by obtaining a quotation*

Call our Property Division

Tel 01905 26561 fax 01905 619302

Clarke Roxburgh  
Insurance Brokers Ltd

Jenkins House  
15 Foregate Street  
WORCESTER  
WR1 1DB

Tel: 01905 26561  
Fax: 01905 723413  
[www.clarkeroxburgh.co.uk](http://www.clarkeroxburgh.co.uk)

Registered in England  
Number 1428872

Member of the General Insurance Standards Council (10217)





# Cottons

Chartered Surveyors

**OVERSEAS**



*Looking to invest abroad?  
Looking for a holiday home?  
Looking for a retirement home?  
Properties available in Spain,  
Cyprus, the Canary Islands  
and Florida*

Contact us on:

**0121 247 4747**

Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk), Fax: 0121 247 1233

361 Hagley Road, Edgbaston,  
Birmingham B17 8DL

# IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 23rd February 2006 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. If we do not receive this then your details will be erased from our Mailing List. Alternatively, you may wish to subscribe to our annual Mailing List at cost of £25.00 including VAT which should be enclosed when you return this form to receive Catalogues for the next 12 months from the date of subscription.

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](mailto: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**

**23RD FEBRUARY 2006**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**