

Location



Cottons

Chartered Surveyors

Auction Department
361 Hagley Road
Edgbaston
Birmingham
B17 8DL

Also at

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West Midlands, B66 4DP

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PROPERTY AUCTION

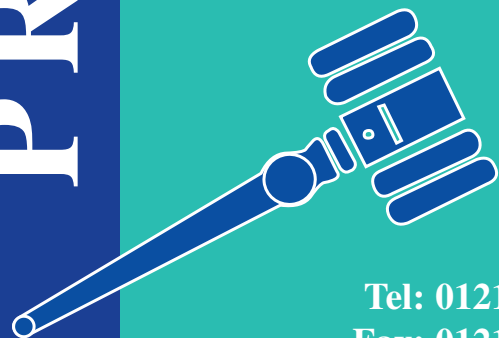
Cottons

Chartered Surveyors

2ND JUNE 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

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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 95 LOTS

To include a range of Residential and Commercial Vacant and Investment property, along with range of Development Sites and Building Plots comprising:

- 43 Freehold Vacant Residential Properties
- 17 Residential Investment Properties
- 6 Leasehold Vacant Flats/Houses
- 5 Freehold Commercial/ Industrial Premises
- 2 Leasehold Commercial Premises
- 2 Freehold Lock up Garage Investments
- 1 Freehold Parking Space
- 10 Parcels of Freehold Land
- 6 Freehold Development Sites/Opportunities
- 3 Freehold Ground Rent Investments

ORDER OF SALE

Lot	Property	
1.	8 Murdock Road, Handsworth	Freehold Vacant Possession
2.	66 Harvington Road, Weoley Castle	Freehold Vacant Possession
3.	10 Parkhill Street, Dudley	Freehold Vacant Possession
4.	5 Heath Road, Dudley	Freehold Vacant Possession
5.	217 Cotterills Lane, Ward End	Freehold Vacant Possession
6.	107 Fifth Avenue, Bordesley Green	Freehold Vacant Possession
7.	182 Wrens Nest Road, Dudley	Freehold Vacant Possession
8.	123 High Road, Willenhall	Freehold Investment
9.	18 Madin Road, Tipton	Freehold Vacant Possession
10.	29 Ivydale Avenue, Sheldon	Freehold Vacant Possession
11.	49 Stockfield Road, Acocks Green	Freehold Investment
12.	247, Douglas Road, Acocks Green	Freehold Vacant Possession
13.	34 Shirley Road, Acocks Green	Freehold Vacant Possession
14.	Plot 7, Little Hay Lane, Shenstone	Freehold Land
15.	Plot 8, Little Hay Lane, Shenstone	Freehold Land
16.	Plot 1, Land Off Queslett Road	Freehold Land
17.	Plot 2, Land Off Queslett Road	Freehold Land
18.	63 Gristhorpe Road, Selly Oak	Freehold Investment
19.	93 Northfield Road, Harborne	Freehold Vacant Possession
20.	137 Kingsbury Road, Erdington	Freehold Vacant Possession
21.	18 Beechnut Lane, Solihull	Freehold Vacant Possession
22.	Brockhurst Farm, Lindridge Road	Freehold Vacant Possession
23.	9 Kingsbridge House, Faulkners Farm Drive	Leasehold Investment
24.	15 Tamerton Road, Bartley Green	Freehold Investment
25.	116 Willows Road, Balsall Heath	Freehold Vacant Possession
26.	168 Phoenix Street, West Bromwich	Freehold Vacant Possession
27.	620a Bristol Road South, Northfield	Freehold Redevelopment Opportunity
28.	312 Wake Green Road, Hall Green	Freehold Vacant Possession
29.	201 Wolverhampton Street, Dudley	Freehold Vacant Possession
30.	1-3 Naden Road, Hockley	Freehold Re-development Opportunity
31.	Residential Development Site, Kerria Road, Tamworth	Freehold Development Site
32.	Flat 6, 7/9 Woodstock Road, Moseley	Leasehold Vacant Possession
33.	4 Boldmere Gardens, Sutton Coldfield	Leasehold Vacant Possession
34.	66 Cleveland Tower, Holloway Head	Leasehold Investment
35.	16 Rotton Park Road, Edgbaston	Freehold Vacant Possession
36.	795 Pershore Road, Selly Park	Freehold Vacant Possession
37.	Bridge Cottage 283 Hampton Lane, Solihull	Freehold Vacant Possession
38.	303 Highfield Road, Hall Green	Freehold Commercial/Flat Investment



39.	38 Gorse Farm Road, Great Barr	Freehold Investment
40.	60 - 74 Chapel Street, Wordsley, Stourbridge	Freehold Ground Rents
41.	72a & 72b Deans Road, Wednesfield,	Freehold Ground Rents
42.	Freehold Ground Rent, 29 Arundel Road, Hollywood	Freehold Ground Rent
43.	Paddock 6, Ledbury Rd, Long Green, Worcestershire	Freehold Land
44.	Paddock 7, Ledbury Rd, Long Green, Worcestershire	Freehold Land
45.	Paddock 8, Ledbury Rd, Long Green, Worcestershire	Freehold Land
46.	Paddock 9, Ledbury Rd, Long Green, Worcestershire	Freehold Land
47.	Paddock 10, Ledbury Rd, Long Green, Worcestershire	Freehold Land
48.	Paddock 11, Ledbury Rd, Long Green, Worcestershire	Freehold Land
49.	58 Summerfield Crescent, Edgbaston	Freehold Investment
50.	341 Gillott Road, Edgbaston	Freehold Vacant Possession
51.	15 The Spinney, Handsworth Wood	Freehold Vacant Possession
52.	68 Ralphs Meadow Bartley Green	Freehold Investment
53.	22 Dorset Road, Edgbaston	Freehold Vacant Possession
54.	2 Shayler Grove, Wolverhampton	Freehold Vacant Possession
55.	Garages R/O 6-10 Springfield Court, Moseley	Freehold Garage Investment
56.	Lock-Up Garage Investment Adj To 1 Holt Rd, Halesowen	Freehold Garage Investment
57.	Development Land At Guys Motors, Park Lane, Wolverhampton	Development Land
58.	Unit 80g, Rolfe Street, Smethwick	Freehold Vacant Possession
59.	Units 1c, 1e & 1f Meeting House Lane Ind Est, Brierley Hill	Leasehold Investment
60.	4 Augusta Road, Acocks Green	Freehold Investment
61.	6 Augusta Road, Acocks Green	Freehold Investment
62.	61 Shafmoor Lane, Acocks Green	Freehold Vacant Possession
63.	23, Arden Grove, Ladywood	Leasehold Vacant Possession
64.	Flat 1 Crantock Court, 203 Hagley Road, Edgbaston	Leasehold Vacant Possession
65.	33 Walsall Street, Willenhall, West Midlands	Freehold Investment
66.	473 Stoney Stanton Road, Coventry	Freehold Vacant Possession
67.	160 Cooks Lane, Tile Cross	Freehold Vacant Possession
68.	40a & 40b Fitzroy Road, Northfield	Freehold Vacant Possession
69.	98 Waddington Avenue, Great Barr	Freehold Investment
70.	114 Templeton Road, Great Barr	Freehold Vacant Possession
71.	103 Minstead Road, Erdington	Freehold Investment
72.	49 Lansdowne Road, Erdington	Freehold Vacant Possession
73.	56 Tintern Road, Perry Barr	Freehold Vacant Possession
74.	34 Howard Road, Handsworth	Freehold Investment
75.	9, Morvale Street, Stourbridge	Freehold Vacant Possession
76.	9 Greenfield Road, Harborne	Freehold Vacant Possession
77.	154 Gracemere Crescent, Hall Green	Freehold Vacant Possession
78.	58 Dimsdale Road, Northfield	Freehold Vacant Possession
79.	141 Pinfold Lane, Penn, Wolverhampton	Freehold Vacant Possession
80.	23 Finch Road, Lozells	Freehold Investment/Redevelopment
81.	120 Alfred Road, Handsworth	Freehold Vacant Possession
82.	Unit 16 Bartleet Rd, Washford Industrial Est, Redditch	Leasehold Vacant Possession
83.	Parking Space 3, R/O Southerndown, Ashfield Av, Feltham	Freehold Parking Space
84.	39 Denbigh Street, Stoke-On-Trent	Freehold Vacant Possession
85.	17 Bucks Hill, Nuneaton, Warwickshire	Freehold Vacant Possession
86.	12 Rowan Road, Nuneaton, Warwickshire	Freehold Investment
87.	96 Aldgate Grove, Newtown	Leasehold Vacant Possession
88.	26 Edward Street, Dudley	Freehold Vacant Possession
89.	47 Hall Park Street, Bilston	Freehold Investment
90.	47 Cecil Street, Walsall	Freehold Vacant Possession
91.	3 Church Street, Tipton	Freehold Vacant Possession
92.	Flat 8 Camberley, Beacon View Road, West Bromwich	Leasehold Vacant Possession
93.	69 Alexandra Road, Handsworth	Freehold Vacant Possession
94.	616 Warwick Road, Tyseley	Freehold Investment
95.	16 Roma Road, Tyseley, Birmingham	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

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 1

Freehold Vacant Possession



8 Murdock Road, Handsworth, Birmingham B21 9LQ

Property Description:

A traditional mid terraced house of rendered brick construction, surmounted by a replacement tile clad roof, offering generous two-storey accommodation but requiring complete modernisation and repair throughout. The property is located to the upper part of Murdock Road, close to the junction with Soho Road (A41) which provides convenient access to a wide range of local retail amenities and services.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Rear Entrance Hall, Kitchen, Lean-to Store (formerly WC and shower room).
First Floor
Stairs and Landing, Three Good Size Bedrooms.

Outside (front) – Small walled fore-garden
Outside (rear) – Garden

Vendors Solicitors:

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

Tel No: 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

LOT 3

Freehold Vacant Possession



10 Parkhill Street, Dudley, DY2 8LX

Property Description:

A traditional semi detached property of brick construction surmounted by a replacement interlocking tile clad roof providing well laid out accommodation benefiting from part electric storage heating and requiring some modernisation and improvement throughout. Parkhill Street itself is located off Blackacre Road close to the junction with Dixons Green Road, (B4171) and is conveniently within approximately half a miles distance from Dudley Town Centre.

Accommodation:

Ground Floor
Side Reception Hall with Cellar access, Front Reception Room, Rear Reception Room, Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside
Front - small walled forecourt.
Rear - side pedestrian access to yard, brick store and WC.

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

LOT 2

Freehold Vacant Possession



66 Harvington Road, Weoley Castle, Birmingham, B29 5EL

Property Description:

A semi detached house of brick construction surmounted by a hipped tile clad roof benefiting from UPVC double glazed windows but requiring modernisation and improvement throughout. The property itself is set back from the road behind a lawned foregarden and Harvington Road runs off Quarry Road which in turn leads off Shenley Fields Road.

Accommodation:

Ground Floor
Entrance Hall, Living Room, Kitchen with walk in cupboard, Bathroom with panelled bath, wash basin, Rear Entrance Hall, Separate WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside
Front - lawned foregarden, small lawned side garden with pedestrian gated access.
Rear - yard, integral store, shed and lawned garden.

Vendors Solicitors:

Grove Tompkins Bosworth
54 Newhall Street
Birmingham
B3 3QG

Tel: 0121 236 9341

Ref: Sir Neville Bosworth

Viewings:

Via Cottons – 0121 247 2233



LOT 4

Freehold Vacant Possession



5 Heath Road, Dudley, West Midlands, DY2 0AX

Property Description:

A Semi detached property of Cornish style concrete construction having tile clad first floor elevation and roof, providing well laid out accommodation and benefiting from gas fired central heating and UPVC double glazed windows. Heath Road is set in a residential area and can be located off Stoney Lane close to the Cradley Road (B4173) and is approximately three quarters of a mile from the Merry Hill Shopping Centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen/Diner

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

Outside
Front: Lawned fore garden
Rear: Patio area leading to lawned garden

Vendors Solicitors:

Lane and Co
9 York Road
Erdington
Birmingham
B23 6TE

Tel No: 0121 382 6622

Ref: Mr J Francis

Viewings:

Via Cottons – 0121 247 2233



LOT 5**Freehold Vacant Possession**

**217 Cotterills Lane, Ward End,
Birmingham B8 3RS**

**Property Description:**

A traditional style mid terraced property of brick construction, surmounted by a replacement interlocking concrete tiled roof, situated close to the junction with Cotterills Avenue. The property itself provides well laid out accommodation, benefiting from gas-fired central heating and mostly UPVC double glazed windows. The front ground floor part of the premises has previously been used as a hairdressing salon, but would readily convert back into residential use.

Vendors Solicitors:

A W Smith & Co
168 Stratford Road
Hall Green
Birmingham
B28 8AW

Tel: 0121 778 2371

Ref: Mr A W Smith

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Retail Shop – 14.98 sq m (161 sq ft) with roller shutter protection, Rear Lounge/Further Retail Area – 13.31 sq m (143 sq ft), Inner Hall, Kitchen, Extended Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Small paved forecourt
Outside (rear) – Shared pedestrian entry access to yard and garden

LOT 7**Freehold Vacant Possession**

**182 Wrens Nest Road, Dudley,
West Midlands, DY1 3RX**

**Property Description:**

A semi detached house of rendered brick construction surmounted by a hipped slate clad roof offering well laid out accommodation which includes four generous sized bedrooms and benefiting from recently installed UPVC double glazed windows and external doors. The property itself requires complete modernisation and improvement and occupies a corner plot. Wrens Nest Road itself leads directly off The Broadway (A459).

Vendors Solicitors:

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

Tel: 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Bathroom with panelled bath, pedestal wash basin and WC, Dining Kitchen (no fittings), Lounge, Dining Room.
First Floor
Stairs and Landing with storage recess, Four Bedrooms, Cloakroom with WC and wash basin.
Outside
Front - lawned foregarden, paved driveway providing off road parking
Rear - large paved yard and garden.

LOT 6**Freehold Vacant Possession**

**107 Fifth Avenue,
Bordesley Green,
Birmingham B9 5RB**

**Property Description:**

A traditional end terraced house of part rendered brick construction, surmounted by a pitched slate clad roof and set back from the road behind a small fore-garden.
Fifth Avenue itself leads directly off Bordesley Green (B4 128). The property benefits from gas-fired central heating but requires some cosmetic improvement and repair.

Vendors Solicitors:

Margetts & Ritchie
177 Corporation Street
Birmingham
B4 6RL

Telephone No. 0121 236 5517

Ref: Mr G R Ritchie

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Porch, Through Lounge/Dining Room, Kitchen.
First Floor
Split Stairs and Landing, Two Double Bedrooms, Bathroom with corner suite comprising panelled shower bath, pedestal wash basin & WC.

Outside (front) – Small fore-garden
Outside (rear) – Pedestrian side access to concrete yard, brick store and rear garden.

**LOT 8****Freehold Investment**

**123 High Road,
Willenhall,
West Midlands,
WV12 4JN**

**Property Description:**

A Two Bedroom Mid Terraced Property with rendered front surmounted by a tile clad roof directly fronting the pavement. The property provides well laid out accommodation and benefits from having UPVC double glazed windows and private parking, accessed via a shared entry. High Road (A462) can be located between Sandbeds Road and Straight Road (A462) and is approximately half a mile from Rough Wood Country Park. The property is currently let on an Assured Shorthold Tenancy providing a rental of £90 per week (£4680 per annum)

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen

First Floor
Stairs and Landing. Two Bedrooms, Bathroom with panelled bath, pedestal wash hand basin and separate low level WC.

Outside
Rear: Paved yard and off road parking via shared entry

Vendors Solicitors:

Humfrys & Symonds
St Johns Chambers
1 St John Street
Hereford
HR1 2ND

Tel No: 01432 276276

Ref: Mr D Campion

Viewings:

Via Cottons – 0121 247 2233





**18 Madin Road,
Tipton, West
Midlands DY4 8JT**

Property Description:

A traditional style semi detached house of brick construction, surmounted by a hipped tile clad roof, benefiting from UPVC double glazed windows and external doors, providing well laid out accommodation and requiring some modernisation and cosmetic improvement. The property itself is situated in an established residential area.

Accommodation:

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

Outside (front) – Lawned fore-garden and paved driveway providing off road parking, pedestrian side access to rear. Outside (rear) - Paved yard, brick store and lawned garden.

Vendors Solicitors:

Woodhouse & Co
22 Waterloo Road
Wolverhampton
West Midlands
WV1 4BL

Telephone No – 01902 7736 16

Ref: Mr A Woodhouse

Viewings:

Via Cottons – 0121 247 2233



**29 Ivydale Avenue, Sheldon,
Birmingham, B26 3SL**

Property Description:

A traditional style detached house of brick construction surmounted by a hipped tile clad roof pleasantly situated in a cul-de-sac located off Cranes Park Road and overlooking Sheldon Country Park at the rear. The property provides well laid out family accommodation and benefits from gas fired central heating, ample off road parking and the ground floor has been substantially extended to the rear and side providing Extended Lounge and Kitchen Areas, Office/Guest Bedroom along with ground floor Shower Room and Utility. The property further benefits from planning consent to extend the first floor accommodation to provide further Bedrooms. All interested parties should note that the existing extensions have suffered structural movement and all interested parties should make their own enquiries in order to satisfy themselves as to the extent of the remedial works/ rebuilding required.

Kitchen with extensive range of fitted units, built in gas hob, double oven and cooker hood, Office/Guest Bedroom Four, Utility Room, Shower Room with glazed and tiled shower enclosure, WC and wash hand basin..

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath having shower over, pedestal wash hand basin and WC.

Vendors Solicitors:

Prior Cumberlidge & Pugh
1618-1620 Coventry Road
Yardley
Birmingham B26 1AL

Telephone No - 0121 707 9211

Ref: Mrs Belinda Sears

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Extended Lounge, Extended Dining



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DMI Finance, PO Box 3000
Calne, Wilts.,
SN11 0XZ

Tel: 01249 822 999 Fax: 01249 822 211





**49 Stockfield Road, Acocks Green,
Birmingham B27 6AR**

Property Description:

A traditional three storey semi detached house of brick construction with slate clad roof, informally converted to provide five separate self-contained flats, each benefiting from independent gas heaters and having separate gas and electricity meters. The property benefits from mostly UPVC double glazed windows and is set back from the road behind a paved forecourt, and is situated to the upper section of Stockfield Road, virtually opposite the junction with Douglas Road and conveniently within approximately one mile distance from Acocks Green Shopping Centre, providing a wide range of local amenities. Each flat is currently let on an Assured Shorthold Tenancy Agreement, producing a total rental income of £300 per week (£15,600 per annum). A schedule of tenancies along with a copy of each tenancy agreement is available for inspection at the auctioneer's offices.

Accommodation:

Ground Floor - Entrance Hall, Reception Hall.
Flat 1
Lounge with Kitchenette, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.
Flat 2
Entrance Hall, Shower Room with shower, pedestal wash basin & WC,

Lounge with Kitchenette, Bedroom.
First Floor - Stairs and Landing
Flat 3
Lounge with Kitchenette, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom.
Flat 4
Living Room, Kitchen, Double Bedroom, Bathroom with panelled bath, pedestal wash basin & WC.
Second Floor - Stairs and Landing.
Flat 5 (Studio)
Large Bed/Sitting Room, Kitchenette and Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Paved forecourt providing off road parking.
Outside (rear) – Brick store and WC with garden.

Vendors Solicitors:

Millichips
4 The Courtyard
707 Warwick Road
Solihull
West Midlands
B91 3DA

Telephone No – 0121 624 4000

Ref: Mr A Boyars

Viewings:

Via Cottons – 0121 247 2233

**247 Douglas Road, Acocks Green,
Birmingham, B27 6EX**


Property Description:

A traditional end terraced house of rendered brick construction surmounted by a pitched interlocking tile clad roof offering well laid accommodation benefiting from gas fired central, part double glazing and requiring modernisation and improvement throughout. Douglas Road itself runs directly between Stockfield Road (A4040) and Yardley Road and is conveniently located within approximately three quarters of a mile distance from Acocks Green Railway Station and Shopping Centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Porch, Reception Hall, Front Reception Room, Rear Reception Room, Large Dining Kitchen.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with bath, wash basin and WC.
Outside
Front - walled foregarden.
Rear - shared pedestrian entry access to paved yard, brick store and overgrown garden.

Vendors Solicitors:

Michael G Woolridge & Co
21 Shirley Road
Acocks Green
Birmingham
B27 7XU

Tel: 0121 706 2259

Ref: Mr J West

Viewings:

Via Cottons – 0121 247 2233

**34 Shirley Road,
Acocks Green,
Birmingham, B27 7XH**

Property Description:

A traditional three storey end terraced house of brick construction surmounted by a replacement tile clad roof offering well laid accommodation benefiting from gas fired central, three reception rooms, two bathrooms and five bedrooms but requiring some modernisation and improvement. The property itself has been previously let as two separate flats having been informally converted and is set back from the road behind a tarmacadam forecourt, conveniently located within less than one hundred metres from Acocks Green Shopping Centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Rear Entrance Hall/Utility Area, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three with stainless steel sink unit, Bathroom with panelled bath, pedestal wash basin and WC.
Second Floor
Stairs and Landing, Bedroom Four,



Bedroom Five.
Outside
Front - tarmacadam forecourt providing off road parking.
Rear - pedestrian shared access to paved yard and patio and overgrown garden.

Vendors Solicitors:

Michael G Woolridge & Co
21 Shirley Road
Acocks Green
Birmingham B27 7XU

Tel: 0121 706 2259

Ref: Mr J West

Viewings:

Via Cottons – 0121 247 2233

LOT 14**Freehold Land****Plot 7, Little Hay Lane,
Shenstone,
Staffordshire****Land Description:**

A parcel of land extending to approximately 405 sq m (0.10 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 15**Freehold Land****Plot 8, Little Hay Lane,
Shenstone,
Staffordshire****Land Description:**

A parcel of land extending to approximately 405 sq m (0.10 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 16**Freehold Land****Plot 1, Land off
Queslett Road, Great
Barr, Birmingham B43****Land Description:**

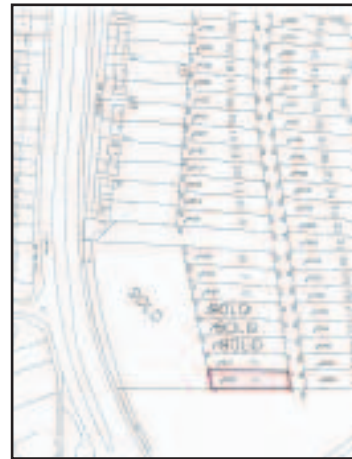
A parcel of land extending to approximately 458 sq m (0.11 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors:

Higgs & Sons
1 Townsend Place
Kingswinford
Dudley
West Midlands DY6 9JL

Telephone No – 01384 342 100

Ref: Mr M Pettigrew

**Viewings:**

Via Cottons – 0121 247 2233

LOT 17**Freehold Land****Plot 2, Land off
Queslett Road, Great
Barr, Birmingham B43****Land Description:**

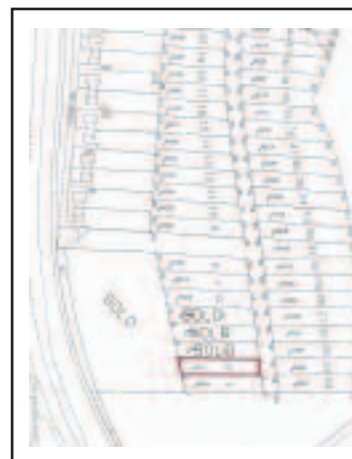
A parcel of land extending to approximately 470 sq m (0.116 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors:

Higgs & Sons
1 Townsend Place
Kingswinford
Dudley
West Midlands DY6 9JL

Telephone No – 01384 342 100

Ref: Mr M Pettigrew

**Viewings:**

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk





**63 Gristhorpe Road, Selly Oak,
Birmingham, B29 7TD**

Property Description:

An End Terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden and driveway to the side. The property offers well laid out accommodation, UPVC double glazed windows and gas fired central heating. Gristhorpe Road is set in a popular and established residential area and can be located off Raddlebarn Road. The property is approximately one quarter of a mile from Selly Oak Hospital and approximately one mile from the University of Birmingham providing ideal student letting accommodation. The property is currently let and has a new Assured Shorthold Tenancy agreement starting 1st July 2005 producing a rental of £902 per calendar month (£10,824 per annum). The property also contains an informally built self contained detached Chalet set in the rear garden. The chalet is not let, but has previously been rented for an amount of £325 per month, copies of the present and past tenancy agreements are available for inspection at the Auctioneers Office.

Accommodation:

Ground Floor
Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash hand basin and WC. Reception Two/Bedroom.
First Floor
Stairs and Landing. Three Bedrooms
Self Contained Chalet at rear having Kitchen/Reception, Bedroom, Shower Room having shower cubicle, low level WC and pedestal wash hand basin.

Outside

Front: Walled Foregarden
Rear: Patio area leading to Lawned Garden and Chalet.

Vendors Solicitors:

MFG Solicitors
1 High Street
Bromsgrove
Worcestershire B61 8AJ

Tel No: 01527 831691

Ref: Mr C Bovey

Viewings:

Via Cottons – 0121 247 2233



**93 Northfield Road, Harborne,
Birmingham B17 0ST**

Property Description:

A traditional Grade II Listed three-storey mid terraced house of part rendered brick construction, surmounted by a slate clad roof, set back from Northfield Road behind a small walled foregarden. The property is offered for sale in a modernised and improved condition, benefiting from gas-fired central heating, modern kitchen and bathroom fittings, three double bedrooms (master bedroom with en-suite) and two lock-up garages, Numbers 11 and 12 at the rear. The property is situated in a popular and established residential area conveniently located within approximately half a mile distance from Harborne High Street, providing a wide range of local amenities.

Accommodation:

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen with a range of pine panelled units, Open Plan Breakfast Room.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite

comprising panelled bath, pedestal wash basin & WC.

Second Floor

Stairs and Landing, Master Bedroom with en-suite shower room having glazed shower cubicle, pedestal wash basin & WC.

Outside (front) – Small fore-garden bordered by privet hedge.

Outside (rear) – Concrete yard and patio with enclosed garden and two lock-up garages, Numbers 11 and 12, accessed through Tibbets Lane.

Vendors Solicitors:

Nicholas Brimble & Co
427 Bearwood Road
Smethwick
West Midlands B66 4DF

Telephone No – 0121 429 8016

Ref: Mr N Brimble

Viewings:

Via Cottons – 0121 247 2233





137 Kingsbury Road, Erdington, Birmingham B24 8QT

Property Description:

A substantial three-storey detached residence of brick construction, surmounted by a pitched tile clad roof, along with the addition of a single storey extension to the rear, offering extensive accommodation, which we understand, from the vendor, has been used as a nursing home since 1986, until becoming vacant in February this year. The property itself is generally well maintained and benefits from gas-fired central heating, Fifteen Bedrooms along with ancillary kitchen, bathroom and communal accommodation and a Staff Flat. The property fronts Kingsbury Road, set back behind a Tarmacadam car park and occupies a sizeable rectangular site, extending to approximately 1218 sq m (0.3 acres) and the rear of the site backs on to a cul-de-sac, known as Ullrik Green. The property and site may be suitable for a wide range of residential uses and possible redevelopment, and all interested parties should contact the local planning department at Birmingham City Council prior to bidding, in order to establish the current planning use along with the viability of any proposed use or redevelopment scheme.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellar off, Inner Hall with Lift and Stair Access, Two Offices/Store Rooms, Shower Room, Bathroom, Cloakroom, Staff Cloakroom, Kitchen, Two Large Sitting Rooms, Dining Room, 7 Bedrooms each with wash basin.



First Floor

Stairs and Lift Access to Landing with store cupboard, Laundry Room, Shower Room, Bathroom, Cloakroom, 8 Bedrooms each with wash basin.
Second Floor (Staff Flat)
Stairs and Landing, Bedroom, Living/Kitchen.
Gross Internal Area – 408 sq m (4396 sq ft) approximately.

Outside (front) – Full width Tarmacadam forecourt providing ample car-parking.
Outside (rear) – Paved patio, pedestrian side access with boiler cupboard located off and a predominantly lawned garden extending to approximately 49 metres (160 ft).

Vendors Solicitors:

Glenisters Solicitors
Television House
269 Field End Road
Eastcote
Ruislip
Middlesex
HA4 9LS

Telephone No – 0208 868 4343

Ref: Ms M Bradley

Viewings:

Via Cottons – 0121 247 2233



18 Beechnut Lane, Solihull, West Midlands B91 2NN

Property Description:

A detached residence, built in late 1950's, predominantly of brick construction, surmounted by a pitched tile clad roof and requiring complete modernisation and improvement throughout. The property occupies a substantial plot at the lower end of Beechnut Lane which comprises of a cul-de-sac containing a range of executive dwellings and considered to be a much sought after and popular residential location. The site itself may provide scope for potential redevelopment and all interested parties should discuss this matter, along with their proposals, with the local planning department at Solihull Borough Council. The total site area extends to approximately 840 sq. metres (0.20 acres)

Accommodation:

Ground Floor
Canopy Entrance, Large Reception Hall, Cloakroom with WC, pedestal wash basin and walk-in store, Through

Lounge opening to Dining Room, Kitchen with Pantry, Full Length Garage.
First Floor
Stairs and Gallery Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC.
Outside (front) – Large fore-garden with driveway leading to Garage.
Outside (rear) – Large rear garden with brick store.

Vendors Solicitors:

Fanos Hazell & Co
110 High Street
Coleshill
West Midlands
B46 3BL

Telephone No – 01675 463937

Ref: Mr S Hazell

Viewings:

Via Cottons – 0121 247 2233





Brockhurst Farm, Lindridge Road, Sutton Coldfield, West Midlands B75 7HY

Property Description:

A rare opportunity to purchase a smallholding on the outskirts of Sutton Coldfield, comprising of a detached farmhouse of brick and tile construction, a range of outbuildings, car parking, paddock and former boarding kennels and cattery. The farmhouse itself provides extensive accommodation benefiting from part UPVC double glazed windows, oil-fired central heating and requires modernisation and refurbishment and the smallholding is well suited for occupation, either as a family residence or alternatively continuation of the established kennel & cattery business, which we understand has been carried out for the past eight years. The property may be suitable for other business uses and any interested parties are strongly advised to discuss any potential proposals for the property with the local planning authority prior to bidding.

The site itself extends to 0.664 hectares (1.64 acres) and is conveniently situated in a rural location on the outskirts of Sutton Coldfield, approximately two miles distance from Sutton Coldfield Town Centre providing a wide range of retail amenities and services.

NOTE: All interested parties should note that the property is subject to a public right of way, which crosses the yard area.

Accommodation:

Farmhouse
Ground Floor
Entrance Porch, Reception Hall, Living Room, Reception Room 2, Study, Reception Room 3, Farmhouse Dining/Kitchen with oil-fired Aga, Utility Room.
First Floor
Stairs and Gallery Landing, Five

Bedrooms, Bathroom with panelled bath, glazed shower cubicle, pedestal wash basin & WC.
Gross Internal Area – 218 sq m (2348 sq ft)
Veterinary Surgery (attached to farmhouse)
Entrance Hall, Cloakroom with WC, Shower Room with shower, wash basin & WC, Inner Hall, Kitchen, Consulting Room.
Gross Internal Area – 48.4 sq m (520 sq ft)
First Floor
Annexe
Large 'L' Shaped Room – 56.4 sq m (607 sq ft)

Outside – Large Tarmacadam driveway, car park and yard, Paddock, a range of brick built outbuildings/former stables – 72 sq m (780- sq ft), Kennel block – 223 sq m (2401 sq ft) with Reception Area, 26 Kennels with external runs, 2 Store Rooms and oil-fired ventilation heating.
Cattery Block – 73 sq m (787 sq ft) with 8 Units and Store Room.
Modern steel portal framed building with corrugated cladding – 134 sq m (1447 sq ft).
Surrounding Gardens and further small paddock area.

Vendors Solicitors:

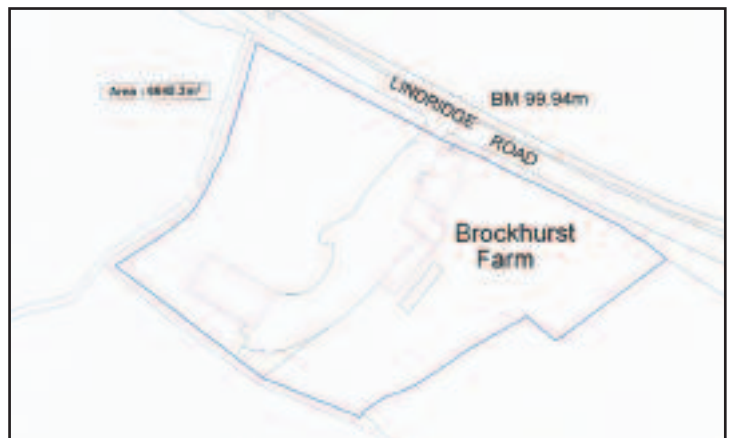
Cotterhill Hitchman
Arthur House
21 Mere Green road
Sutton Coldfield
West Midlands
B75 5BL

Telephone No. 0121 323 1860

Ref: Ms S Zulfiqar

Viewings:

Via Cottons – 0121 247 2233



LOT 23**Leasehold Investment**

**9 Kingsbridge House,
Faulkners Farm Drive,
Erdington, Birmingham,
B23 7XG**

Property Description:

A Duplex Flat forming part of a purpose built block and benefiting from gas fired central heating and situated fronting Faulkners Farm Drive, which leads directly off Gipsy Lane, which in turn leads off The Ridgeway. The property is currently let on an Assured Shorthold Tenancy at a rental of £100 per week (£5200 per annum)

Ground Rent:

£10 per annum

Service Charge:

Refer to Solicitors

Vendors Solicitors:

Wilding & Co
864 Washwood Heath Road
Ward End
Birmingham B8 2NG

Tel No: 0121 786 2555

Ref: Mr P Wilding

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Reception Room, Kitchen

First Floor

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

Outside

Communal gardens

Term:

125 years from 9 April 1990

LOT 24**Freehold Investment**

**15 Tamerton Road, Bartley Green,
Birmingham, B32 3HE**

Property Description:

A semi detached house surmounted by a hipped interlocking tile clad roof, set back from the road behind a lawned foregarden and benefiting from gas fired central heating and part UPVC double glazed windows and part wooden framed double glazed windows. Tamerton Road itself is situated off Jiggins Lane (via Pickering Croft) and the property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £115 per week (£5,980) per annum.

Vendors Solicitors:

Challinors Lyon Clark
St Chad's House
215 Hagley Road
Edgbaston
Birmingham B16 9RG

Tel: 0121 455 6333

Ref: Mr P Lugsdin

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Full Length
Lounge/Dining Room, Kitchen.

First Floor
Stairs and Landing, Two Double
Bedrooms, Bathroom.

Outside

Front - lawned foregarden.

Rear - paved patio and predominantly
gravelled garden.

LOT 25**Freehold Vacant Possession**

**116 Willows Road, Balsall Heath,
Birmingham, B12 9QD**

Property Description:

A Spacious Three Storey Semi Detached brick built property surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation and gas fired central heating, however, does require some modernisation and improvement. Willows Road is set in an established and popular residential area and can be found off the Edgbaston Road (B4127) within a quarter of a mile from Warwickshire Country Cricket Club and close to Cannon Hill Park and a further half a mile from the Alcester Road, which in turn provides a wide range of shops and local amenities.

Outside

Front: Walled Foregarden

Rear: Lawned Garden

Vendors Solicitors:

Eric Bowes and Co
139 Stratford Road
Shirley
West Midlands B90 3AY

Tel No: 0121 744 3691

Ref: Mr S Gill

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hallway, Front Reception
Room, Rear Reception Room, Cellar,
Dining Room/Reception Room Three.
Kitchen, Bathroom with panelled bath,
pedestal wash hand basin and WC.

First Floor

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

Second Floor

Two Bedrooms

LOT 26**Freehold Vacant Possession**

**168 Phoenix Street,
West Bromwich, West
Midlands, B70 0AE**

Property Description:

A Detached property of brick construction surmounted by an interlocking tile clad roof, set back from the road behind a walled foregarden and having off road parking, leading to garage accessed via a side road. The property benefits from having well laid out accommodation, gas fired central heating and majority double glazed windows. The property is offered for sale in a presentable condition but does require some modernisation. Phoenix Street can be located off Dudley Street which in turn runs on from the Coventry New Road (A41) and is approximately two miles from West Bromwich Town Centre providing a wide range of shops and local amenities.

Accommodation:

Ground Floor
Porch, Entrance Hallway, Front
Reception Room, Rear Reception Room,
Kitchen, Lean to providing access to
front and rear garden, and low level WC.

First Floor

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



Outside

Front: Walled fore garden

Rear: Paved garden and garage
providing off road parking accessed via
a side road.

Vendors Solicitors:

Lane and Co
9 York Road
Erdington
Birmingham B23 6TE

Tel No: 0121 382 6622

Ref: Mr J Francis

Viewings:

Via Cottons – 0121 247 2233



**620A Bristol Road
South, Northfield,
Birmingham, B31 2JR**

Property Description:

The property comprises a range of dilapidated buildings which, although at present set back behind a service road, following completion of the road improvement works will front directly to Bristol Road South within a few yards of Northfield Shopping Centre with all its many amenities. The property has in the past been used for the hire, sales and maintenance of electrical appliances and garden machinery, although the property is in a very poor state of repair. The property may be suitable for a variety of retail or other uses and interested parties are recommended to make enquiries of Birmingham City Council Planning Department.

Accommodation:

A range of dilapidated buildings having a frontage of 4.92 metres (16.14 feet) and an overall depth of 29.01 metres (95.18 feet).
Site area approximately 129.4 square metres (154.76 square yards).



Vendors Solicitors:

Sydney Mitchell Solicitors
346 Stratford Road
Shirley
Solihull
West Midlands B90 3DN

Telephone No – 0121 746 3300

Ref: Mr D Blood

Viewings:

Via Cottons – 0121 247 2233



**312 Wake Green Road, Moseley,
Birmingham B13 0BN**

Property Description:

A traditional two-storey end terraced retail premises of brick construction with a tiled clad roof having undergone a loft conversion to provide a substantial self contained flat situated on both the first and second floors and benefiting from three bedrooms, UPVC double glazed windows and gas fired central heating. The property forms part of a neighbourhood shopping parade situated at the junctions with Wake Green Road and Cole Bank Road and located in an established residential area.

Accommodation:

Ground Floor
Retail Shop Premises – 288 sq m (3100 sq ft) with remote controlled electric roller shutter
Rear Stock Room with Office and WC off.

First Floor

Self Contained Flat
Living Room, Dining Room, Kitchen, Bathroom with panelled bath and shower, wash hand basin & WC.
Second Floor
Three Bedrooms
Outside (front) – Gated side pedestrian access to rear.
Outside (rear) – Yard area, brick built Garage accessed by a vehicular right-of-way.

Vendors Solicitors:

Pearce Legal LLP
The Corner House
60 Cole Bank Road
Hall Green
Birmingham
B28 8EY

Telephone No – 0121 777 9099

Ref: Mrs S Sohal

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 14th July 2005 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk





201 Wolverhampton Street, Dudley, West Midlands DY1 1ED

Property Description:

A Grade II Listed Three-Storey Building, formerly used as a Public House, benefitting from gas-fired central heating. The property is located on the corner of Wolverhampton Street and Priory Street, close to Dudley Town Centre. The property has, until recently, been used as a Public House and fish & chip restaurant, although planning consent has recently been obtained for change of use of the ground and first floor to offices and the second floor to apartments.

Accommodation:

Access from both Wolverhampton Street and Priory Street
Ground Floor
Open Plan Bar Area 1 - 75.9 sq m (815 sq ft),
Open Plan Bar Area 2 - 46.4 sq m (499 sq ft)
Office - 16.5 sq m (177 sq ft), Ladies Gents & Disabled WC facilities.
First Floor
Landing Area, Function Room - 87 sq m (934 sq ft), Kitchen 20.6 sq m (222 sq ft), Ladies & Gents WC's.
Office 1 - 15.2 sq m (163 sq ft)
Office 2 - 7.9 sq m (86 sq ft)
Stairs to half landing and Bathroom with bath and wash basin.
Second Floor
Landing, Room 1 - 32.4 sq m (348 sq ft), Room 2 - 14.5 sq m (156 sq ft)
Room 3 - 22.2 sq m (239 sq ft), Room 4 - 14.1 sq m (152 sq ft), Room 5 - 19.9 sq m (214 sq ft), WC.

Cellar

78.3 sq m (841 sq ft) with ancillary storage, Cold Room and Boiler Room containing central heating boiler.

Outside - Small yard access, which provides separate access to the first and second floors.

Planning:

The property has been used recently, both as a Public House and fish & chip restaurant and planning consent has been obtained for the conversion of the existing ground and first floor premises into offices and the second floor into apartments. Copies of the planning consent are available at the auctioneer's offices.

Vendors Solicitors:

Williams Freeman Lloyd
1490 Stratford Road
Hall Green
Birmingham
B28 9EU

Telephone No - 0121 744 4416

Ref: Mr G Christopher

Viewings:

Via Cottons - 0121 247 2233

NOTE: THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF VAT ON THE FULL PURCHASE PRICE AT THE CURRENT RATE OF 17.5%.



1-3 Naden Road, Hockley, Birmingham, B19 1DY

Property Description:

A substantial factory/manufacturing premises comprising of a detached three storey brick built property along with yard and ancillary buildings currently in semi derelict condition and in need of substantial repairs. The property is situated fronting Naden Road which in turn leads directly off Soho Hill (A41) and is in an area of mixed residential and commercial properties. The site itself extends to approximately 1,395 square metres (0.34 acres) and is particularly suitable for residential redevelopment. The site was earmarked by Birmingham City Council in their Draft Executive Summary dated 3 February 2003 (North West Birmingham SRB6 Area Development Framework) for residential redevelopment. We strongly advise that all interested parties contact the Planning Department at Birmingham City Council (Telephone Number

0121 303 3988 - Reference Mr Craig Ellis) in order to satisfy themselves as to the feasibility for obtaining planning consent for any proposed residential schemes and should do so prior to bidding.

Vendors Solicitors:

Steel & Clunies
30 Grove Lane
Handsworth
Birmingham
B21 9EP

Tel No: 0121 523 9191

Ref: Mr N Gillette

Viewings:

Via Cottons - 0121 247 2233





Residential Development Site, Kerria Centre, Kerria Road, Tamworth, Staffordshire, B77 4EW

Property Description:

A freehold site with development potential for the construction of part three storey and part four storey purpose built block containing a total of eighteen one and two bedroom apartments. The site was previously occupied by the Gardeners Arms Public House which has now been demolished and occupies a prominent position at the junction with Kerria Road and Robina forming part of an established residential area and conveniently situated approximately two miles distance to the east of Tamworth Town Centre providing a wide range of amenities and services. The site area extends to approximately 1,088 square metres (0.26 acres).

Planning:

An application for planning consent was made to Tamworth Borough Council (Reference 0453/2004) for the erection of eighteen apartments with car parking below in the basement and it has been recommended by the planning officer that approval is granted subject to a Section 106 Agreement in respect of an open space contribution which the local Planning Authority has stated will be in the order of £5,400. The scheme falls below the threshold for affordable housing. Any interested parties wishing to discuss this matter in detail should contact the local planning department at Tamworth Borough Council 01827 709709. A copy of the written recommendation

from the local planning authority and detailed drawings are available for inspection at the Auctioneers offices.

Accommodation

Based upon the proposed plans the completed development will comprise of the following:-

4 one bedroom apartments -

47 square metres (505 square feet) each.

8 two bedroom apartments -

57 square metres (617 square feet) each.

2 two bedroom apartments -

57.5 square metres (619 square feet) each.

4 two bedroom apartments -

58 square metres (627 square feet) each.

Total - 18 apartments.

Total floor area - 994 square metres (10,702 square feet).

Vendors Solicitors:

Davisons
254 Lichfield Road
Four Oaks
Sutton Coldfield
West Midlands
B74 2UH

Tel No: 0121 323 2525

Ref: Mrs S Litherland

Viewings:

Via Cottons Telephone 0121 2472233



Flat 6, 7/9 Woodstock Road, Moseley, Birmingham, B13 9BB

Property Description:

A self contained one bedroom flat situated on the third floor of a purpose built block, constructed of rendered brick and surmounted by a pitched interlocking tile clad roof containing a total of six flats. The property benefits from having UPVC double glazed windows, part electric storage heating and is situated close to the junction with Church Road.

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs and Landing.
Third Floor
Lounge, Kitchen, Inner Hall with access to internal fire escape, Double Bedroom, Bathroom with modern suite comprising panelled bath having electric shower over, pedestal wash basin and WC.
Outside
Communal gardens to front and rear with drying area

Term:

99 years from 25 March 1981

Ground Rent:

£25 per annum

Service Charge:

£93 1.78 per annum (2005)

Vendors Solicitors:

Wheaton & Co
Office 5 Walmley Chambers
Walmley
Sutton Coldfield
West Midlands B76 1NQ

Tel: 0121 351 3333

Viewings:

Via Cottons - 0121 247 2233



4 Boldmere Gardens, Boldmere Road, Sutton Coldfield, West Midlands, B73 5LN

Property Description:

A well laid out ground floor flat forming part of a modern three storey purpose built block conveniently situated in a well maintained development leading directly off Boldmere Road. The property benefits from UPVC double glazed windows and requires cosmetic improvement and modernisation throughout.

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system, Reception Hall, L-Shaped Lounge/Dining Room, Kitchen, Two Bedrooms, Bathroom.
Outside
Well maintained communal gardens, shared parking and a brick built lock up garage in adjacent block.

Term:

99 years from 25 March 2005

Ground Rent:

£150 per annum rising.

Service Charge:

£660 per annum.

Vendors Solicitors:

Williams & Cole
38-39 Lichfield Street
Walsall
West Midlands WS1 1UP

Tel: 01922 627 521

Ref: Mrs E Mace

Viewings:

Via Cottons - 0121 247 2233



66 Cleveland Tower, Holloway Head, Birmingham, B1 1UD

Property Description:

A purpose built flat offering well laid out accommodation, UPVC double glazed windows, electric storage heating, modern kitchen and bathroom and is situated to the ninth floor of a prominent block located at the junction of Holloway Circus and Holloway Head. The property itself enjoys superb views over the South Eastern side of Birmingham City Centre and is conveniently located within one quarter of a mile distance from excellent shopping facilities at both The Mailbox and The Bull Ring Shopping Centres. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £475 per calendar month (£5,700 per annum).

Term:

125 years from 20 June 1983

Ground Rent:

£10 per annum

Service Charges:

Refer to Solicitors

Accommodation:

Ground Floor
Communal Entrance Hall, Security Door Entry System and Lifts.
Ninth Floor
Reception Hall, Double Bedroom, Lounge/Dining Room with access to



Balcony, Kitchen with range of modern fitted units including built in oven, electric hob and cooker hood, Bathroom with modern suite comprising panelled bath with electric shower over, pedestal wash basin and WC.

Outside
Communal foregarden.

Vendors Solicitors:

Bayliss & Amos
24 Waterloo Road
Wolverhampton
WV1 4BL

Telephone No – 01902 714109

Ref: Mr J Oxford

Viewings:

Via Cottons – 0121 247 2233



16 Rotton Park Road, Edgbaston, Birmingham, B16 9JJ

Property Description:

A substantial three storey Victorian semi detached residence of brick construction surmounted by a pitched replacement tile clad roof set back from the road behind a tarmacadam forecourt and situated close to the junction with Littleton Road. Whilst the property will be sold with Vacant Possession we understand from the Vendor that it has been rented out for a number of years having been informally converted into nine bedsits benefiting from shared gas fired central heating, mains fitted fire alarm and emergency lighting and security door entry system. The property itself requires some modernisation and refurbishment and may provide scope to convert into either a single family residence or into self contained flats (subject to obtaining planning approval from the local Authority - all interested parties should discuss their proposals in detail with the local planning Authority prior to bidding).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Bedsit One with separate Kitchen, Bedsit Two with Kitchenette, Bedsit Three with Dining Kitchen.
First Floor
Stairs and Landing, Bedsit Four with Kitchen, Bedsit Five with Kitchenette,

Bedsit Six with Living Room having Kitchenette and separate Bedroom. Shared Shower Room with glazed shower enclosure, wash basin and WC. Second Floor
Stairs and Landing, Bedsit Seven with Kitchenette, Bedsit Eight with Kitchenette, Bedsit Nine with separate Kitchen.
Outside
Front - tarmacadam forecourt providing off road parking and access to side garage.
Rear - yard and garden.

Vendors Solicitors:

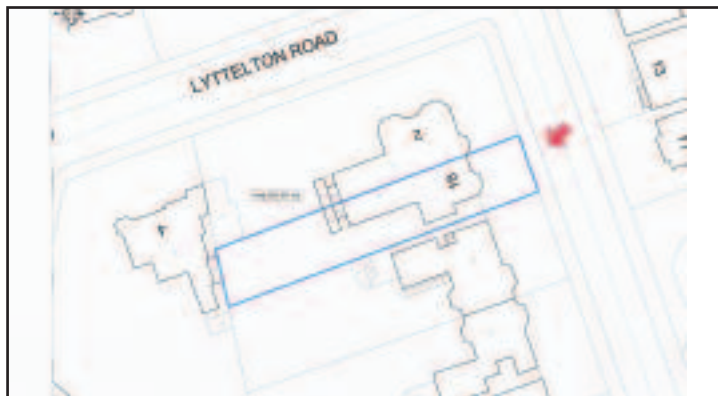
Wood Glaister Partnership
Homer House
8 Homer Road
Solihull
West Midlands
B91 3QQ

Tel No: 0121 705 8151

Ref: Mr T Hames

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 14th July 2005 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.



**795 Pershore Road, Selly Park,
Birmingham B29 7LR**

Property Description:

A substantial and imposing three-storey period-built semi detached house of part rendered brick construction, surmounted by a replacement tile clad roof and having recently undergone refurbishment which includes replacement roof covering, separate gas-fired central heating system fitted to each floor and Coach House, redecoration and new carpets, new shower room fittings, some rewiring, various repair works and informal conversion of the Coach House accommodation into a Self-contained dwelling. Prior to refurbishment works the property has been rented for many years as bed-sit accommodation with shared facilities and includes a mains fitted fire detection system and emergency lighting. The property is set back from Pershore Road behind a forecourt parking area and is situated close to the junction with Kensington Road, located conveniently within approximately two miles distance from Birmingham City Centre.

Accommodation:

Ground Floor
Reception Hall with Cellar access, Room 1 (double) with wash basin, Room 2 (double) with wash basin, Shower Room with glazed shower cubicle, pedestal wash basin & WC, Room 3 (double), Kitchen, Rear Entrance Lobby, Separate WC, Bathroom with panelled bath having shower over & pedestal wash basin.

First Floor

Stairs and Landing, Room 4 (double) with wash basin, Separate WC, Shower Room with glazed shower cubicle, pedestal wash basin & WC, Room 5 (double) with wash basin, Room 6 (double) with wash basin.

Second Floor

Stairs and Landing, Shower Room with glazed shower enclosure, wash basin & WC, Room 7 (double) with wash basin, Room 8 (double) with wash basin, Room 9 with wash basin.

Outside - Coach House

Two-storey accommodation comprising - Living Room/Bedroom, Kitchen, Shower Room.

Outside (front) – Full width concrete forecourt providing off-road parking, double gated vehicular access to rear.

Outside (rear) – Concrete yard providing further parking, patio and large enclosed garden.

Vendors Solicitors:

Yusuf & Baker
75 Regency House
Adelaide Road
London
NW3 5EB

Telephone No – 0207 483 0341

Ref: Mr S Baker

Viewings:

Via Cottons – 0121 247 2233



**Bridge Cottage, 283 Hampton Lane,
Catherine-De-Barnes, Solihull,
West Midlands, B92 0JD**

Property Description:

An extended semi detached cottage of traditional part rendered brick construction surmounted by a tile clad roof and set back from the road behind a tarmacadam forecourt providing off road parking. The property provides well laid out accommodation which was extended some years ago at the rear and benefits from wooden framed double glazed windows and gas fired central heating but requires some cosmetic improvement throughout. Catherine-De-Barnes itself comprises of a small linear village located approximately two miles distance from both Solihull Town Centre providing a wide range of retail amenities and services and the M42 Motorway (Junction 5) providing direct access to the Midlands motorway network. The property itself is situated close to the junction with Bickenhill Lane and lies adjacent to the Grand Union Canal.

Accommodation:

Ground Floor
Porch, Reception Hall, Breakfast Area, Kitchen with range of units including built in oven, hob and cooker hood, Rear Utility Area/Verandah, Front Reception Room, Rear Reception Room with wood burning stove, Archway to Dining Room.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with modern suite comprising Victorian style roll top bath, glazed shower cubicle, pedestal wash basin and WC.

Outside

Front - tarmacadam forecourt providing off road parking, pedestrian side access through utility area to rear.

Rear - large paved patio and a long predominantly lawned garden, in total extending to approximately 40 metres (131 feet).

Vendors Solicitors:

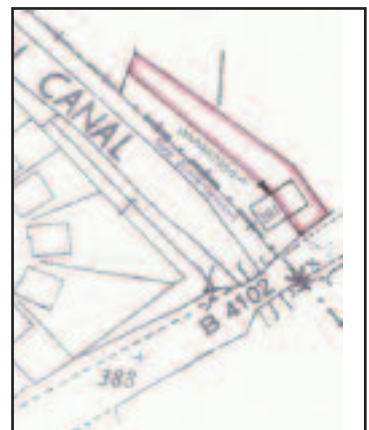
Silks Solicitors
368 High Street
Smethwick
West Midlands B66 3PG

Tel No: 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233





**303 Highfield Road, Hall Green,
Birmingham B28 0BX**

Property Description:

A three-storey mid terraced property of traditional brick construction, surmounted by a hipped slate clad roof and forming part of a retail parade, set back from Highfield Road behind a service road and positioned virtually opposite Yardley Wood Railway Station. The property itself comprises of a Ground Floor Retail Shop along with Two Self-contained Flats over and benefits from mostly UPVC double glazed windows and the flats further benefit from a shared gas-fired central heating system and fitted mains smoke alarms.

The property is currently let as follows:
Retail Shop – Let to St Vincent De Paul Charity – Rental £3,600 per annum
Flat 1 – Let on an Assured Shorthold Tenancy – Rental - £340 per calendar month (£4,080 per annum)
Flat 2 – Let on an Assured Shorthold Tenancy – Rental - £400 per calendar month (£4,800 per annum)
Total Rental Income - £12,480 per annum

Accommodation:

Ground Floor
Retail Shop – 48.29 sq m (519 sq ft) maximum with built-in under-stair cupboard and Changing Room.
Kitchen/Store Room – 9.08 sq m (97 sq ft). Store Room 2 – 3.25 sq m (35 sq ft), Staff Toilet.

Flat Accommodation

Private Rear Entrance Hall, Stairs and Landing to:
First Floor
Flat 1
Lounge, Kitchenette having a range of modern fitted units, Double Bedroom, Shower Room with tiled shower enclosure, pedestal wash basin & WC.
Flat 2
Entrance Hall with boiler cupboard, Bathroom with modern suite, panelled bath with electric shower over, pedestal wash basin & WC, Breakfast/Kitchen with a range of modern fitted units.
Second Floor
Stairs and Landing, Lounge, Double Bedroom.

Outside (front) – Paved forecourt.
Outside (rear) – Enclosed yard with shared pedestrian access.

Vendors Solicitors:

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

Ref: Mr I Williamson

Viewings:

Via Cottons – 0121 247 2233



**38 Gorse Farm Road, Great Barr,
Birmingham, B43 5LT**

Property Description:

A brick built mid terraced retail premises along with a self contained flat over situated in a parade of similar shop units located at the junction with Langford Avenue. The property underwent a good quality refurbishment during December 2004 which included UPVC double glazed windows and doors (except shop front), rewiring, replastering and in addition the flat also benefits from new kitchen and bathroom fittings, new gas fired central heating system and internal doors. The property is currently fully let as follows:-

Retail Shop - let on lease for a term of six years from April 2005. Rental - £100 per week (£5,200 per annum).

Flat - let on an Assured Shorthold Tenancy Agreement. Rental - £100 per week (£5,200 per annum).

Rear Yard and Garage - let on a licence to Florists shop.

Rental - £50 per week (£2,600 per annum).

Total Rental Income - £250 per week (£13,000 per annum).

Accommodation:

Ground Floor
Retail Shop Trading As "Simply The Pets" - 23.66 square metres approximately (254 square feet).
Hallway with understairs storage, Rear Store/Office - 9.82 square metres (105

square feet), Separate WC, Kitchen with stainless steel sink unit and rear door. Flat - side pedestrian gated access to rear entrance, Breakfast Kitchen with attractive range of modern wooden panelled units.

First Floor
Stairs and Landing, Lounge, Two Bedrooms, Bathroom with modern suite comprising panelled bath, glazed shower cubicle, pedestal wash basin and WC.

Outside
Front - paved forecourt, pedestrian side access to rear.

Rear - paved yard/garden and concrete prefabricated garage accessed by way of a rear shared vehicular driveway.

Vendors Solicitors:

Shepherds Solicitors
6 Birmingham Road
Great Barr
Birmingham
B43 6NR

Tel No: 0121 358 7001

Ref: Mr B Shepherd

Viewings:

Via Cottons – 0121 247 2233



**60-74 Chapel Street, Wordsley, Stourbridge,
West Midlands, DY8 5QP**

Property Description:

A freehold investment opportunity comprising of a pair of modern two storey blocks surmounted by pitched interlocking tile clad roofs and containing a total of eight purpose built maisonettes. The properties are situated in a cul-de-sac forming part of an established residential area and Chapel Street itself is situated directly off High Street (A491).

Tenure: All the maisonettes are subject to a long lease for a term of 99 years as follows:-

- No. 60 - Commencement Date - 30 September 1974.
- No. 62 - Commencement Date - 15 October 1974.
- No. 64 - Commencement Date - 8 October 1974.
- No. 66 - Commencement Date - 30 September 1974.
- No. 68 - Commencement Date - 14 October 1974.
- No. 70 - Commencement Date - 7 November 1974.
- No. 72 - Commencement Date - 21 October 1974.
- No. 74 - Commencement Date - 9 October 1974.

Each lessee pays a ground rent of £20 per annum.
Total ground rent income - £160 per annum.

No service charge is levied by the freeholder and each lessee is responsible for their own insurance.

Landlord and Tenant Act 1987

Offer Notices for Sale by Auction have been served upon all lessees under Section 5B of the above Act.

Vendors Solicitors:

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

Tel No: 01384 440 069

Ref: Mrs S Morgan

Note: The Purchaser is responsible for payment of £250 plus VAT as a contribution towards the freeholder's legal costs.



**72A and 72B Deans Road, Wednesfield,
Wolverhampton, WV1 2BH**



Property Description:

A freehold investment opportunity comprising of a modern two storey block surmounted by a pitched tile clad roof and containing two purpose built maisonettes. The property is set back from the road behind a foregarden. Deans Road itself is situated directly off Wolverhampton Road (A4124) which gives direct access to Wolverhampton City Centre being within approximately one and half miles distance.

Tenure:

Both maisonettes are subject to a long lease for a term of 99 years as follows:-

- 72A** - Commencement Date - 24 May 1976.
- 72B** - Commencement Date - 26 October 1976.

Each lessee pays a ground rent of £35 per annum. Total ground rent income - £70 per annum.

No service charge is levied by the freeholder and each lessee is responsible for their own insurance.

Landlord and Tenant Act 1987

Offer Notices for Sale by Auction have been served upon all lessees under Section 5B of the above Act.

Vendors Solicitors:

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

Tel No: 01384 440 069

Ref: Mrs S Morgan

Viewings:

Via Cottons - 0121 247 2233

Note: The Purchaser is responsible for payment of £250 plus VAT as a contribution towards the freeholder's legal costs.

**29 Arundel Road,
Hollywood,
Birmingham, B14 5TY**



Property Description:

A freehold ground rent investment secured against an end terraced house of brick construction surmounted by a hipped interlocking tile clad roof and situated in a popular and established residential area.

Note: The Purchaser is responsible for payment of £250 plus VAT as a contribution towards the freeholder's legal costs.

Lease Term:

99 years from 25 March 1934

Ground Rent:

£5.75 per annum

Vendors Solicitors:

Steel & Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP

Tel No: 0121 523 9191

Ref: Mr N Gillette

Viewings:

Via Cottons - 0121 247 2233

LOT 43**Freehold Land****Paddock 6, 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: External Viewings

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

**LOT 45****Freehold Land****Paddock 8, 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:

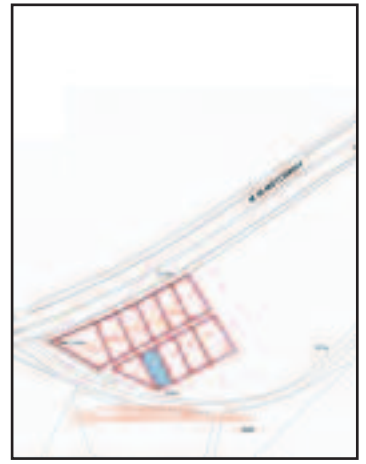
Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD

Telephone No - 0121 355 1001

Ref: Mr N Humphrey

Viewings: – External Viewings

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

**LOT 44****Freehold Land****Paddock 7, 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: – External Viewings

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

**LOT 46****Freehold Land****Paddock 9, 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: – External Viewings

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



Paddock 10, 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: – External Viewings

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

Paddock 11, 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: – External Viewings

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



58 Summerfield Crescent, Edgbaston, Birmingham, B16 0ER

Property Description:

A Semi Detached Property of brick construction with a rendered front, surmounted by a tile clad roof, set back from the road behind a paved foregarden. The property provides well laid out accommodation and has been informally converted to provide five separate self contained flats. Summerfield Crescent can be located off Gillott Road and Icknield Port Road (B4126) and is set in an established residential area within half a mile of the City Hospital and approximately two miles from Birmingham City Centre providing a wide range of shops and amenities. Each flat is currently let on an Assured Shorthold Tenancy agreement producing a total rental income of £1,450 per calendar month (£17,400 per annum). A Schedule of Tenancies along with a copy of each tenancy agreement is available for inspection at the Auctioneers office.

Accommodation:

Ground Floor
Shared Entrance Hallway.
Flat 1 - Reception Room, Bedroom, Kitchen and Shower Room comprising shower cubicle, low level WC and pedestal wash hand basin.

Flat 2 – Studio Flat having Reception Room/Bedroom, Kitchen and Shower Room comprising shower cubicle, low level WC and pedestal wash hand basin.
First Floor
Flat 3 – Reception Room, Kitchen, Bedroom and Shower Room comprising shower cubicle, low level WC, pedestal wash hand basin.
Flat 4 – Reception Room, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash hand basin and low level WC.
Flat to the rear of the property – Kitchen, Reception Room, Bedroom and Shower Room comprising shower cubicle, low level WC and pedestal wash hand basin.

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Edgbaston
Birmingham
B15

Tel No: 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233



**341 Gillott Road, Edgbaston,
Birmingham, B16 0RP**

Property Description:

A brick built semi-detached property surmounted by a tile clad roof set back from the road behind a paved foregarden. The property benefits from having well laid out accommodation and some UPVC double glazed windows however is in need of some modernisation and improvement. The property also benefits from having a self contained one bedroom flat at the rear of the property having new UPVC double glazed windows. Gillott road can be located off the Hagley road (A456) and is approximately one and a half miles from Birmingham City Centre providing a wide range of local shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception, Kitchen (no fittings), Bathroom (no fittings).

First Floor

Four bedrooms, Bathroom (no fittings), Separate WC (no fittings).
Second Floor
Three Bedrooms
Flat at the rear of the property having separate access, Lounge, Kitchen no fittings, bedroom, Shower room having Shower cubicle, Low level WC, pedestal wash hand basin.

Vendors Solicitors:

Shakespears
Somerset House
37 Temple Street
Birmingham
B2 5DJ
Tel No: 0121 6315213

Ref: Ms R Slater

Viewings:

Via Cottons – 0121 247 2233



**15 The Spinney, Handsworth Wood,
Birmingham, B20 1NR**

Property Description:

A modern detached residence situated in a Cul-de-sac forming part of a popular residential area located off Hamstead Hall Road. The property provides flexible and well laid out, family accommodation providing the potential for six bedrooms and benefiting from gas fired central heating, UPVC double glazed windows, off road parking and a double garage.

Bathroom with modern corner suite comprising of panel bath having shower over, Glazed Shower Cubicle, Pedestal wash basin and WC.

Outside: (front) Block Paved Driveway providing off road parking, Lawned Fore Garden and Double Garage.

Outside: (rear) Block Paved Patio area and Lawned Garden with Pedestrian gated access.

Vendors Solicitors:

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
B70 8SW

Telephone No – 0121 553 3211

Ref: Miss L Trott

Viewings:

Via Cottons – 0121 247 2233

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14th July 2005

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68 Ralphs Meadow, Bartley Green, Birmingham, B32 3RW



Property Description:

A presentable mid terraced house situated in a cul-de-sac which leads off Sommerfield Road which in turn leads of Stonehouse Lane. The property is offered for sale in presentable condition benefiting from UPVC double glazed replacement windows, modern kitchen and bathroom fittings, gas fired central heating and off road parking. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £546 per calendar month (£6,552 per annum).

Accommodation:

Ground Floor
Double Glazed Porch, Entrance Hall,
Kitchen with range of modern units, Full
Width Lounge/Dining Room.
First Floor
Stairs and Landing, Three Bedrooms,
Bathroom with modern suite
comprising panelled bath, shower
cubicle, wash basin and WC.
Outside
Front - paved forecourt providing off
road parking.
Rear - patio and lawned garden with
shared pedestrian access.

Vendors Solicitors:

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

Tel: 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons - 0121 247 2233

22 Dorset Road, Edgbaston, Birmingham, B17 8EN

Property Description:

A traditional mid terraced property of brick construction with replacement tile clad roof offered for sale in a much improved and modernised condition having been refurbished and benefiting from part UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fittings, redecoration and new fitted carpets and floor coverings. The property is situated in an established residential area and Dorset Road leads directly off Poplar Avenue which in turn leads off Sandon Road. The property is conveniently located within approximately half a mile distance from Bearwood Shopping Centre providing a wide range of retail amenities and services.

Accommodation:

Ground Floor
Reception Hall, Cloakroom with WC and wash basin, Built In Cupboard, Front Reception Room, Rear Reception Room, Kitchen with range of modern fitted units.
First Floor
Stairs and Landing, Three Bedrooms,
Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
Outside



Front - foregarden bordered by privet hedge.

Rear - shared gated access to paved yard, brick built outhouse and a predominantly lawned garden.

Vendors Solicitors:

Garner Canning & Co
2 Bolebridge Street
Tamworth
Staffordshire
B79 7PA

Tel No: 01827 57272

Ref: Mr K Garner

Viewings:

Via Cottons - 0121 247 2233



2 Shayler Grove, Wolverhampton, West Midlands WV2 3PA

Property Description:

A modern end town house of cavity brick construction, surmounted by an interlocking tile clad roof and benefiting from gas-fired central heating, but requiring some cosmetic improvement. Shayler Grove itself comprises of a cul-de-sac situated directly off Birmingham Road (A4123), and is conveniently situated within approximately three quarters of a mile distance from Wolverhampton City Centre. The property occupies a larger than average plot which includes a side garden providing scope for ample off-road parking and potential future extension (subject to obtaining planning consent from the local planning authority).

Accommodation:

Ground Floor
Entrance Hall, Breakfast/Kitchen with walk-in Pantry, Lounge.
First Floor
Stairs and Landing, Two Bedrooms,

Bathroom with panelled bath with electric shower over, pedestal wash basin & W.C.

Outside (front) - Lawned fore-garden, lawned side garden and Tarmacadam driveway, providing ample off-road parking.
Outside (rear) - Gated pedestrian access to lawned garden.

Vendors Solicitors:

Garner Canning & Co
2 Bolebridge Street
Tamworth
Staffordshire B79 7PA

Tel No: 01827 57272

Ref: Mr K Garner

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 14th July 2005 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.

Garages rear 6-10 Springfield Court, Springfield Road, Moseley, Birmingham B13 9NY



Property Description:

A block of nine lock-up Garages of brick construction, surmounted by felted roofs, situated in a yard located at the rear of numbers 6 – 10 Springfield Court. The garage yard is accessed by way of a secure gated vehicular access, located directly off Springfield Road (adjacent to number 10 Springfield Court) and is situated to the lower part of Springfield Road, close to the junction with Stratford Road (A34). All garages are currently let on informal tenancies at a total rental of £669.50 per quarter (£2678.00 per annum).

Vendors Solicitors:

Vobe & Co
Clinton House
High Street
Coleshill B46 3BP

Ref: Mr D Christensen

Viewings:

Via Cottons – 0121 247 2233

Telephone No – 01675 467333



Lock-Up Garage Investment Adjacent To 1 Holt Road, Halesowen, West Midlands, B62 9HJ

Property Description:

A block of six freehold lock-up garages of brick construction set back from the road behind a tarmacadam forecourt and located in an established residential area adjacent to 1 Holt Road and situated close to the junction with Nimmings Road. Each garage is currently let at a rental of £30 per calendar month, total rental income £180 per calendar month (£2,160 per annum).

Vendors Solicitors:

Grove Tompkins Bosworth
54 Newhall Street
Birmingham
B3 3QG

Tel No: 0121 236 8091

Ref: Mr J R Devlin

Viewings:

Via Cottons – 0121 247 2233



Development Land at Guys Motors Industrial Estate, Park Lane, Wolverhampton WV10 9QF

Description:

A parcel of freehold residential development land, roughly rectangular in shape, and extending to approximately 540 sq m (0.13 acres), located on Guys Motors Industrial Park, which leads off Park Lane, in an area of mixed residential and commercial property. Guys Motors Industrial Estate contains a range of industrial buildings and the plot has the benefit of planning consent for the erection of three industrial starter units and could be of particular interest to investors once construction has been completed.

submitted to the planning authority contained three single-storey units, each extending to between 50 sq m (540 sq ft) and 60 sq m (630 sq ft) and each containing wash room with WC. A copy of both the planning consent and plans are available for inspection at the auctioneer's offices.

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





**Unit 80G Rolfe Street, Smethwick,
West Midlands B66 2AR**

Property Description:

A Light Industrial/Factory Premises of brick wall construction, surmounted by a profile steel sheet roof with split level accommodation, divided into upper ground and lower ground floor areas. The building forms part of a larger complex, which was originally one factory, but has now been sub-divided into a number of similar units. The unit itself benefits from three allocated car-parking spaces, located in a shared car-parking area to the front of the property. Rolfe Street itself is situated directly off Tollhouse Way (A457) which forms part of a traditional industrial area, located approximately three miles to the north west of Birmingham City Centre, and conveniently within one miles distance from the M5 Motorway (junction 3). The property benefits from electric roller shutter doors, providing loading facilities, eaves height in excess of 3 metres, fluorescent strip lighting, male & female WC accommodation and Canteen.

Accommodation:

Ground Floor
Gross Internal Area – 61.58 sq m (662 sq ft) with electric roller shutter door and eaves height in excess of 3 metres.
Lower Ground Floor – 209.57 sq m (2255 sq ft) recently refurbished and used as Offices.
Upper Ground Floor – 210.22 sq m (2262 sq ft)

Total Gross Internal Floor Area – 481.32 sq m (5179 sq ft)

Vendors Solicitors:

Khan & Co
47 Cape Hill
Smethwick
West Midlands
B66 4SF

Telephone No – 0121 565 4292

Ref: Mr Khan

Viewings:

Via Cottons – 0121 247 2233



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

Property Description:

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

Unit 1C – A lease granted on 1 October 1999, expiring on the 16 January 2008.

Current Rental - £1,950 per annum. Subject to rent review due 1 October 2005 and tenant only break clause on 16 January 2006.

Units 1E and 1F – A lease commencing 17 January 2000 and terminating 16 January 2009.

Current Rental - £5,370 per annum. Subject to rent review due 17 January 2006 and tenant only break clause on 16 January 2006.

NOTE: Notice has been received confirming that the tenants wish to terminate both leases on 16 January 2006.

Accommodation:
Unit 1C

This comprises the front portion of the premises fitted out in the main as offices

with solid floor and fluorescent lighting comprising Reception Office, Two Private Offices, Workshop, Store, Toilet & Kitchen – Approx 48.3 sq m (520 sq ft).

Units 1E and 1F

These comprise the main workshop areas with concrete floor, bare brick walls and fluorescent lighting. Approx – 148.5 sq m (1600 sq ft).

Tenure: The property will be the subject of a new 125 year lease.

Ground Rent: £250 per annum.

Vendors Solicitors:

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

Telephone No – 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

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**4 Augusta Road, Acocks Green,
Birmingham, B27 6LA**

Property Description:

An attractive three storey semi detached house of rendered brick construction surmounted by a replacement tile clad roof having been informally converted some years ago into five self contained flats providing well laid out accommodation. The property itself is offered for sale in presentable condition and benefits from mostly double glazed windows, shared gas fired central heating, modern kitchen fitments, security door entry system and mains fitted emergency lighting and smoke alarms. The property is currently fully let on Assured Shorthold Tenancy Agreements at a total rental of £400 per week (£20,800 per annum). A Schedule of Tenancies and a copy of each Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with security door entry system
Flat 1 - Dining Kitchen, Shower Room with glazed shower enclosure, wash basin and WC, Double Bed sitting Room,
Flat 2 - Entrance Hall, Living Kitchen, Double Bedroom, Shower Room with tiled shower enclosure, pedestal wash basin and WC.
First Floor

Stairs and Landing
Flat 3 - Entrance Hall, Kitchen, Double Bed sitting Room, Shower Room with tiled shower enclosure, pedestal wash basin and WC, Flat 4 - Dining Kitchen, Shower Room with glazed shower enclosure, pedestal wash basin and WC, Double Bed sitting Room.
Second Floor
Stairs and Landing
Flat 5 - Entrance Hall, Living Room, Open Plan Kitchen, Shower Room with tiled shower enclosure, pedestal wash basin and WC, Double Bedroom.
Outside
Front - paved walled foregarden.
Rear - pedestrian side access to paved yard and a large neatly maintained lawned garden with substantial workshop/store.

Vendors Solicitors:

Margetts & Ritchie
Coleridge Chambers
177 Corporation Street
Birmingham
B4 6RL

Tel: 0121 236 5517

Ref: Mr G R Ritchie

Viewings:

Via Cottons – 0121 247 2233



**6 Augusta Road, Acocks Green,
Birmingham, B27 6LA**

Property Description:

A three storey semi detached house of rendered brick construction having been informally converted some years ago into five self contained flats providing well laid out accommodation. The property itself is offered for sale in presentable condition and benefits shared gas fired central heating, modern kitchen fitments, security door entry system and mains fitted emergency lighting and smoke alarms. The property is currently fully let on Assured Shorthold Tenancy Agreements at a total rental of £400 per week (£20,800 per annum). A Schedule of Tenancies and a copy of each Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with security door entry system
Flat 1 - Dining Kitchen, Shower Room with glazed shower enclosure, wash basin and WC, Double Bed sitting Room,
Flat 2 - Entrance Hall, Kitchen, Double Bedroom, Shower Room with tiled shower enclosure, pedestal wash basin and WC. Sitting Room and Conservatory.
First Floor
Stairs and Landing
Flat 3 - Entrance Hall, Kitchen, Double Bed sitting Room, Shower Room with

tiled shower enclosure, pedestal wash basin and WC, Flat 4 - Dining Kitchen, Shower Room with glazed shower enclosure, pedestal wash basin and WC, Double Bed sitting Room.

Second Floor
Stairs and Landing
Flat 5 - Entrance Hall, Living Room, Open Plan Kitchen, Shower Room with tiled shower enclosure, pedestal wash basin and WC, Double Bedroom.
Outside
Front - paved walled foregarden.
Rear - pedestrian side access to paved yard and a large lawned garden, substantial workshop/store

Vendors Solicitors:

Margetts & Ritchie
Coleridge Chambers
177 Corporation Street
Birmingham B4 6RL

Tel: 0121 236 5517

Ref: Mr G R Ritchie

Viewings:

Via Cottons – 0121 247 2233

**61 Shaftmoor Lane, Acocks Green,
Birmingham, B27 7RU**


Property Description:

A semi detached house of brick construction surmounted by a pitched slate clad roof requiring complete modernisation and improvement throughout and offering well laid out generous accommodation including two reception rooms and three double bedrooms. The property itself is set back from the road behind a paved foregarden and is located to the eastern side of Shaftmoor Lane (B4217) being less than one quarter mile distance from Spring Road Railway Station and local amenities located on Olton Boulevard East/Fox Hollies Road.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall, Bathroom with panelled bath, pedestal wash basin and WC, Front Reception Room, Rear Reception Room, Kitchen leading to Verandah/Utility Area.
First Floor
Stairs and Landing, Three Double Bedrooms.
Outside
Front - paved foregarden.
Rear - lawned garden.

Vendors Solicitors:

Carvers Solicitors
10 Coleshill Road
Hodge Hill
Birmingham
B36 8AA

Tel No: 0121 784 8484

Ref: Mr K Edmunds

Viewings:

Via Cottons - 0121 247 2233

**23 Arden Grove, Ladywood,
Birmingham, B16 8HG**


Property Description:

A well laid out First Floor Flat forming part of a purpose built development located off Francis Road which in turn directly runs off Hagley Road (A456). The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in a presentable condition. The surrounding area has undergone significant developments with the erection of the Broadway Plaza Leisure Development. The property is approximately a quarter of a mile from Broad Street providing a wide range of local amenities, Bars and Restaurants.

Accommodation:

First Floor
Entrance Hallway, Reception Room, Kitchen, Bedroom, Bathroom having panelled bath, pedestal wash hand basin and low level WC.

Term

125 years from 1 April 1989

Ground Rent

£10 and maintenance rent

Service Charge

Refer to Solicitors

Vendors Solicitors:

Pictons Solicitors
28 Dunstable Road
Luton
Bedfordshire
LU1 1DY

Tel No: 01582 870833

Ref: Mr S Harris

Viewings:

Via Cottons - 0121 247 2233



**Flat 1, Crantock Court, 203 Hagley Road,
Edgbaston, Birmingham, B16 9RD**

Property Description:

A first floor flat forming part of a purpose built development situated on the Hagley Road close to Five Ways roundabout. The flat is offered for sale in presentable condition and benefits from having UPVC double glazed windows, gas fired central heating and off road parking. Crantock Court itself can be located close to Monument Road and is approximately half a mile from Broad Street and one mile from Birmingham City Centre which provides a wide range of shopping amenities. We believe from our client that the property has previously been let at a rental of £675 per calendar month (£8,100 per annum)

Accommodation:

Ground Floor
Communal Entrance Hall with telecom entry system.
First Floor
Entrance hallway, Reception Room, Bedroom, Kitchen and Bathroom having

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

Outside
Private Parking.

Term: 125 years (less 10 days) from 25th March 1985.

Service Charge: Refer to Solicitors

Ground Rent: £50.00 per annum

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands B66 3AG

Tel No: 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons - 0121 247 2233



**33 Walsall Street, Willenhall,
West Midlands WV13 2ER**

Property Description:

An imposing residence of brick construction, surmounted by a hipped slate clad roof, set back from the road behind a fore-garden, virtually opposite the junction with King Street. The property has been modernised and refurbished throughout and has been informally converted into Six Self-contained Bedsits, each having modern Kitchenette and Shower Room fittings. The property further benefits from a modern communal Breakfast/Kitchen, shared gas-fired central heating and mature extensive rear garden.

The property is currently fully let, with each bedsit let on weekly licences, producing a total rental income of £505.00 per week (£26,260.00 per annum).

We are advised that the landlord currently pays the council tax, gas for the shared central heating system and water rates.

Accommodation:

Ground Floor
Vestibule Entrance, Reception Hall.
Flat 1
Large Bedsitting Room with Kitchenette, Shower Room with glazed shower cubicle, WC & wash basin.
Flat 2
Double Bedsitting Room with Kitchenette, Shower Room with shower cubicle, WC & wash basin.
Communal Breakfast/Kitchen with an extensive range of modern laminate units, built-in stainless steel oven, hob & cooker hood.
First Floor
Stairs and Landing.
Flat 3
Single Bedsitting Room with shower cubicle, Separate WC & wash basin.
Flat 4
Lounge with Kitchenette, Double Bedroom and Shower Room with

shower cubicle, WC & wash basin.

Flat 5
Double Bedsitting Room, Kitchenette, Shower Room with Shower cubicle, WC & wash basin.

Flat 6
Single Bedsitting Room with Kitchenette, shower room with shower cubicle, WC and wash basin.

Outside (front) – Partly paved fore-garden set behind a privet hedge

Outside (rear) – Pedestrian side access to paved yard and an extensive mature rear garden.

Vendors Solicitors:

Clark Brookes
2 Lombard Street West
West Bromwich
West Midlands
B70 8EH

Telephone No – 0121 553 2576

Ref: Mr R Pinning

Viewings:

Via Cottons – 0121 247 2233



**473 Stoney Stanton Road, Coventry,
West Midlands CV6 5EA**

Property Description:

A substantial two-storey property of rendered brick construction, surmounted by a pitched concrete tile clad roof and having a single-storey flat roof extension to the rear. The property has been used in the past as a medical centre, and more recently as a residential investment, and may be suitable for a variety of uses, subject to obtaining planning consent from the local planning authority at Coventry City Council. (All interested parties are strongly advised to make all enquiries regarding their intended use with the local planning authority prior to bidding). The property benefits from mostly double glazed windows and provides extensive accommodation, but does require some cosmetic improvement and repair. The property enjoys a prominent corner position at the junction with Bright Street and Stoney Stanton Road (B4 109), which provides direct access to Coventry City Centre, being within approximately one mile distance, and further provides access to Phoenix Way (A444) which leads directly to the M6 Motorway (junction 3).

(double), Room 2 (double), Room 3 (double), Room 4 (single), Kitchen with a range of modern laminate units, side entrance hall, Cloakroom with WC and wash basin, Room 5 (double), Room 6 (double), Cloakroom with WC and wash basin, Bath/Laundry Room with panelled bath, pedestal wash basin.

First Floor
Stairs and Landing, Four Double Rooms, Shower Room with shower, pedestal wash basin & WC.

Outside (front) – Walled fore-garden, pedestrian side access to gravel and paved yard area.

Outside (rear) – Vehicular access off Bright Street to rear car park.

Vendors Solicitors:

Law Care
3 Emestry Lodge
Hatcham, Shrewsbury
Shropshire SY5 6QP
Telephone No – 01743 235174

Ref: Mr P Griffiths

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall with Cellar off, Room 1





**160 Cooks Lane, Tile Cross,
Birmingham B37 6NP**

Property Description:

A detached bungalow of rendered brick construction, surmounted by a hipped tile clad roof, providing well laid out accommodation, benefiting from part UPVC double glazed windows, gas-fired central heating and ample off-road parking, but requiring complete modernisation and repair throughout. The property occupies a sizeable plot and is set well back from Cooks Lane (B4 128) behind a lawned fore-garden and driveway.

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Walk-in cloak-cupboard, Lounge, Rear Sitting Room, Kitchen, Veranda/Conservatory, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Lawned fore-garden, driveway & forecourt, providing off-road parking, gated vehicular access to full length driveway extending to the rear of the property and leading to brick built Garage, concrete yard, brick store and large lawned garden with shed.

Vendors Solicitors:

Pearce Legal
The Corner House
60 Colebank Road
Hall Green
Birmingham
B28 8EY

Telephone No – 0121 777 9099

Ref: Mrs S Sohal

Viewings:

Via Cottons – 0121 247 2233



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LOT 68**Freehold Vacant Possession**

**40a & 40b Fitzroy Road, Northfield,
Birmingham B31 5PD**

**Property Description:**

An end terraced property of brick construction, surmounted by a tile clad roof and comprising of two well laid out self-contained flats each being separately metered and each benefiting from gas-fired central heating and UPVC double glazed windows. Each flat has recently been partly refurbished to include new kitchen fittings (40a only), new bathroom fittings, redecoration and new internal doors. Some finishing off is still required. The property itself is situated at the end of a small retail parade and the ground floor was previously used as a shop premises prior to conversion.

Accommodation:

Ground Floor
Flat 40a
Reception Hall, Double Bedroom, Inner Hall, Cloakroom with WC & wash basin, Lounge, Breakfast/Kitchen with a range of modern laminate units, built-in oven & hob, Bathroom with modern suite comprising panelled bath having electric shower over and pedestal wash basin.
Flat 40b
Entrance Hall, Stairs and Landing.
First Floor
Kitchen (no fittings), Double Bedroom, Lounge, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.

Outside (rear) – Gated vehicular access to shared driveway leading to brick Garage, paved rear garden and yard.

Vendors Solicitors:

Davisons
254 Lichfield Road
Four Oaks
Sutton Coldfield
West Midlands
B74 2UH

Telephone No – 0121 323 2525

Ref: Mr N Middleton**Viewings:**

Via Cottons – 0121 247 2233

LOT 69**Freehold Investment**

**98 Waddington Avenue, Great Barr,
Birmingham, B43 5JG**

**Property Description:**

A brick built Semi Detached Property surmounted by a tile clad roof set back from the road behind a hedged foregarden. The property is offered for sale in a presentable condition and benefits from having well laid out accommodation and gas fired central heating. Waddington Avenue can be located off Newton Road (A4041) and is approximately half a mile from Junction 7 of the M6 Motorway and half a mile from Great Barr Park. The property is currently let on an Assured Shorthold Tenancy providing a rental of £550 per month (£6600 per annum)

Rear: Lawned Garden

Vendors Solicitors:

Antony Lee and Co
390 Boldmere rd
Sutton Coldfield B73 5EZ

Tel No: 0121 382 5550

Ref: Mr A Lee.**Viewings:**

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Reception Room,
Kitchen/Dining Room

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

Outside
Front: Hedged Foregarden

LOT 70**Freehold Vacant Possession**

**114 Templeton Road,
Great Barr,
Birmingham, B44 9BY**

**Property Description:**

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof benefiting from double glazed windows but requiring modernisation and improvement throughout. Templeton Road itself forms part of an established residential area and leads off Thorncliffe Road which in turn leads off Shady Lane.

Accommodation:

Ground Floor
Double Glazed Porch, Reception Hall,
Breakfast Kitchen, Lounge, Archway to
Dining Room, Double Glazed
Verandah/Conservatory with Separate
WC.
First Floor
Stairs and Landing, Three Bedrooms,
Bathroom with Bath, Wash Basin and
WC.
Outside
Front - block paved forecourt providing
off road parking.
Rear - paved patio, long garden which is
partly lawned and partly paved, Shed

and Brick Built Garage with access off a
shared rear driveway.

Vendors Solicitors:

Murria Solicitors
Court Chambers
180 Corporation Street
Birmingham B4 6UD

Tel: 0121 200 2818

Ref: Miss S Murria**Viewings:**

Via Cottons – 0121 247 2233

LOT 71

**103 Minstead Road,
Erdington, Birmingham,
B24 8PR**

Property Description:

A Mid Terraced Property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property has been informally converted to provide two separate self contained flats. Each flat contains well laid out accommodation and both benefit from having UPVC double glazed windows and gas fired central heating. Minstead Road can be located off Gravelly Hill, (A5127) close to the junction of Salford Circus. The property is approximately a quarter of a mile from Junction 6 of the M6 Motorway and one mile from Erdington High Street providing a wide range of shops and amenities. Both flats are currently let on Assured Shorthold Tenancies as follows:

Ground Floor Flat – Rental - £100 per week (£5,200 per annum)
First Floor Flat – Rental - £100 per week (£5,200 per annum).
Total rental income £10,400 per annum.

Accommodation:

Ground Floor
Shared Entrance Hallway
Ground Floor Flat - Reception Room,
Kitchen, Bathroom having panelled
bath, pedestal wash hand basin and low
level WC. Two Bedrooms.



First Floor
Stairs and Landing
First Floor Flat - Hallway, Reception
Room, Kitchen, Bathroom with panelled
bath, pedestal wash hand basin and
WC. Two Bedrooms.

Outside
Rear: Lawned Garden

Vendors Solicitors:

George Green & Co
195 High Street
Cradley Heath
West Midlands
B64 5HW

Tel No: 01384 410410

Ref: Ms C Leyser**Viewings:**

Via Cottons – 0121 247 2233



**49 Lansdowne Road, Erdington,
Birmingham, B24 8AP**

Property Description:

A substantial two storey house of traditional brick construction surmounted by a replacement tile clad roof benefiting from gas fired central heating and UPVC double glazed windows and doors. The property has been let to students for a number of years and requires some cosmetic improvement and modernisation. Lansdowne Road itself leads directly off Gravelly Hill North (A5127) and is conveniently located within less than one quarter of a mile distance from Erdington High Street providing a wide range of retail amenities and services and within half a mile distance from Gravelly Hill Railway Station.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Large Dining Kitchen, Bathroom with modern corner suite comprising panelled bath, pedestal wash basin and WC.

First Floor

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

Outside

Front - gravelled foregarden.

Rear - pedestrian side access to paved yard and garden.

Vendors Solicitors:

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

Tel No: 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons - 0121 247 2233

**56 Tintern Road, Perry Barr,
Birmingham, B20 3HL**

Property Description:

A mid terraced property of brick construction standing behind a walled foregarden. and benefiting from gas fired central heating and part double glazed windows. The property is situated in an established residential area popular with investors and is conveniently located within approximately one miles distance from the University of Central England in Birmingham, Perry Barr and the One Stop Shopping Centre. Tintern Road itself leads directly off Aston Lane.

Accommodation:

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

First Floor

Stairs and Landing, Two Bedrooms, Bathroom with Shower, pedestal wash hand basin and WC.

Outside

Front: Walled foregarden

Rear: Garden and pedestrian access

Vendors Solicitors:

Silks
368 High Street
Smethwick
West Midlands
B66 3PG

Tel No: 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons - 0121 247 2233


**34 Howard Road, Handsworth Wood,
Birmingham, B20 2AN**
Property Description:

An end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating, and modern kitchen and bathroom fittings. Howard Road itself is located between Wood Lane and Wellington Road and is approximately half a mile from the One Stop Shopping Centre in Perry Barr. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental income of £600 per calendar month (£7,200 per annum).

Accommodation:

Ground Floor
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Bathroom comprising pedestal wash

hand basin, low level WC and panelled bath.

First Floor

Stairs and Landing, Three Bedrooms.

Outside

Rear - paved yard and garden.

Front - walled foregarden.

Vendors Solicitors:

Challinors Lyon Clark
Guardian House
Cronehills Linkway
West Bromwich
B70 8SW

Telephone No - 0121 553 3211

Ref: Miss L Trott

Viewings:

Via Cottons - 0121 247 2233



9 Morvale Street, Lye, Stourbridge, West Midlands, DY9 8DE

Property Description:

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof benefiting from part UPVC double glazed windows, gas fired central heating and offering accommodation on three floors which includes three double bedrooms. The property itself requires modernisation and cosmetic improvement and occupies an elevated position at the junction with Morvale Gardens. Morvale Street itself leads directly off Pedmore Road (A4036).

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with Pantry leading to side passageway with WC and Store.
First Floor
Stairs and Landing, Two Double

Bedrooms, Bathroom with bath, pedestal wash basin, Separate WC.
Second Floor
Stairs to Double Attic Bedroom with eaves storage.
Outside
Front - terraced foregarden, pedestrian access to rear.
Rear - yard and garden.

Vendors Solicitors:

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

Tel: 0121 356 1161

Ref: Mr A G Curtis

Viewings:

Via Cottons - 0121 247 2233

9 Greenfield Road, Harborne, Birmingham B17 0ED



Property Description:

A traditional mid terraced property of brick construction, surmounted by a pitched slate clad roof, occupying a slightly elevated position situated in a most sought-after and established location, opposite Harborne Garage and located close to the junction with Harborne High Street. The property itself has been used as offices, occupied for many years by a local firm of solicitors and would lend itself easily to residential conversion (subject to approval from the local planning authority) and requires some modernisation and improvement throughout.

Accommodation:

Ground Floor
Retail Shop/Office - 13.43 sq m (144 sq ft)
Rear Office - 13.24 sq m (142 sq ft)
Rear Store - 5.78 sq m (62 sq ft)
First Floor
Stairs and Landing
Front Office - 17.59 sq m (189 sq ft)
Rear Office - 9.9 sq m (106 sq ft)
Bathroom - 3.87 sq m (41 sq ft), panelled bath, pedestal wash basin & WC.
Kitchen - 3.17 sq m (34 sq ft)

Outside (front) - Paved forecourt
Outside (rear) - Brick yard, brick store & small garden.

Vendors Solicitors:

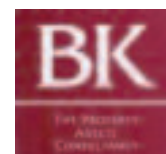
Butler Hall & Co
214 Hagley Road
Edgbaston
Birmingham
B16 9PH

Telephone No - 0121 456 3171

Ref: Mr I Butler

Viewings:

Via Cottons - 0121 247 2233



154 Gracemere Crescent, Hall Green, Birmingham B28 0UD



Property Description:

A mid terraced house of brick construction, surmounted by a pitched tile clad roof, providing well laid out accommodation and benefiting from gas-fired central heating, set back from the road behind a lawned fore-garden. Gracemere Crescent itself runs directly off Baldwins Lane and forms part of an established residential area.

Accommodation:

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

Outside (front) - Lawned fore-garden
Outside (rear) - Pedestrian shared entry access to paved yard, integral WC and lawned garden.

Vendors Solicitors:

Yusuf & Baker
75 Regency House
Adelaide Road
London
NW3 5EB

Telephone No - 0207 483 0341

Ref: Mr S Baker

Viewings:

Via Cottons - 0121 247 2233



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**58 Dimsdale Road, Northfield,
Birmingham, B31 5RD**


Property Description:

A Semi detached property of brick construction surmounted by a tile clad roof, set back from the road in an elevated position behind a lawned foregarden. The property benefits from having well laid out accommodation and gas fired central heating. Dimsdale Road can be located in an established residential area running in between Norrington Road and Hoggs Lane, and is close to North Worcestershire Golf Course and approximately one mile from Northfield Train Station.

Accommodation:

Ground Floor
Porch, Entrance Hallway, Reception Room, Kitchen/Dining Room, Lean to providing access to the garden.

First Floor

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

Outside

Front: Lawned foregarden
Rear: Lawned garden

Vendors Solicitors:

Coughin Mew & Clover
Kings Park House
22 Kings Park Road
Southampton
SO15 24F

Tel No: 02380 334661

Ref: Mr M Jones

Viewings:

Via Cottons – 0121 247 2233

**141 Pinfold Lane, Penn,
Wolverhampton WV4 4ES**


Property Description:

A traditional semi detached house of brick construction, surmounted by a hipped tile clad roof, set back from the road behind a lawned fore-garden and situated in a popular residential area. Pinfold Lane itself runs directly between Warstones Road and Penn Road (A449) and the property is conveniently located within approximately two miles to the south west of Wolverhampton City Centre. The property benefits from mostly UPVC double glazed windows and external doors, part electric storage heating and requires some modernisation and cosmetic improvement.

Garage, paved patio and mostly lawned garden.

Vendors Solicitors:

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

Ref: Mr Momi

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

First Floor

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

Outside – Lawned fore-garden bordered by a privet hedge, a full length shared paved driveway with gated vehicular access leading to a prefabricated



23 Finch Road, Lozells, Birmingham B19 1HR

Description:

A freehold former builders yard, containing a total of twenty-four lock-up Garages, four Workshops and one flat, which are all currently let, and having vehicular gated access directly off Finch Road. The site itself extends to 1142 sq m (0.28 acres) and further benefits from planning consent for residential redevelopment of the site.

Current Rental Income:

The garages, workshops and flat are all currently fully let on various tenancy agreements, producing a total rental income of £14,660 per annum. A schedule of tenancies, along with a copy of each tenancy agreement is available for inspection at the auctioneer's offices.

Planning

Planning consent has been granted by Birmingham City Council (reference N/O6221/04/OUT – dated 6 January

2005) for the erection of six terraced houses and construction of an access road off Canary Grove. The proposed development will comprise of two x 2 bedroom houses, three x 3 bedroom houses and one x 4 bedroom house, constructed in two blocks, each containing three properties and benefiting from off-road parking.

Vendors Solicitors:

Carville & Johnson
Northfield House
735 Bristol Road South
Northfield
Birmingham
B31 2NG

Telephone No – 0121 476 9000

Ref: Mr R Johnson

Viewings:

Via Cottons – 0121 247 2233



120 Alfred Road, Handsworth, Birmingham B21 9NQ

Property Description:

A substantial mid terraced house of traditional brick construction, surmounted by a replacement tile clad roof, offering well laid out accommodation, comprising of three reception rooms and three double bedrooms, and having part gas-fired central heating. The property further benefits from a vehicular gated access off Alfred Road, providing garaging and also leading to rear yard and garden containing a detached workshop, which has previously been used as a joinery yard and is ideal for a similar business. Alfred Road itself leads directly off Soho Road (A41) and both the house and the workshop require modernisation and improvement.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellar access, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Double Bedrooms, Large Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) – Small forecourt with double gated vehicular access to a tandem through Garage, providing access to:



Outside (rear) - Yard and garden with brick WC and store, brick built Workshop – 175 sq m approximately (1889 sq ft).

Vendors Solicitors:

Steel & Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP

Telephone No – 0121 523 9191

Ref: Mr N Gillette

Viewings:

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Unit 16 Bartleet Road, Washford Industrial Estate, Redditch, Worcs B98 0DG

Property Description:

A single storey industrial/warehouse unit constructed in brickwork/blockwork with cladding over on a steel portal frame with a lined roof including natural light inserts. Bartleet Road forms part of the Washford Industrial Estate, a modern Industrial Area approximately two miles South East of Redditch Town Centre. The area enjoys excellent road communications with the M42 motorway being easily accessible at Junction 3. The Estate itself is landscaped and has additional communal car parking.

Accommodation:

Ground Floor
Conservatory Style Reception Hall, General Office, Male and Female Toilets.
First Floor
Two General Offices.
Workshop/Warehouse with concrete floor, with folding loading doors to the rear. Gas heating and Three Phase Electricity.
Gross internal floor area 229.5 square metres (2,470 square feet).

Outside
Secure surfaced rear yard with security fencing and gates.

Term:

999 years from 1987 (Vendors Solicitors to confirm exact date)

Ground Rent: £50 per annum

Service Charge: A service charge is payable in respect of the upkeep of the estate. The service charge for this current year is approximately £200.00 (please refer to the vendors solicitor for the exact amount)

User: The ground lease provides that the premises must not be used for any uses other than as General Industrial Buildings as defined in Class B2 of the Town and Country Planning (Uses Order) 1987 but excluding the use for Motor Vehicle Repairs of any description.

Vendors Solicitors:

Sydney Mitchell
Apsley House
35 Waterloo Street
Birmingham
B2 5TJ

Telephone No – 0121 698 2200

Ref: Ms F Ismail

Viewings:

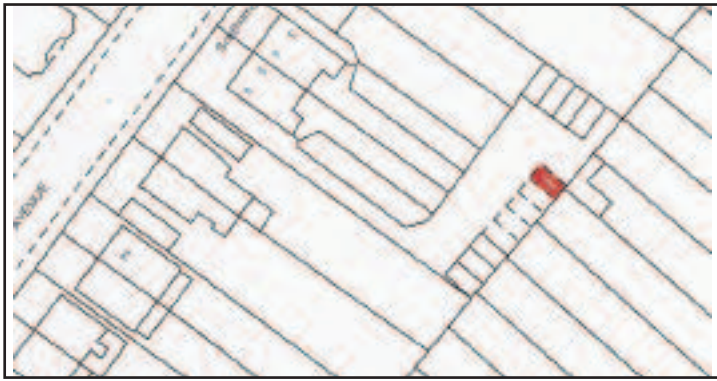
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Parking Space 3, Rear of Southerndown, Ashfield Avenue, Feltham, Middlesex TW13 5BB

Property Description:

A freehold parking space forming part of a parking area and garage yard situated to the rear of a residential block of properties known as Southerndown and located via a vehicular driveway directly off Ashfield Avenue which leads via Hanworth Road onto Uxbridge Road (A312). Feltham itself is located to the south west of London within approximately four miles distance from the M4 Motorway and may be suitable for commuters wishing park their car and utilise the local train service at Feltham to obtain access to the City of London.

Note:- A detailed plan outlining the size and exact location of the parking space is available for inspection in the legal pack.

Vendors Solicitors:

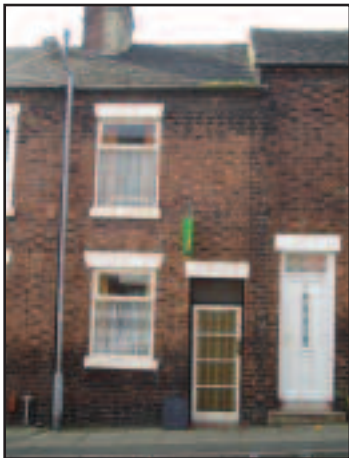
Kenneth Curtis and Co
88 Aldridge Road
Perry Barr
Birmingham B42 2TP

Tel: 0121 356 1161

Ref: Mrs D J Nary

Viewings:

Via Cottons – 0121 247 2233



39 Denbigh Street, Stoke On Trent, ST1 5JA

Property Description:

A traditional built mid-terraced house of brick construction surmounted by a pitched tile clad roof and requiring modernisation and improvement. The property is situated directly fronting the road, in an established residential area approximately half a mile distance from Hanley town centre providing a wide range of retail amenities and services.

Vendors Solicitors:

VKM Solicitors
Suite One
Talisbrook House
Castle Street
Wolverhampton WV1 3AD

Tel No: 01902 311 155

Ref: Mr V K Momi

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Lounge, Inner Hall, Dining Room,
Kitchen, Rear Entrance Lobby,
Bathroom with panelled bath, pedestal
wash basin and WC.
First Floor
Stairs and Landing, Two Double
Bedrooms.
Outside
Rear - paved yard and garden with brick
stores.



17 Bucks Hill, Nuneaton, Warwickshire, CV10 9LE

Property Description:

A traditional style mid terraced house of brick construction surmounted by a pitched tile clad roof and requiring complete modernisation and repair throughout including the provision of a bathroom. The property is set back from the road behind a small walled foregarden, and is situated to the upper part of Bucks Hill close to the junction with Coleshill Road and within approximately two miles distance to the North West of Nuneaton Town Centre.

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen with
Pantry.

First Floor

Stairs and Landing, Three Bedrooms.
Outside
Front - small walled foregarden.
Rear - brick outbuilding and garden.

Vendors Solicitors:

Challinors Lyon Clark
St Chads House
215 Hagley Road
Birmingham B16 9RG
Tel No: 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk





12 Rowan Road, Nuneaton, Warwickshire, CV10 9HS

Property Description:

A two storey mid terraced house surmounted by a pitched tile clad roof providing well laid out accommodation which includes three bedrooms and benefiting from UPVC double glazed windows. Rowan Road itself is situated off Springhill Road and the property lies approximately two miles distance to the North West of Nuneaton Town Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £276 per calendar month (£3,312 per annum).

Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.
Outside
Front - lawned foregarden.
Rear - garden.

Vendors Solicitors:

Silks Solicitors
368 High Street
Smethwick
West Midlands
B66 3AG

Tel: 0121 558 1147

Ref: Mr Steve Nickless

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Full Length Dining
Kitchen with Cloak Area, Built In
Understair Cupboard, Through
Lounge/Dining Room.
First Floor
Stairs and Landing, Three Bedrooms,



96 Aldgate Grove, Newtown, Birmingham, B19 3XE

Property Description:

A purpose built duplex maisonette situated on the second and third floors of a four storey block and providing well laid out accommodation benefiting from three bedrooms, gas fired central heating and UPVC double glazed windows and security door entry system. The property itself is situated in a cul-de-sac and Aldgate Grove is located approximately one miles distance to the North of Birmingham City Centre.

Accommodation:

Ground Floor
Communal Entrance with stair access to Second Floor
Reception Hall, Cloakroom WC,
Breakfast Kitchen, Full Width Lounge with Balcony off.
Third Floor
Stairs and Landing, Three Bedrooms,
Bathroom with panelled bath having

electric shower over, pedestal wash basin and WC.
Outside
Communal Gardens.

Term:

125 years from 20 November 1995

Ground Rent: £10.00 per annum.

Service Charge: Refer To Solicitors

Vendors Solicitors:

Equity Solicitors
92 Grove Lane
Handsworth
Birmingham
B21 9HA

Tel No: 0121 554 7470

Ref: Mr M Zafir

Viewings:

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**26 Edward Street, Dudley,
West Midlands, DY1 2AE**

Property Description:

A Mid Terraced Property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating, however does require some slight modernisation. Edward Street can be located off Nelson Street, which is close to Wolverhampton Street (B4176). The property is approximately half a mile from Dudley Town Centre providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Bathroom with panelled bath, pedestal wash hand basin and low level WC.

Lower Ground Floor
Good sized Storage Room and Kitchen having access to rear garden
First Floor
Stairs and Landing, Three Bedrooms
Outside
Lawned rear Garden

Vendors Solicitors:

Waldrons
813 High Street
Kingswinford
West Midlands DY6 8AD

Tel No: 0500 81 1899

Ref: Mrs S Guest

Viewings:

Via Cottons – 0121 247 2233

**47 Hall Park Street,
Bilston, Wolverhampton,
West Midlands,
WV14 0NG**
Freehold Investment
Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched slate clad roof benefiting from gas fired central heating and mostly UPVC double glazed windows. Hall Park Street itself leads directly off Wellington Road (A41) and the property is conveniently located within approximately one miles distance from Bilston Shopping Centre and within one and half miles distance from Wolverhampton City Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £368.33 per calendar month (£4,420 per annum).

Accommodation:

Ground Floor
Front Reception Room, Inner Hall, 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 foregarden.
Rear - verandah, gated yard and overgrown rear garden.

Vendors Solicitors:

Lockings Solicitors
St Mary's Court
Lowgate
Hull
HU1 1YG

Tel No: 01482 300233

Ref: Mr N Oakes

Viewings:

Via Cottons – 0121 247 2233


**47 Cecil Street, Walsall,
West Midlands, WS4 2AZ**
Property Description:

A Mid Terraced Property of brick construction surmounted by a tile clad roof set back from the road behind a gravelled foregarden. The property benefits from having well laid out accommodation, and gas fired central heating, however does require some modernisation and improvement. Cecil Street can be located in a residential area leading off Butts Road which in turn leads off Lichfield Street (A461) and is approximately half a mile from Walsall Town Centre providing a wide range of shops and amenities.

Accommodation:

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

First Floor
Stairs and Landing, Three Bedrooms

Outside
Front: Gravelled Foregarden
Rear: Lawned Garden

Vendors Solicitors:

Garner Canning
1168 Stratford Road
Hall Green
Birmingham
B28 8AW

Tel No: 0121 778 2371

Ref: Ms G Reading

Viewings:

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**3 Church Street, Tipton,
West Midlands, DY4 7SR**

Property Description:

A Traditional style mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property is offered for sale in presentable condition having been refurbished and modernised. The property benefits from modern kitchen and bathroom fitments, UPVC double glazed windows and gas fired central heating. Church Street is situated within a residential area located off Tividale Road approximately a quarter of a mile distance from Burnt Tree Island and approximately one mile distance from Dudley Town centre providing a wide range of shops and amenities.

First Floor
Stairs and Landing, Three Bedrooms

Outside
(Rear) Paved area leading to garden.

Vendors Solicitors:

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

Tel No: 0121 455 6333

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen and Bathroom with panelled bath, pedestal wash hand basin and WC.



**Flat 8 Camberley, Beacon view, West Bromwich,
West Midlands, B71 3PE**

Property Description:

A purpose built ground floor studio flat forming part of a purpose built development set back from the Beacon View Road providing well laid out accommodation benefiting from UPVC double glazed windows. Beacon View Road can be located off the Walsall road (A4031) and is approximately one and a half miles from junction 9 of the M6 Motorway.

Ground Rent: Refer to solicitor

Service Charge: Refer to solicitor.

Vendors Solicitors:

Steel and Clunis
30 Grove Lane
Handsworth
Birmingham B21 9EP
Tel No: 0121 551 2037

Accommodation:

Ground Floor
Entrance Hallway, Reception /
Bedroom, Kitchen, Bathroom having
panelled bath, pedestal wash hand
basin and low level WC.

Ref: Mr N Gillette

Viewings:

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Term:

199 years from 29 September 1990



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**69 Alexandra Road, Handsworth,
Birmingham, B21 0PL**

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof, directly fronting the pavement. The property benefits from part UPVC double glazing, but does require some cosmetic improvement. Alexandra Road runs between Watt Street and Victoria Road and is situated within less than half a mile distance from Soho Road, (B14 100) providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Hallway, Front Reception Room, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash hand basin and WC.

First Floor
Stairs and Landing, Three Bedrooms

Outside
Rear: Garden and pedestrian access

Vendors Solicitors:

Silks
368 High Street
Smethwick
West Midlands
B66 3PG

Tel No: 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233



**616 Warwick Road, Tyseley,
Birmingham, B11 2HR**

Property Description:

A traditional style mid-terraced house of brick construction surmounted by a pitched slate clad roof situated close to the junction with Roma Road occupying a slightly elevated position set back behind a small walled foregarden. The property is currently let on a Secure Regulated Tenancy at a Rental of £23.00 per week (£1,196 per annum)
Accommodation
Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside
Front - small foregarden.
Rear - overgrown garden.

Vendors Solicitors:

Glaisyers Solicitors
10 Rowchester Court
Printing House Street
Birmingham
B4 6DZ

Tel No: 0121 233 2971

Ref: Mr J Cox

Viewings:

Via Cottons – 0121 247 2233



**16 Roma Road, Tyseley,
Birmingham, B11 2JN**

Property Description:

A traditional style mid-terraced house of brick construction surmounted by a pitched slate clad roof requiring modernisation and improvement throughout. The property itself is set back from the road behind a small walled foregarden and Roma Road leads directly off Warwick Road (A41) and is conveniently within approximately half a miles distance from Tyseley Railway Station.

Stairs and Landing, Two Bedrooms, Bathroom with WC.
Outside
Front - small walled foregarden.
Rear - patio and garden.

Vendors Solicitors:

Glaisyers Solicitors
10 Rowchester Court
Printing House Street
Birmingham B4 6DZ
Tel No: 0121 233 2971

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen.
First Floor

Ref: Mr J Cox

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