

# PROPERTY AUCTION

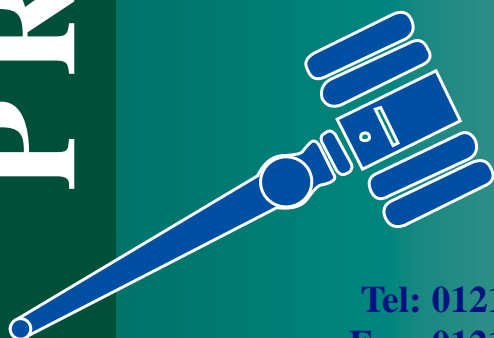
# Cottons

Chartered Surveyors

**14TH MARCH 2002**

**AT 11.00 AM**

**GROSVENOR SUITE  
BIRMINGHAM GRAND  
MOAT HOUSE**



**Tel: 0121 247 2233**

**Fax: 0121 247 1233**

**E-mail: [auctions@cottons.co.uk](mailto: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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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.** 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.
- 9.** 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.
- 10.** 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.
- 11.** 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.
- 12.** 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 75 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with residential development opportunities and freehold ground rents comprising:

- 24 Residential Investment Properties
- 27 Freehold Vacant Houses
- 5 Leasehold Vacant Flats/Houses
- 1 Residential Building Plot
- 1 Freehold Investment Opportunity
- 4 Freehold Commercial Premises with Vacant Possession
- 9 freehold Ground Rent Investments
- 1 Former Clinic/Health Centre
- 1 Freehold Commercial Investment
- 1 Former Public House with Vacant Possession
- 1 Freehold Showroom & Workshop Premises

### ORDER OF SALE

Lot	Property	
1.	16 Hagley Road West, Warley, West Midlands	Vacant Possession
2.	6 Ladbrooke Grove, Acocks Green, Birmingham	Vacant Possession
3.	46 Shirlett Close, Aldermans Green, Coventry	Vacant Possession
4.	64 Forester Street, Walsall, West Midlands	Investment
5.	70 Asquith Road, Ward End, Birmingham	Vacant Possession
6.	22 Beeton Road, Winson Green, Birmingham	Investment
7.	4 Grange Road, Smethwick, West Midlands	Investment
8.	87 Weston Street, Walsall, West Midlands	Investment
9.	19 Aubrey Road, Harborne, Birmingham	Vacant Possession
10.	59 Bristol Road, Edgbaston, Birmingham	Vacant Possession
11.	402 Lodge Road, Hockley, Birmingham	Vacant Possession
12.	60 Parker Street, Bloxwich, Walsall, West Midlands	Investment
13.	105 Helming Drive, Danehurst Estate, Wolverhampton	Investment
14.	160 Stanhope Road, Warley, West Midlands	Vacant Possession
15.	140 James Turner Street, Winson Green, Birmingham	Investment
16.	22 Carlyle Road, Edgbaston, Birmingham	Vacant Possession
17.	440 Bordesley Green East, Stechford, Birmingham	Vacant Possession
18.	22 St Bernards Road, Olton, Solihull	Freehold Investment Opp
19.	15 Buccleuch Close, Dunchurch, Rugby	Vacant Possession
20.	4 Slaney Street, Oakengates, Telford, Shropshire	Investment
21.	66 Forrester Street, Walsall, West Midlands	Investment
22.	80 Hagley Road West, Warley, West Midlands	Vacant Possession
23.	267 Monument Road, Edgbaston, Birmingham	Investment
24.	70 Onibury Road, Handsworth, Birmingham	Vacant Possession
25.	4 Hermitage Road, Erdington, Birmingham	Vacant Possession
26.	16 Mayfield Road, Streetly, Sutton Coldfield	Freehold Ground Rent
27.	32 Mayfield Road, Streetly, Sutton Coldfield	Freehold Ground Rent
28.	35 Mayfield Road, Streetly, Sutton Coldfield	Freehold Ground Rent
29.	44 Sycamore Road, Handsworth, Birmingham	Vacant Possession
30.	64 Stanmore Road, Edgbaston, Birmingham	Investment
31.	2/16 Augusta Road, Acocks Green, Birmingham	Vacant Possession
32.	3/16 Augusta Road, Acocks Green, Birmingham	Vacant Possession
33.	62 Priestley Road, Sparkhill, Birmingham	Vacant Possession
34.	154/156 Wolverhampton St, Dudley, West Midlands	Vacant Possession
35.	172-188 Meltham Rd, Huddersfield, West Yorkshire	Ground Rents
36.	2 & 6-16 St James Rd, Huddersfield, West Yorkshire	Ground Rents
37.	54 Eva Road, Winson Green, Birmingham	Investment
38.	Former Public House, 140 Sams Lane, West Bromwich	



- |  |                              |
|--|------------------------------|
| 39. 14 Harmer Street, Winson Green, Birmingham                             | Vacant Possession Investment |
| 40. 158 James Turner St, Winson Green, Birmingham                          | Vacant Possession            |
| 41. Building Plot, 54/56 Castle Road, Hartshill, Nr Nuneaton, Warwickshire | Vacant Possession            |
| 42. Showroom, Hansa Rd, Kings Lynn   | Vacant Possession            |
| 43. 81 Wychwood Crescent, Yardley, Birmingham                              | Investment                   |
| 44. 2 Newton Place, Winson Green, Birmingham                               | Vacant Possession            |
| 45. 53 Moat Road, Oldbury, West Midlands                                   | Vacant Possession            |
| 46. 34 Chapman St, West Bromwich, West Midlands                            | Vacant Possession            |
| 47. 64-70 Smith Street, Coventry   | Vacant Possession            |
| 48. 12 Warwards Lane, Selly Oak, Birmingham                                | Investment                   |
| 49. 43 Wheelwright Road, Erdington, Birmingham                             | Vacant Possession            |
| 50. Aldridge Clinic, Leighswood Rd, Aldridge, Walsall                      | Vacant Possession            |
| 51. 44 Arthur Street, Barrow in Furness, Cumbria                           | Vacant Possession            |
| 52. 156 Elmbridge Road, Perry Barr, Birmingham                             | Vacant Possession            |
| 53. 188 Grestone Avenue, Handsworth Wood, Birmingham                       | Vacant Possession            |
| 54. 30 Dora Street, Walsall, West Midlands                                 | Investment                   |
| 55. 127 Winson Street, Winson Green, Birmingham                            | Investment                   |
| 56. 104 Wiggin Street, Ladywood, Birmingham                                | Investment                   |
| 57. 2 Milford Place, off High St, Kings Heath, Birmingham                  | Investment                   |
| 58. 54 Lazy Hill, Kings Norton, Birmingham                                 | Ground Rent                  |
| 59. 74 Lazy Hill, Kings Norton, Birmingham                                 | Ground Rent                  |
| 60. 54 Lomaine Drive, Kings Norton, Birmingham                             | Ground Rent                  |
| 61. 3 Bark Piece, off Sommerfield Rd, Woodgate Valley, B'ham               | Vacant Possession            |
| 62. 3 Milford Place, off High St, Kings Heath, Birmingham                  | Investment                   |
| 63. 304 Gillott Road, Edgbaston, Birmingham                                | Investment                   |
| 64. 9 Buttery Road, Smethwick, West Midlands                               | Vacant Possession            |
| 65. 31 Poplar Road, Bearwood, West Midlands                                | Vacant Possession            |
| 66. 171 Selsey Road, Edgbaston, Birmingham                                 | Vacant Possession            |
| 67. 13 Tower Road, Tividale, West Midlands                                 | Investment                   |
| 68. 20 Chartist Road, Washwood heath, Birmingham                           | Investment                   |
| 69. 172 Handsworth New Rd, Winson Green, Birmingham                        | Vacant Possession            |
| 70. 38 Uplands Road, Handsworth, Birmingham                                | Ground Rent                  |
| 71. 72 Dora Street, Walsall, West Midlands                                 | Investment                   |
| 72. 17 Chalfont Road, Handsworth, Birmingham                               | Vacant Possession            |
| 73. 203 Bacchus Road, Winson Green, Birmingham                             | Vacant Possession            |
| 74. 219 Bacchus Road, Winson Green, Birmingham                             | Investment                   |
| 75. 15 Linchmere Road, Handsworth, Birmingham                              | Vacant Possession            |

## LOT 1

## Freehold Vacant Possession

### 16 Hagley Road West, Warley, West Midlands B67 5EX



#### Property Description:

Ground Floor  
Entrance Hall, Reception Hall, Three Reception Rooms, Kitchen.  
First Floor  
Stairs & Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Outside (front) – Fore garden, shared pedestrian access.  
Outside (rear) – Yard, brick stores and WC, small patio and lawned garden.

#### Accommodation:

A traditional style semi-detached villa of brick construction with tile clad roof situated in a row of similar houses located between Lightwoods Park and Beechwood Road. The property requires modernisation and improvement.

#### Vendors Solicitors:

Putnsams. W.L.C Solicitors  
55 Charlotte Street  
Birmingham  
B3 1PX  
Telephone No – 0121 236 9441

**Ref:** Mr S Dempsey

#### Viewings:

Via Cottons – 0121 247 2233

## LOT 2

## Freehold Vacant Possession

### 6 Ladbrooke Grove, Acocks Green, Birmingham B27 7LB



#### Property Description:

A mid terraced house of brick construction with slate clad roof, set back behind a lawned fore garden and situated in a cul de sac location off Tavistock Road. The property requires modernisation and improvement.

#### Accommodation:

Ground Floor  
Recessed Entrance, Lounge, Kitchen, Bathroom with bath, wash basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.

Outside (front) – Lawned fore garden with scope for off road parking.  
Outside (rear) – Overgrown garden.

#### Vendors Solicitors:

Partridge Allen  
Portland Buildings  
Anchor Road  
Aldridge  
Walsall  
WS9 8PR  
Telephone No – 01922 452860

**Ref:** Mr K Windridge

#### Viewings:

Via Cottons – 0121 247 2233

## AUCTION TEAM

**Andrew J Barden MRICS**

**John Day FRICS**

**Peter C Longden FRICS**

**Mark M Ward TechRICS**

**Kenneth F Davis FRICS**

**Geoffrey F Mander**

### 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.





**46 Shirlett Close, Aldermans Green, Coventry CV2 1PG**

**Property Description:**  
A purpose built ground floor maisonette having brick outer walls surmounted by an interlocking concrete tile clad roof and requiring some modernisation and improvement. The property is situated in a cul de sac located off Jackers Road which in turn leads off Aldermans Green road (B4109

**Term:** 99 years, commencing 24 June 1973

**Ground rent:** £50.00 per annum

**Vendors Solicitors:**  
Putsnams. W.L.C  
55 Charlotte Street  
St Pauls Square  
Birmingham B3 1PX  
Telephone No - 0121 236 9441

**Ref:** Mr S Dempsey

**Viewings:**  
Via Cottons – 0121 247 2233

**Accommodation:**  
Ground Floor  
Reception hall, Lounge, Bedroom 1, Bedroom 2, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside - Shared gardens to front and rear.

**64 Forrester Street, Walsall, West Midlands WS2 9PL**



**Property Description:**  
A traditional style mid terraced house of brick construction with slate clad roof directly fronting the pavement. Forrester Street is located off Moat Road, which in turn leads off Pleck Road (A4148). The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £25.50 per week (£1,326.00 per annum) effective from 18 February 2000.  
**Note:** Re-registration of the current rental is now due.

**FOX & HARRISON**  
CHARTERED SURVEYORS  
Established 1887

**Vendors Solicitors:**  
Williams & Cole  
38-39 Lichfield Street  
Walsall  
West Midlands WS1 1UP  
Telephone No – 01922 627521

**Ref:** Mr A G Mammatt

**Viewings:**  
Via Cottons – 0121 247 2233

**Accommodation:**  
Ground Floor  
Two Reception Rooms, Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Two Bedrooms.  
Outside (rear) – Shared pedestrian access, yard and lawned garden.



**70 Asquith Road, Ward End, Birmingham B8 2HL**

**Property Description:**  
An end terraced house of brick construction with tile clad roof benefitting from the recent provision of UPVC double glazed windows. Asquith Road is located directly off Washwood Heath Road (A47).

**Accommodation:**  
Ground Floor  
Reception Hall, Through Lounge/Dining Room, Kitchen, Bathroom with panelled bath with shower over, pedestal wash basin, WC.  
First Floor  
Stairs and Landing, Three Bedrooms (bedroom 2 intercommunicating).  
Outside (front) – Walled fore garden  
Outside (rear) – Yard/patio, side pedestrian access and lawned garden.

**Vendors Solicitors:**  
Wheadon & Co  
Offices 1 and 2  
Commerce House  
Vicarage Lane  
Water Orton  
Birmingham  
B46 1RR  
Telephone No – 0121 776 7600

**Viewings:**  
Via Cottons – 0121 247 2233

**22 Beeton Road, Winson Green, Birmingham B18 4QD**



**Property Description:**  
A traditional style mid terraced house of brick construction with replacement tile clad roof set back from the road behind a small walled fore garden. Beeton Road runs directly off Handsworth New Road (A4040). The property is currently let on an Assured Shorthold Tenancy Agreement.

**Rental:** £330 per calendar month (£3,960 per annum).

**Accommodation:**  
Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Lobby, Bathroom with panelled bath, pedestal washbasin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms (Bedroom 2 intercommunicating),  
Outside (front) – Small walled fore garden.  
Outside (rear) – Yard and garden.

**Vendors Solicitors:**  
Sankey Reynolds  
466 Birchfield Road  
Perry Barr  
Birmingham  
B20 3JQ  
Telephone No – 0121 356 5032

**Ref:** Mr K Bradley

**Viewings:**  
Via Cottons – 0121 247 2233





**4 Grange Road, Smethwick,  
West Midlands B66 4NH**

**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof and part UPVC double glazed windows. The property is set back from the road behind a small walled fore garden and has been converted into two Self-contained Flats. Grange Road is located directly off Waterloo Road (A4092) and the property is close to the junction with Sycamore Road.

Each flat is currently let on an Assured Shorthold Tenancy Agreement as follows:

**Ground Floor:** £325.00 per calendar month (£3900 per annum)

**First Floor:** £368.33 per calendar month (£4420 per annum)

**Total Rental Income:** £8320 per annum

**Accommodation:**

Ground Floor  
Living Room, Bedroom, Kitchen and Bathroom  
First Floor  
Pedestrian side access to Stairs and Landing, Living Room, Bedroom, Kitchen, Bathroom.  
Outside (front) - Small walled fore garden.  
Outside (rear) - Garden and outbuildings.

**Vendors Solicitors:**

FA Greenwood & Co  
Victoria Square House  
81 New Street  
Birmingham B2 4BA  
Telephone No - 0121 643 1082

**Ref:** Mr A J Monington

**Viewings:**

Via Cottons – 0121 247 2233

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

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

**87 Weston Street, Walsall,  
West Midlands WS1 4EQ**



**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof directly fronting the pavement and benefitting from UPVC double glazed windows. The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £25.00 per week (£1,300.00 per annum) effective from 1 March 2000.

**Note:** Re-registration of the current rental is now due.

**FOX & HARRISON**  
CHARTERED SURVEYORS  
*Established 1857*

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Two Bedrooms.  
Outside (rear) – Shared pedestrian access, yard, lawned garden.

**Vendors Solicitors:**

Williams & Cole  
38-39 Lichfield Street  
Walsall  
West Midlands WS1 1UP  
Telephone No – 01922 627521

**Ref:** Mr A G Mammatt

**Viewings:**

Via Cottons – 0121 247 2233

**19 Aubrey Road, Harborne,  
Birmingham B32 2BB**



**Property Description:**

A end of terrace house of brick construction with slate clad roof, having been recently extended and improved to include UPVC Double Glazed Windows, extended Kitchen and Dining Room, Re-wire and Damp Proof injection. Aubrey Road is situated directly between Wolverhampton Road South (A4123) and Balden Road.

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Kitchen, Rear Reception Room, Dining Room.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside (front) – Driveway and lawned fore garden, pedestrian side access to rear.  
Outside (rear) – Garden.

**Vendors Solicitors:**

Hearne & Co  
121 Poplar Road  
Bearwood  
West Midlands  
B66 4AP  
Telephone No – 0121 420 3636

**Ref:** Mr R Hearne

**Viewings:**

Via Cottons – 0121 247 2233





**59 Bristol Road, Edgbaston,  
Birmingham B5 7TU**

**Property Description:**

A substantial detached period residence occupying an elevated position overlooking the Bristol Road (A38) close to the junction with Wellington Road. This double fronted property is of brick construction with part rendered elevations and replacement tile clad roof. The property, which was formerly let to students, benefits from gas fired central heating and fitted fire safety alarm system.

**Accommodation:**

Ground Floor  
Reception Hall, Inner Hall with Two Cloakrooms, each having WC and wash basin, Three Reception Rooms, Lobby with access to Cellar, Bathroom with bath, and pedestal wash basin, Dining/Kitchen, Utility Room.  
First Floor  
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC, Separate WC with WC suite.  
Second Floor  
Original Staircase to Loft

Accommodation, Note: Staircase partitioned off and area not inspected.  
Outside (Front) – Lawned fore garden, Tarmacadam driveway and small garden to side, gated pedestrian access to rear.  
Outside (Rear) – Covered yard area, paved patio and raised lawned garden.

**Lease Term:** 99 years commencement date 25 March 1913.

**Ground Rent:** £6.78 pa

**Vendors Solicitors:**

Salisburys  
318 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN  
Telephone No – 0121 733 2383

**Ref:** Mr T Ross

**Viewings:**

Via Cottons – 0121 247 2233



**402 Lodge Road, Hockley,  
Birmingham B18 5PW**

**Property Description:**

A substantial mid-terraced Three Storey property with Retail Premises and Workshops to the ground floor, along with Living Accommodation over. The property which has recently been improved is of rendered brick construction with replacement tile clad roof and is located to the very eastern side of Lodge Road, directly off Heaton Street giving direct access to Birmingham Outer Ring Road (A4540) providing access to the A38 (M) Expressway and M6 Motorway.

**Accommodation:**

Ground Floor  
Retail Shop - 23 sq m (255 sq ft)  
Frontage - 5.45 m (17 ft 10"), aluminium double glazed front and electric roller shutters.  
Raised area with storage recess - 5.4 sq m (58 sq ft).  
Rear Office - 16 sq m (172 sq ft), Inner Lobby - With stairs to first floor and access to Cellar, Kitchen

Covered Yard area, Two Cloakrooms containing WC and wash basin, secure shared pedestrian access to side.

Workshop 1: 46 sq m (497 sq ft),  
Workshop 2: 12 sq m (131 sq ft).

First Floor  
Stairs and Landing, Lounge, Rear Reception Room, Secondary Stairs with Landing Room, Kitchen.  
Second Floor  
Stairs and Landing, Box Room, Bedroom.

**Vendors Solicitors:**

J V Vobe & Co  
Clinton House  
High Street  
Coleshill  
B46 3BP  
Telephone No – 01675 467333

**Ref:** Mr D Christensen

**Viewings:**

Via Cottons – 0121 247 2233

**WE ARE ASSEMBLING LOTS  
FOR OUR NEXT SALE  
20th June 2002  
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ONLY RESULT  
THAT REALLY MATTERS**

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

**60 Parker Street, Bloxwich, Walsall, West Midlands WS3 2LE**

**Property Description:**

A presentable traditional style mid terraced house of brick construction with replacement tile clad roof, directly fronting the pavement. Parker Street is located directly off Elmore Green Road (B4210) and is approximately two and a half miles distant from Walsall Town Centre. The property is currently let on an Assured Tenancy as follows:

**Rental:** £42.00 per week (£2,184.00 per annum).

**FOX & HARRISON**  
CHARTERED SURVEYORS  
*Established 1887*

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms, (bedroom 2 intercommunicating).  
Outside – Shared pedestrian access to rear, paved yard and lawned garden.

**Vendors Solicitors:**

Williams & Cole  
38-39 Lichfield Street  
Walsall  
West Midlands  
WS1 1UP  
Telephone No – 01922 627521

**Ref:** Mr A G Mammatt

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 13****Freehold Investment**

**105 Helming Drive, Danehurst Estate, Wolverhampton WV1 2AH**

**Property Description:**

A modern semi-detached house situated on a no-through road, forming part of a small estate located off Deans Road which provides a link between Willenhall Road (A454) and Wolverhampton Road (A4124). The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 6 months commencing on 19 October 2001.

**Rental:** £325 per calendar month (£3,900 per annum).

**Vendors Solicitors:**

F A Greenwood & Co  
Victoria Square House  
81 New Street  
Birmingham  
B2 4BA  
Telephone No – 0121 643 1082

**Ref:** Mr A J Monington

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Side Reception Hall, Lounge, Dining/Kitchen.  
First Floor  
Stairs & Landing, Two Bedrooms, Bathroom with panelled bath having shower over, wash basin and WC.  
Outside (front) – Lawned fore garden, full length driveway providing multi-car parking.  
Outside – (rear) – Lawned garden, parking space and brick store.

**LOT 14****Freehold Vacant Possession**

**160 Stanhope Road, Warley, West Midlands B67 6HP**

**Property Description:**

A semi detached house of brick construction with tile clad hipped roof having the benefit of gas fired central heating, but requiring modernisation and improvement. The property is situated virtually opposite Beakes Road close to the junction with Thimblemill Road (B4182).

**Accommodation:**

Ground Floor  
Reception Hall, Two Reception Rooms, Kitchen, Lean-to Veranda.  
First Floor  
Stairs & Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) – Lawned fore garden, driveway and lean-to garage.  
Outside (rear) – Enclosed side yard and rear lawned garden.

**Vendors Solicitors:**

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

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 15****Freehold Investment**

**140 James Turner Street, Winson Green, Birmingham B18 4NF**

**Property Description:**

A traditional mid terraced house of brick construction with replacement tile clad roof directly fronting the pavement, having been improved to include replacement kitchen and bathroom fittings. The property is currently let on an Assured Shorthold Tenancy Agreement.

**Rental:** £300 per calendar month (£3,600 per annum)

**Vendors Solicitors:**

Sankey Reynolds  
466 Birchfield Road  
Perry Barr  
Birmingham B20 3JQ  
Telephone No – 0121 356 5032

**Ref:** Mr K Bradley

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside – Rear yard and garden.





**22 Carlyle Road, Edgbaston,  
Birmingham B16 9BJ**



**Property Description:**

A substantial traditional style Three storey mid terraced house of brick construction with a predominantly tile clad roof situated off Stirling Road and within approximately a quarter of a mile distance from both Hagley Road (A456) and Edgbaston Reservoir. The property benefits from a mix of independent electric and gas fired heaters.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall with Cellar access, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Bathroom with panelled bath, pedestal wash basin and WC, Separate WC with WC suite, Three Bedrooms.  
Second Floor  
Stairs and Landing, Shower Room with shower enclosure and wash basin, Three Bedrooms.

Outside (front) - Walled fore garden.  
Outside (rear) - Paved yard, garden and pedestrian access.

**Vendors Solicitors:**

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

**Ref:** Mr P Mason

**Viewings:**

Via Cottons – 0121 247 2233



**440 Bordesley Green East, Stechford,  
Birmingham B33 8PN**

**Property Description:**

A semi-detached house of brick construction with a hipped tile clad roof, set back from Bordesley Green East (B4128) behind a walled fore garden and situated between the junctions of Station Road and Stuarts Road. The property requires some modernisation and improvement.

**Accommodation:**

Ground Floor  
Reception Hall, Two Reception Rooms, Kitchen.  
First Floor  
Stairs and Landing,

Three Bedrooms, Bathroom.  
Outside (front) – Walled fore garden, driveway, Garage  
Outside (rear) – Garden.

**Vendors Solicitors:**

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

**Ref:** Mr J R Devlin

**Viewings:**

Via Cottons – 0121 247 2233



**22 St Bernards Road, Olton, Solihull, West  
Midlands B92 7BB**

**Property Description**

A substantial period house which has been converted to provide six separate Self-contained Flats with Tarmacadam forecourt providing shared parking and shared lawned garden at the rear. The property is located within a quarter of a mile from Warwick Road (A41). All Flats are subject to a long lease, for a term of 174 years, commencing on 25 March 1977 and paying a peppercorn ground rent.

**Service Charge**

Service charge accounts are submitted by the freeholder in March each year and the service charge for the most recent accounts (31 March 2001) was £424.80 per flat.

**Income Received By Freeholder**

The Freeholder is entitled to receive under the terms of the lease (6 schedule, part II) reasonable remuneration for the management and administration of the property equating to 1/6th of the total annual service charge, which includes annual building insurance. Management Fee 2000/2001 - £425

**Landlord & Tenant Act 1987**

Offer notices, for sale by auction, have been served upon all lessees under Section 5B of the above act.

**Vendors Solicitors:**

Blount MacNamara  
Kingstone House  
Moor Street  
Brierley Hill  
West Midlands  
Telephone No - 01384 480877

**Ref:** Mr C MacNamara

**Viewings:** Not applicable

**N.B. - A CONTRIBUTION OF £250 PLUS VAT WILL BE PAYABLE BY THE PURCHASERS TOWARDS THE FREEHOLDERS LEGAL COSTS.**





**15 Buccleuch Close, Dunchurch,  
Rugby CV22 6QB**

**Property Description:**

A modern and presentable chalet style dwelling located in a popular village surmounted by a pitched tile clad roof and benefitting from gas fired central heating, majority UPVC double glazed windows and Garage. The property is situated in a cul de sac and within approximately one mile distance from Dunchurch Village Centre. The property provides scope for extension.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Kitchen, Inner Hall, Dining Room, Bedroom 3/Study.  
First Floor  
Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom with

panelled bath, pedestal wash basin and WC.

Outside (front) – Lawned fore garden, paved driveway providing off road parking, Garage.

Outside (rear) – Pedestrian side access, paved patio and lawned garden.

**Vendors Solicitors:**

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

**Ref:** Mr E Ribchester

**Viewings:**

Via Cottons – 0121 247 2233

**4 Slaney Street, Oakengates, Telford,  
Shropshire TF2 6ET**



**Property Description:**

A traditional style end terraced house of brick construction with replacement tile clad roof, situated directly fronting the road and is situated within approximately one and a half miles of the M54 Motorway (Junction 5).

The property is currently let on a Registered Tenancy.

**Rental:** £43.00 per week (£2236 per annum) (effective from 28 April 2001).

**Vendors Solicitors:**

Cocks Lloyd & Co  
Riversley House  
Coton Road  
Nuneaton  
Warwickshire CV11 5TX  
Telephone No – 02476 641642

**Ref:** Ms A Brown

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Lobby with Cellar access, Dining/Kitchen, Rear Entrance Hall, Bathroom with panelled bath, wash basin and WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms.  
Outside (rear) – Yard, shared pedestrian access and lawned garden.

**66 Forrester Street, Walsall,  
West Midlands WS2 9PL**



**Property Description:**

A traditional style end terraced house of brick construction with slate clad roof directly fronting the pavement. Forrester Street is located off Moat Road, which in turn leads off Pleck Road (A4148). The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £25.50 per week (£1,326.00 per annum) effective from 18 February 2000.

**Note: Re-registration of the current rental is now due.**

**FOX & HARRISON**  
CHARTERED SURVEYORS  
*Established 1887*

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Two Bedrooms.  
Outside (rear) – Shared pedestrian access, yard and garden.

**Vendors Solicitors:**

Williams & Cole  
38-39 Lichfield Street  
Walsall  
West Midlands WS1 1UP  
Telephone No – 01922 627521

**Ref:** Mr A G Mammatt

**Viewings:**

Via Cottons – 0121 247 2233

**80 Hagley Road West, Warley,  
West Midlands B67 5EZ**



**Property Description:**

A mid terraced house of brick construction with slate clad roof, occupying an elevated position, set back from Hagley Road West (A456) behind a forecourt hard-standing. The property benefits from gas fired central heating and UPVC double glazed windows.

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Shower Room with shower enclosure, wash basin and WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside (front) – Forecourt driveway.  
Outside (rear) – Yard and garden.

**Vendors Solicitors:**

Manby & Steward Solicitors  
George House  
St Johns Square  
Wolverhampton  
WV2 4BZ  
Telephone No – 01902 578000

**Ref:** Mr D Grove

**Viewings:**

Via Cottons – 0121 247 2233



**267 Monument Road, Edgbaston,  
Birmingham B16 8XF**

**Property Description:**

A substantial grade 2 listed semi-detached period residence of brick construction with stucco rendered front elevations and a slate clad roof. The property has been extended at the rear and converted to provide three separate lettable units comprising of two Self-contained Flats and a Two-Storey Mews Type House. The property is well maintained with modern fitments and provides the opportunity of conversion back to a sole dwelling house. The property is currently let on three separate Assured Shorthold Tenancy Agreements as follows:

**Flat A:** £395 per calendar month (£4740 per annum)

**Flat B:** £500 per calendar month (£6000 per annum)

**Mews House:** £395 per calendar month (£4740 per annum)

**Total Rental Income:** £1290 per calendar month (£15,480 per annum)

**Accommodation:**

Ground Floor - Main House  
Shared Entrance Hall

**Flat A**

Reception Hall with access to cellar, Lounge, Kitchen, Double Bedroom, Shower Room.  
First Floor  
Stairs and Landing.

**Flat B**

Lounge, Kitchen, Shower Room, Bedroom 3/Dining Room.  
Second Floor  
Stairs and Landing, Two Double Bedrooms.

**Mews House**

Ground Floor  
Dining/Kitchen, Inner Hall, Lounge.  
First Floor  
Stairs and Landing, Double Bedroom and Bathroom with modern corner suite.  
Outside (front) - Shared gravelled forecourt parking area.  
Outside (rear) - Garden

**Vendors Solicitors:**

Manby & Steward  
George House  
St Johns Square  
Wolverhampton WV2 4BZ  
Telephone No - 01902 578000

**Ref:** Mr D Grove

**Viewings:**

Via Cottons – 0121 247 2233

**70 Onibury Road, Handsworth,  
Birmingham B21 8BD**



**Property Description:**

A traditional style semi-detached house of brick construction with tile clad roof set back from the road behind a lawned fore garden and benefitting from a Garage, located in the rear garden with rear vehicular access. The property requires modernisation and improvement.

**Accommodation:**

Ground Floor  
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Stairs & Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Lawned fore garden.  
Outside (rear) - Side pedestrian access, patio, long lawned garden and Garage with shared vehicular access.

**Vendors Solicitors:**

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

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons – 0121 247 2233

**4 Hermitage Road, Erdington,  
Birmingham B23 6AS**



**Property Description:**

A traditional style mid terraced house of brick construction with replacement tiled roof covering, situated close to the junction with Clarence Road and located within approximately one quarter of a mile of Gravelly Hill Railway Station and three quarters of a mile of Erdington Shopping Centre and the M6 Motorway (junction 6).



**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) – Small fore garden  
Outside (rear) – Paved yard, brick store and lawned garden.

**Vendors Solicitors:**

Wheadon & Co  
Offices 1 and 2 Commerce House  
Vicarage Lane  
Water Orton  
Birmingham  
B46 1RR  
Telephone – 0121 776 7600

**Viewings:**

Via Cottons – 0121 247 2233





16 Mayfield Road, Streetly, Sutton Coldfield, West Midlands B74 3PY

**Property Description:**

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent. Ground Rent: £4.77 per annum.

**Vendors Solicitors:**

Vendors Solicitors  
Williams & Cole  
38/39 Lichfield Street  
Walsall  
West Midlands WS1 1UP

**Ref:** Mrs E Mace

**Telephone No** – 01922 627521

**Viewings:** Not applicable

N.B. The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs



32 Mayfield Road, Streetly, Sutton Coldfield, West Midlands B74 3PZ

**Property Description:**

A freehold ground rent, subject to a lease for a term of 99 years, commencing on 25 December 1954, and secured upon a traditional style semi-detached house located in a popular residential area. The freeholder is entitled to receive the following ground rent. Ground Rent - £4.77 per annum

**Vendors Solicitors:**

Williams & Cole  
38-39 Lichfield Street  
Walsall  
West Midlands WS1 1UP  
Telephone No - 01922 627521

**Ref:** Mrs E Mace

**Viewings:** Not applicable

N.B. THE PURCHASER IS REQUIRED TO MAKE A CONTRIBUTION OF £350 PLUS VAT, TOWARDS THE VENDORS LEGAL COSTS.



35 Mayfield Road, Streetly, Sutton Coldfield, West Midlands B74 3PY

**Property Description:**

A freehold ground rent, subject to a lease for a term of 99 years, commencing on 25 December 1954, and secured upon a traditional style semi-detached house located in a popular residential area. The freeholder is entitled to receive the following ground rent. Ground Rent - £4.77 per annum

**Vendors Solicitors:**

Williams & Cole  
38-39 Lichfield Street  
Walsall  
West Midlands  
WS1 1UP  
Telephone No - 01922 627521

**Ref:** Mrs E Mace

**Viewings:** Not Applicable

N.B. The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs.

44 Sycamore Road, Handsworth, Birmingham, B21 0QL



**Property Description:**

A substantial three storey mid terraced house of brick construction with replacement tile clad roof requiring full modernisation and improvement. The property benefits from having vehicular access to the rear. Sycamore Road itself is located directly off Booth Street (B4136) which in turn leads from Soho Road (A41)

**Accommodation:**

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

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

**Vendors Solicitors:**

Mander Hadley  
1 The Quadrant  
Coventry CV1 2DW  
Telephone No - 02476 631212

**Ref:** Ms L Goodridge

**Viewings:** Via Cottons – 0121 247 2233





**64 Stanmore Road, Edgbaston, Birmingham B16 9TB**

**Property Description:**

A substantial three storey mid terraced house of rendered brick construction with slate roof, set back from the road behind a small walled fore garden. Stanmore Road is situated directly between Hagley Road (A456) and Portland Road (B4125). The property is currently divided into 8 Bedsits, all currently let on (except Room 2) Assured Shorthold Tenancy Agreements.

**Room 1 Rental:** £238.33 per calendar month (£2860 per annum)

**Room 2:** Currently Vacant

**Room 3 Rental:** £165.00 per calendar month (£1980 per annum)

**Room 4 Rental:** £135.00 per calendar month (£1620 per annum)

**Room 5 Rental:** £150.00 per calendar month (£1800 per annum)

**Room 6 Rental:** £238.33 per calendar month (£2860 per annum)

**Room 7 Rental:** £85.00 per calendar month (£1020 per annum)

**Room 8 Rental:** £180.00 per calendar month (£2160 per annum)

**Total Income:** £14,300.00 per annum (excluding Flat 2)

**Potential Total Income:** £16,300.00 per annum approximately (fully let)

**Accommodation:**

Ground Floor  
Shared Entrance Hall, Room 1 with Kitchenette, Room 2 with Kitchenette, Room 3 with Separate Kitchen.  
First Floor  
Stairs and Landing  
Room 4 with Kitchenette, Shared Bathroom with bath, wash basin and WC, Separate WC. Room 5 with Kitchenette, Room 6 with Kitchenette.  
Second Floor  
Stairs and Landing  
Room 7 with Kitchenette, Room 8 with Kitchenette

Outside (front) - Walled fore garden, pedestrian entry access to rear.  
Outside (rear) - Garden.

**Vendors Solicitors:**

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

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 31 Flat 2, 16 Augusta Road, Acocks Green, Birmingham B27 6LA**

**Property Description:**

A presentable well laid out first floor flat situated in a converted three storey house constructed of rendered brick with replacement tile clad roof. Augusta Road is located directly off Yardley Road (B4146).

**Accommodation:**

Ground Floor  
Shared Porch, Reception hall, Stairs and Landing.  
First Floor  
Lounge, Double Bedroom, Bathroom with panelled bath having shower over, pedestal wash basin and WC, Kitchen with a range of fitments.

**Tenure:** Leasehold

**Term:** 99 years, commencing 24 June 1991

**Ground Rent:** £50.00 per annum

**Vendors Solicitors:**

Durows Martin & Co  
The Old Town Hall  
31 St Andrews Street  
Droitwich Spa  
Worcestershire WR9 8DY  
Telephone No - 01905 794571

**Ref:** Mr P D Du'Rows

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 32 Flat 3, 16 Augusta Road, Acocks Green, Birmingham B27 6LA**

**Property Description:**

A presentable and well laid out flat, situated on the first and second floors of a converted three storey house, which contains two similar properties. Augusta Road is located directly off Yardley Road (B4146) and the property benefits from gas fired central heating and part double glazed windows.

**Accommodation:**

Ground Floor  
Shared Porch, Reception Hall, Stairs and Landing.  
First Floor  
Reception Hall, Shower Room with glazed shower cubicle, pedestal wash basin and WC.  
Second Floor  
Stairs and Landing, Lounge,

Bedroom, Kitchen with a range of modern fitments.

**Tenure:** Leasehold

**Term:** 99 years, commencing 24 June 1991

**Ground Rent:** £50.00 per annum

**Vendors Solicitors:**

Durows Martin & Co  
The Old Town Hall  
31 St Andrews Street  
Droitwich Spa  
Worcestershire WR9 8DY  
Telephone No - 01905 794571

**Ref:** Mr P D Du'Rows

**Viewings:**

Via Cottons – 0121 247 2233





**62 Priestley Road, Sparkhill,  
Birmingham B11 1RW**

**Property Description:**

A detached rendered brick built premises with replacement tile clad roof, directly fronting Priestley Road and located close to the junction with Stratford Road (A41/A34). The property is suitable for a variety of uses, having been originally built for use as a church hall and was used more recently as a Garage/Vehicle Repair Workshop Premises. (We recommend that prospective purchasers make their own enquiries, with the local planning authority, concerning the suitability of their intended use).

**Accommodation:**

Ground Floor

**Hall/Garage Workshop**

89 sq m (960 sq ft) having roller shutter door and 3 phase electricity. Maximum ceiling height 5.5 metres (18 ft) approximately with suitability for provision of mezzanine floor.

**Office:** 11.45 sq m (123 sq ft).  
Cloakroom  
With WC and wash basin.

**Workshop 2:**

L shaped 17.5 sq m (184 sq ft)  
Outside  
Direct vehicular access off Priestley Road.

**Frontage:** 12.7 metres (41' 8").

**Vendors Solicitors:**

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

**Ref:** Mr N Gillette

**Viewings:**

Via Cottons – 0121 247 2233

**NOTE:** The purchase price for this property will incur VAT at the current rate of 17.5%.



**154/156 Wolverhampton Street, Dudley,  
West Midlands DY1 3AH**

**Property Description:**

A mid terraced double fronted Retail Shop Premises, directly fronting Wolverhampton Street (B4176) and having a Separate Self-contained Flat over. The property is in a presentable and modernised condition, benefitting from UPVC double glazed windows and the flat accommodation also benefits from gas fired central heating and modern fitments.

**Accommodation:**

Ground Floor  
Double fronted Retail Unit  
31 sq m (334 sq ft) with double glazed windows and doors, electric roller shutters, suspended ceiling.  
Office: 7 sq m (76 sq ft), Kitchen.  
Outside (rear) - Pedestrian entry

access, 2 outside cloakrooms with WC and wash basin, 2 brick built stores, rear garden.

First Floor  
External Rear Stairs to Lounge, Three Bedrooms, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

**Vendors Solicitors:**

J V Vobe & Co  
Clinton House  
High Street  
Coleshill B46 3BP  
Telephone No - 01675 467333

**Ref:** Mr D Christensen

**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 20th June 2002, 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.

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**172-188 Meltham Road, Huddersfield**

**Description**

A portfolio of ground rents secured on 9 houses in Meltham Road.

Lichfield  
Staffordshire  
WS13 6DP

**Tenure:** The houses are subject to leases for 999 years at ground rents of £8.00 per annum each.

Telephone No – 01543 317717

**Ref:** Mr M H Adcock

**Gross Annual Income:**

£72.00 per annum

**Viewings** – Not Applicable

**Vendors Solicitors:**

Adcocks  
Chancery House  
27 Lombard Street

**N.B: A CONTRIBUTION OF £250 PLUS VAT WILL BE PAYABLE BY THE PURCHASER TOWARDS THE FREEHOLDERS LEGAL COSTS.**

**2 & 6-16 St James Road, Huddersfield**

**Description**

A portfolio of ground rents secured on 7 houses in St James Road.

Lichfield  
Staffordshire  
WS13 6DP

**Tenure:** The houses are subject to leases for 999 years at ground rents of £12.00 per annum each.

Telephone No - 01543 317717

**Ref:** Mr M H Adcock

Gross Annual Income: £84.00 per annum

**Viewings:**  
Not Applicable

**Vendors Solicitors:**

Adcocks  
Chancery House  
27 Lombard Street

**N.B: A CONTRIBUTION OF £250 PLUS VAT WILL BE PAYABLE BY THE PURCHASER TOWARDS THE FREEHOLDERS LEGAL COSTS.**

**54 Eva Road, Winson Green, Birmingham B18 4NQ**



**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof and benefitting from part UPVC double glazed windows. Eva Road leads off Foundry Road which in turn leads off Winson Green Road (A4040).

The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months from 4 January 2002.

**Rental:** £375 per calendar month (£4500 per annum).

**Accommodation:**

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

Outside (rear) - Garden.

**Vendors Solicitors:**

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

**Ref:** Mr J Lincoln Lewis

**Viewings:**  
Via Cottons – 0121 247 2233



**Former Public House, Known as The Windsor Castle, 140 Sams Lane, West Bromwich, B70 7ED**

**Property Description:**

A former public house of brick construction with replacement tile clad roof, situated to the corner of Sams Lane and Pleasant Street and located approximately half a mile distance of West Bromwich High Street, providing a range of local amenities. The property occupies a generous plot having a frontage of 13 metres and depth of 26.7 metres.

**Accommodation:**

Ground Floor  
Entrance Hall, L-Shaped Bar & Lounge, Cellar access leading off, Kitchen and store cupboard, Side Hallway with Ladies & Gents Toilet/Washroom facilities, Boiler Room, Rear Entrance Hall, a range of brick built stores and

outbuildings.

First Floor  
Private Entrance Hall to Stairs and Landing, Lounge, Four Double Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC, Breakfast/Kitchen.  
Outside - (Large rear yard area with vehicular access off Pleasant Street.

**Vendors Solicitors:**

Millichips  
317 High Street  
West Bromwich  
West Midlands B70 8LS  
Telephone No – 0121 500 6363

**Ref:** Mr C Viner

**Viewings:**  
Via Cottons – 0121 247 2233

**14 Harmer Street, Winson Green, Birmingham B18 7RT**



**Property Description:**

A mid terraced house of brick construction (partly stone clad) surmounted by a tiled pitched roof. The property is situated in a small cul de sac located off Lodge Road. The property benefits from gas fired central heating. The property is currently let on a Company Tenancy Agreement for a term of three years which commenced on 21 December 2001.

**Rental:** £400 per calendar month (£4800 per annum).

**Vendors Solicitors:**

Lincoln Lewis  
7 George Road  
Edgbaston  
Birmingham B15 1NR  
Telephone No - 01 21 454 7011

**Ref:** Mr J Lincoln Lewis

**Viewings:**  
Via Cottons – 0121 247 2233



**LOT 40****Freehold Vacant Possession**
**158 James Turner Street, Winson Green, Birmingham B18 4NF**
**Property Description:**

A mid terraced house of brick construction with replacement tile clad roof directly fronting the pavement and situated close to the junction with Beeton Road which provides access to Handsworth New Road (A4040).

**Accommodation:**

Ground Floor  
Front Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside – Rear yard and brick built store.

**Vendors Solicitors:**

Sankey Reynolds  
466 Birchfield Road  
Perry Barr  
Birmingham  
B20 3JQ  
Telephone No – 0121 356 5032

**Ref:** Mr K Bradley

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 41****Freehold Building Plot**
**Building Plot, 54/56 Castle Road, Hartshill, Nr Nuneaton, Warwickshire CV10 OSF**
**Property Description:**

A parcel of building land situated between numbers 52 and 58 Castle Road and having outline planning consent for the erection of one residential dwelling, located in the village of Harts Hill, which is situated on the periphery of Nuneaton and is approximately three miles distance from Nuneaton Town Centre, providing a wide range of local amenities. The land extends to approximately .06 acres (257 sq m) and has a frontage of 8.6 metres (28' 3") and a depth of 29.9 metres (98').

PHARHV/0164/99/0AP dated 14 April 1999) for the erection of one detached residential dwelling. A copy of the consent for proposed development is available for inspection at the auctioneers offices.

**Vendors Solicitors:**

Cocks Lloyd & Co  
Riversley House  
Coton Road  
Nuneaton  
Warwickshire CV11 5PX  
Telephone No – 02476 641642

**Ref:** Ms A Brown

**Viewings:**

Via Cottons – 0121 247 2233

**Planning**

Outline planning consent has been granted by North Warwickshire Borough Council (reference No.

**LOT 42****Freehold Vacant Possession**
**By order of Mortgagees in Possession  
Premises at Hansa Road, Hardwick Industrial Estate, Kings Lynn, Norfolk**
**Property Description:**

A substantial single storey Showroom and Workshop Premises occupying a prominent position at the corner of Hansa Road and Old Meadow Road on the Hardwick Industrial Estate and immediately adjacent to Pierpoint Retail Park, containing a variety of multiple out-of-town retailers, car dealerships and associated motor trades. Hardwick Road is the principal arterial road serving Kings Lynn and provides access to all major routes via the Hardwick Roundabout and also to the Town Centre. The property comprises of a single storey Showroom and Workshop Premises, being constructed circa 1960, of part clad and part cavity brick elevations and is set on a well proportioned corner site, having a frontage of 64 metres to Old Meadow Road and 43 metres to Hansa Road. Total Site Area - 0.3 Hectares (0.74 Acres). There are two vehicular accesses from Old Meadow Road and a further access from Hansa Road leading to the front and side external display areas.

**Accommodation:**

Internally the property is arranged to provide Showroom, Workshop and Ancillary Accommodation as follows:  
Showroom  
367.8 sq m (3960 sq ft)  
Workshop  
367 sq m (3950 sq ft)  
Ancillary Offices, Store Room and Cloak Room Accommodation  
194 sq m (2090 sq ft)  
Gross Internal Area  
929 sq m (10,000 sq ft) approximately.

Outside - Surrounding grassed areas and hard-standing, providing car-parking.

**Vendors Solicitors:**

Kerseys  
32 Lloyds Avenue  
Ipswich  
Suffolk  
IP1 3HD  
Telephone No - 01473 213311

**Ref:** Mr R Sinclair

**Viewings:**

Via Joint Agent - Pearson Commercial - 01603 762288



**Pearson Commercial**

121 BER STREET, NORWICH NR1 3EY  
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**81 Wychwood Crescent, Yardley, Birmingham B26 1LX**

**Property Description:**

A semi-detached house of 'Smith' type construction, brick clad with an interlocking tile clad roof situated off Wensley Road. The property is located within a quarter of a mile from Coventry Road (A45) and benefits from UPVC double glazed windows.

The property is currently let on a Periodic Shorthold Tenancy Agreement, which commenced on 16 December 2000.

**Rental:** £375 per calendar month (£4500 per annum).

**Accommodation:**

Ground Floor  
Open Style Porch, Reception Hall, Lounge, Breakfast/Kitchen.

First Floor  
Stairs & Landing, Two Double Bedrooms, Bathroom with panelled bath having shower over, wash basin and WC.  
Outside (front) - Fore garden extending to the side.  
Outside (rear) - Paved area with lawned garden.

**Vendors Solicitors:**

Wheadon & Co  
Offices 1 and 2 Commerce House  
Vicarage Lane  
Water Orton  
Birmingham B46 1RR  
Telephone No - 0121 776 7600

**Viewings:**

Via Cottons - 0121 247 2233

**Freehold Vacant Possession**



**2 Newton Place, Winson Green, Birmingham B18 5JY**

**Property Description:**

A traditional style end terraced house of brick construction with replacement tile clad roof situated in a cul de sac, located off Factory Road.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Shower Room with shower cubicle, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Bedroom 1, Bedroom 2.  
Outside - Small rear yard.

**Vendors Solicitors:**

Murria & Co  
Court Chambers  
180 Corporation Street  
Birmingham B4 6UD  
Telephone No - 0121 200 2818

**Ref:** Mr A Murria

**Viewings:**

Via Cottons - 0121 247 2233

**53 Moat Road, Oldbury, West Midlands B68 8EB**



**Property Description:**

A presentable and well maintained semi-detached house of brick construction with part rendered elevations and a replacement tile clad roof. The property has been extended at the rear and benefits from UPVC double glazed windows, gas fired central heating and modern kitchen and bathroom fittings.

**Accommodation:**

Ground Floor  
Reception Hall, Through Lounge and Dining Room, Sun Room, Extended Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with Jacuzzi bath having shower over, vanity wash basin and WC.  
Outside (front) - Paved forecourt providing off road parking, pedestrian side access to rear.

Outside (rear) - Paved patio and generous lawned garden.

**Vendors Solicitors:**

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

**Ref:** Mr S Nickless

**Viewings:**

Via Cottons - 0121 247 2233

**Freehold Vacant Possession**



**34 Chapman Street, West Bromwich, West Midlands B70 8PS,**

**Property Description:**

A mid terraced house of brick construction with replacement tile clad roof having been recently modernised to include gas fired central heating and redecoration. Chapman Street itself is located directly off Dartmouth Street and the property is within approximately one third of a mile distance from West Bromwich High Street, providing a range of local shops and amenities.

**Accommodation:**

Ground Floor  
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Cloakroom with WC and wash basin.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin and WC.  
Outside (front) - Small walled fore garden  
Outside (rear) - Yard and garden with pedestrian entry access.

**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





**64-70 Smith Street, Coventry CV6 5EL**

**Property Description:**

A purpose built Single Storey Factory Unit with ancillary Office Accommodation set back from Smith Street behind a secure forecourt. Smith Street itself is located directly off Red Lane, which runs directly off Stoney Stanton Road (B4109). The property is generally in good condition and the external appearance has been much improved with recent landscaping of the forecourt and provision of secure iron railings. The property benefits from gas fired central heating.

**Accommodation:**

Ground Floor  
Entrance Canopy with steel security gates, Reception Area 7.6 sq m (82 sq ft), Inner Lobby, Ladies Cloakroom with WC and wash basin, Gents Cloakroom with WC and wash basin.

Office 1: 12 sq m (129 sq ft)

Office 2: 8.25 sq m (88 sq ft)

Factory/Workshop: 373 sq m (4017 sq ft) (Gross internal area) with double doors and steel outer shutters and Toilet Block with Side Lobby, Store Room 10.44 sq m (112 sq ft), Two WC's with wash basin.

Outside - Full width forecourt, recently landscaped gardens, double driveway with Tarmacadam car park and iron rail fencing.

**Vendors Solicitors:**

Alsters Solicitors  
11-13 Queen Victoria Road  
Coventry CV1 3JS  
Telephone No - 02476 222111

**Ref:** Mr Jones

**Viewings:**

Via Cottons – 0121 247 2233



**12 Warwards Lane, Selly Oak, Birmingham B29 7RB**



**Property Description:**

A mid terraced house of brick construction with interlocking tile clad roof, set back from the road behind a small gravelled forecourt. The property, which benefits from gas fired central heating is situated at the lower end of Warwards Lane, close to the junction with Pershore Road (A441). The property is currently let on a Periodic Shorthold Tenancy Agreement as follows:  
Rental - £380 per calendar month (£4560 per annum).

**Accommodation:**

Ground Floor  
Lounge, Dining/Kitchen, Bathroom with Separate WC.  
First Floor  
Stairs & Landing, Two Bedrooms.  
Outside (front) - Small walled forecourt.  
Outside (rear) - Small garden.

**Vendors Solicitors:**

Gateley Wareing  
Windsor House  
3 Temple Row  
Birmingham  
B2 5JR  
Telephone No - 0121 234 0000

**Ref:** Mr P Taylor

**Viewings:**

Via Cottons – 0121 247 2233

**43 Wheelwright Road, Erdington, Birmingham B24 8PJ**



**Property Description:**

A substantial semi-detached villa having rendered brick construction with an interlocking tile clad roof occupying an elevated position located close to the junction with Hawkesyard Road. The property benefits from gas fired central heating, part double glazed windows, modern kitchen and bathroom fittings and is in a presentable condition.

**Accommodation:**

Ground Floor  
Canopy Entrance, Reception Hall with store room, Front Reception Room, Rear Reception Room, Dining/Kitchen, Rear Lobby/Utility Area, Bathroom with corner bath, pedestal wash basin, Separate WC with WC suite.  
First Floor  
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Second Floor  
Two Bedrooms and Box Room.  
Outside (front) – Paved fore garden

Outside (rear) – Side pedestrian access, paved yard, brick store and garden.

**Vendors Solicitors:**

Shepherds  
1 Birmingham Road  
Great Barr  
Birmingham B43 6NP  
Telephone No – 0121 357 9001

**Ref:** Mr W Taylor

**Viewings:**

Via Cottons – 0121 247 2233



**Aldridge Clinic, Leighswood Road, Aldridge, Walsall WS9 8BJ**

**Property Description:**

A detached single storey former health clinic of brick construction with a predominantly flat roof and surrounded by maintained lawns and car parking area. The property occupies a prominent position at the corner of Leighswood Road and Anchor Road By Pass (A454) virtually opposite The Safeway Supermarket and within 200 metres of Aldridge Shopping Centre. The property currently benefits from D1 planning use, however, the property may be suitable for a variety of uses, subject to obtaining relevant planning consent. All interested parties are advised to make their own enquiries with the local planning authority.

Kitchen, Cloakroom with WC, doorway to main hall, Eight further Offices leading off with Lobby areas, Cloakroom, WC and Store Cupboard.

**Outside:** Surrounding lawned gardens, Tarmacadam car park for 12 cars.

**Gross internal area:** 313 sq m  
**Site area -** 0.24 hectare

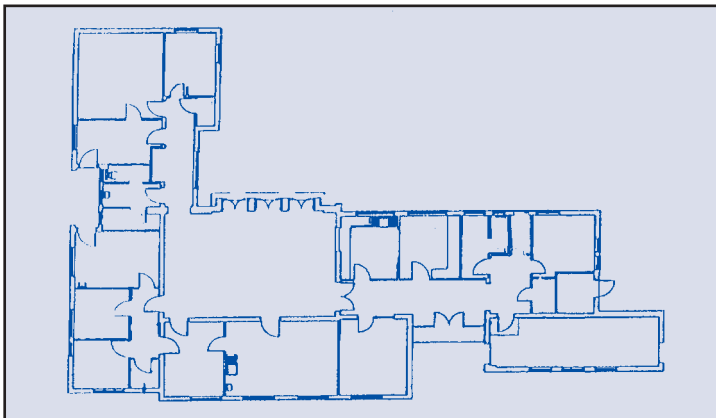
**Vendors Solicitors:**  
Beachcroft Wansbroughs  
10-22 Victoria Street  
Bristol BS99 7UD  
Telephone No - 0117 918 2000

**Ref:** Ms L Holden

**Viewings:**  
Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Main Entrance Hall leading off Four Offices, Two Store Cupboards,



**44 Arthur Street, Barrow in Furness, Cumbria**

**Property Description:**

A traditional style mid terraced house of part rendered brick construction directly fronting the pavement. Arthur Street itself is located within three quarters of a mile of High Street, providing a wide range of shops and local amenities.

**Accommodation:**

Ground Floor  
Entrance Hall, Through Lounge/Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom.  
Outside (rear) - Yard

**Vendors Solicitors:**

Poole Townsend  
69-75 Duke Street  
Barrow in Furness  
Cumbria  
LA14 1RP  
Telephone No - 01229 811811

**Ref:** Ms A Fleming

**Viewings:**  
Via Cottons – 0121 247 2233



**156 Elmbridge Road, Perry Barr, Birmingham B44 8AE**

**Property Description:**

A semi detached house of brick construction with a tile clad hipped roof benefitting from gas fired central heating, a majority of UPVC double glazed windows and a Garage at the rear. Elmbridge Road is located directly off Kingstanding Road (B4138).

**Accommodation:**

Ground Floor  
Vestibule Porch, Reception Hall, Lounge, Dining Room, Extended Dining/Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash hand basin and WC.  
Outside (front) – Tarmacadam forecourt providing off road parking.  
Outside (rear) – Paved patio, lawned garden and single detached garage with rear access.

**Vendors Solicitors:**

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

**Ref:** Mr R Mason

**Viewings:**  
Via Cottons – 0121 247 2233

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





**188 Grestone Avenue, Handsworth Wood, Birmingham B20 1LE**

**Property Description:**

A traditional style semi-detached residence of brick construction with tile clad roof situated in a popular residential location and within a quarter of a mile from Handsworth Wood Golf Course. The property is in a presentable condition, however, the property would benefit from some further upgrading and improvements.

**Accommodation:**

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

bath, pedestal wash basin, Separate WC.

Outside (front) – Lawned fore garden, paved driveway, Garage.  
Outside (rear) – Paved patio and long lawned garden.

**Vendors Solicitors:**

Lovsey Marsh  
Pitman Buildings  
161 Corporation Street  
Birmingham B4 6PT  
Telephone No – 0121 212 0255

**Ref:** Mr A Chughtai

**Viewings:**

Via Cottons – 0121 247 2233



**127 Winson Street, Winson Green, Birmingham B18 4JW**

**Property Description:**

A modern and presentable purpose built ground floor maisonette having been recently redecorated and benefiting from UPVC Double Glazed Windows.

The property is currently let on an Assured Shorthold Tenancy Agreement which expires on 22 April 2002:

**Rental:** £325 per calendar month (£3,900 per annum).

**Accommodation:**

Ground Floor  
Double Glazed Porch, Lounge, Open Plan Kitchen, Inner Hall with walk-in cupboard, Double Bedroom, Bathroom with panelled bath with

shower over, wash basin and WC.  
Outside - Communal gardens and parking area.

Term: 99 years (less 3 days), commenced 12 April 1979  
Ground Rent: £50 rising to £110

**Vendors Solicitors:**

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

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons – 0121 247 2233

**30 Dora Street, Walsall, West Midlands WS2 9AW**



**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof, set back from the road behind a small walled fore garden. Dora Street runs directly off Darlaston Road (A4038). The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £27.00 per week (£1,404.00 per annum) effective from 18 February 2000.

**Note: Re-registration of the current rental is now due.**

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**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside – (front) - Small walled fore garden.  
Outside (rear) – Shared pedestrian access, yard and garden.

**Vendors Solicitors:**

Williams & Cole  
38-39 Lichfield Street  
Walsall  
West Midlands  
WS1 1UP  
Telephone No – 01922 627521

**Ref:** Mr A G Mammatt

**Viewings:**

Via Cottons – 0121 247 2233

**104 Wiggin Street, Ladywood, Birmingham B16 OAH**



**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof, occupying an elevated position set back from the road behind a small fore garden. Wiggin Street is located directly off Icknield Port Road (B4126). The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £17.25 per week (£897 per annum, effective from 5 June 1990).

**Vendors Solicitors:**

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

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

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



**2 Milford Place, off High Street, Kings Heath, Birmingham B14 7LF**



**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof situated in a cul de sac accessed by way of a private driveway, leading off Kings Heath High Street, close to the Hare & Hounds Public House. The property is currently let on a Regulated Tenancy as follows:

**Rental:** £70 per week (£3640 per annum).

**Vendors Solicitors:**

Gateley Wareing  
Windsor House  
3 Temple Row  
Birmingham B2 5JX  
Telephone No - 0121 234 0000

**Ref:** Mr P Taylor

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Bathroom.  
First Floor  
Two Bedrooms.  
Outside (front) - Communal car parking and gardens.  
Outside (rear) - Yard.



**54 Lazy Hill, Kings Norton, Birmingham**

**Property Description:**

A freehold ground rent subject to a lease for a term of 99 years, commencing on the 24 June 1959 and secured upon a modern semi-detached house with garage and situated in a cul de sac. The freeholder is entitled to receive the following ground rent: £20.00 per annum

**Viewings:**

Not Applicable

**N.B: THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £250 PLUS VAT AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.**

**Vendors Solicitors:**

Adcocks Solicitors  
Chancery House  
27 Lombard Street  
Lichfield  
Staffordshire  
WS13 6DP  
Telephone No - 01543 317717

**Ref:** Mr H Adcock



**74 Lazy Hill, Kings Norton, Birmingham**

**Property Description:**

A freehold ground rent subject to a lease for a term of 99 years, commencing on the 24 June 1959 and secured upon a modern semi-detached house with garage. The freeholder is entitled to receive the following ground rent: £20.00 per annum.

**Vendors Solicitors:**

Adcocks Solicitors  
Chancery House  
27 Lombard Street  
Lichfield  
Staffordshire WS13 6DP  
Telephone No - 01543 317717

**Ref:** Mr H Adcock

**Viewings:**

Not Applicable

**N.B. THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £250 PLUS VAT AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.**

**54 Lomaine Drive, Kings Norton, Birmingham**



**Property Description:**

A freehold ground rent subject to a lease for a term of 99 years, commencing on the 25 March 1962 and secured upon a modern town house. Lomaine Drive runs directly off Middleton Hall Road (4121). The freeholder is entitled to receive the following ground rent: £25.00 per annum.

**Viewings:**

Not Applicable

**N.B: THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £250 PLUS VAT AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.**

**Vendors Solicitors:**

Adcocks Solicitors  
Chancery House  
27 Lombard Street  
Lichfield  
Staffordshire  
WS13 6DP  
Telephone No - 01543 317717

**Ref:** Mr H Adcock





**3 Bark Piece, off Sommerfield Road,  
Woodgate Valley, Birmingham B32 3TJ**

**Property Description:**

A modern purpose built ground floor maisonette situated in a small cul de sac located off Sommerfield Road. The property provides well laid out accommodation and benefits from part UPVC double glazed windows and doors and gas fired ventilation heating.

**Accommodation:**

Reception Hall, Bedroom, Lounge, Study, Kitchen, Bathroom with panelled bath having shower over, wash basin and WC.  
Outside (front) - Shared front garden with store cupboard.  
Outside (rear) - Enclosed garden.

**Term:** 125 years from 12 March 1990

**Ground Rent:** £10.00 per annum

**Vendors Solicitors:**

Hearne & Co  
121 Poplar Road  
Bearwood  
West Midlands B66 4AP  
Telephone No - 0121 420 3636

**Ref:** Mr R Hearne

**Viewings:**

Via Cottons – 0121 247 2233



**304 Gillott Road, Edgbaston,  
Birmingham B16 ORR**

**Property Description:**

A substantial three storey semi-detached house of brick construction with replacement tile clad roof having been modernised to include replacement kitchen and bathroom fittings, gas fired central heating and a fitted fire detection system.

The property is currently let to four separate tenants on Assured Shorthold Tenancy Agreements as follows:

**Flat 1:** £350 pcm (£4,200 p.a)

**Flat 2:** £360 pcm (£4,320 p.a)

**Flat 3:** £400 pcm (£4,800 p.a)

**Flat 4:** £590 pcm (£7,080 p.a)

**Rental Income:**

£1,700 per calendar month  
(£20,400.00 per annum)

**Accommodation:**

Ground Floor  
Shared Reception Hall with cellar off.

**Flat 1:**

Entrance Hall, Lounge, Bathroom with panelled bath having shower over, pedestal wash basin and WC, Bedroom.

**Flat 2:**

Entrance Hall, Shower Room with shower, Cloakroom with WC and wash basin, Lounge, Kitchen, Bedroom.

**Flat 3:**

Lounge, Kitchen, Bathroom with panelled bath with shower over, pedestal wash basin and WC, Bedroom

**Flat 4:**

Entrance Hall, Lounge, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC.  
Second Floor  
Stairs and Landing, Two Double Bedrooms.  
Outside (front) - Forecourt parking area, side pedestrian access to rear.  
Outside (rear) - Garden.

**Vendors Solicitors:**

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

**Ref:** Mr E Ribchester

**Viewings:**

Via Cottons – 0121 247 2233

**3 Milford Place, off High Street, Kings Heath,  
Birmingham B14 7LF**



**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof situated in a cul de sac accessed by way of a private driveway, leading off Kings Heath High Street, close to the Hare & Hounds Public House. The property is currently let on a Periodic Shorthold Tenancy Agreement.

**Rental:** £400 per calendar month  
(£4800 per annum).

**Vendors Solicitors:**

Gateley Wareing  
Windsor House  
3 Temple Row  
Birmingham B2 5JX  
Telephone No - 0121 234 0000

**Ref:** Mr P Taylor

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Bathroom.  
First Floor  
Two Bedrooms.  
Outside (front) - Communal car parking and gardens.  
Outside (rear) - Yard.





**9 Buttery Road, Smethwick,  
West Midlands B67 7NS**

**Property Description:**

A detached house of brick construction with tile clad hipped roof, set back from the road behind a paved forecourt and requiring modernisation and improvement. Buttery Road runs directly off Devonshire Road.

**Accommodation:**

Ground Floor  
Vestibule Entrance Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Three

Bedrooms, Bathroom.  
Outside (front) - Paved forecourt, Single Garage  
Outside (rear) - Garden

**Vendors Solicitors:**

F A Greenwood & Co  
Victoria Square House  
81 New Street  
Birmingham  
B2 4BA  
Telephone No - 0121 643 1082

**Ref:** Mr A J Monington

**Viewings:**

Via Cottons – 0121 247 2233

**31 Poplar Road, Bearwood, West Midlands  
B66 4AW**



**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof set back from the road behind a small walled fore garden. The property requires some improvement and modernisation. Poplar Road itself runs directly between Sandon Road (B4182) and Bearwood Road (A4030) and the latter provides a wide range of shops and local amenities

**Accommodation:**

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

**Vendors Solicitors:**

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

**Ref:** Mr R Mason

**Viewings:**

Via Cottons – 0121 247 2233

**171 Selsey Road, Edgbaston,  
Birmingham B17 8JP**



**Property Description:**

An end terraced house of rendered brick construction with replacement tile clad roof benefitting from gas fired central heating, but requiring some cosmetic improvement. Selsey Road is situated directly off Portland Road (B4125).

**Accommodation:**

Ground Floor  
Front Reception Room, Inner Hall, Rear Reception Hall, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside (front) - Paved fore garden.  
Outside (rear) - Pedestrian side access, yard and long garden.

**Vendors Solicitors:**

Murria & Co Solicitors  
Court Chambers  
180 Corporation Street  
Birmingham  
B4 6UD  
Telephone No - 0121 200 2818

**Ref:** Mr A Murria

**Viewings:**

Via Cottons – 0121 247 2233



**13 Tower Road, Tividale,  
West Midlands B69 1ND**

**Property Description:**

A modernised semi-detached house of brick construction with a hipped tile clad roof having the benefit of gas fired central heating and set back from Tower Road behind a lawned fore garden. Tower Road is located directly off Birmingham Road (A4123) and the property is currently let on a Company Tenancy Agreement which expires on 2 April 2005.

**Rental:** £520 per calendar month (£6240 per annum)

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Breakfast/Kitchen.

First Floor  
Stair and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside (front) - Lawned fore garden, side pedestrian access.  
Outside (rear) - Garden and patio.

**Vendors Solicitors:**

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

**Ref:** Mr S Nickless

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 68****Freehold Investment**

20 Chartist Road, Washwood Heath,  
Birmingham B8 1QD

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof, set back from the road behind a small walled fore garden. Chartist Road is located off Church Road which in turn leads from Washwood Heath Road (A47).

The property is currently let on a Regulated Tenancy as follows:

**Registered rental:** £40.00 per week (£2,080.00 per annum) effective from 10 October 2001.

**Vendors Solicitors:**

Haynes Duffell  
Cheltenham House  
14-16 Temple Street  
Birmingham  
B2 5BG  
Telephone No – 0121 643 1235

**Ref:** Mr P R Kimberley

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) – Walled fore garden.  
Outside (rear) – Shared pedestrian access and garden.

**LOT 70****Freehold Ground Rent**

38 Uplands Road, Handsworth,  
Birmingham B21 8BP

**Property Description:**

A freehold ground rent subject to a lease for a term of 65 years from 25 December 1956 secured upon a traditional style mid terraced house. The freeholder is entitled to receive the following ground rent:

**Ground Rent:** £5.00 per annum

**Viewings:**

Not applicable

N.B. THE PURCHASER IS REQUIRED TO MAKE A CONTRIBUTION OF £250 PLUS VAT PAYABLE TOWARDS THE VENDORS COSTS.

**Vendors Solicitors:**

Gateley Wareing  
Windsor House  
3 Temple Row  
Birmingham  
B2 5JX  
Telephone No - 0121 234 0000

**Ref:** Mr P Taylor

**LOT 69****Freehold Vacant Possession**

172 Handsworth New Road, Winson Green, Birmingham B18 4PH

**Property Description:**

A mid terraced house of brick construction with a new replacement tile clad roof, set back from Handsworth New Road (A4040) behind a walled fore garden. The property has been fire damaged internally and requires full modernisation and repair.

**Vendors Solicitors:**

Richard Ludlow & Co  
186 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3BQ  
Telephone No – 0121 733 1122

**Ref:** Mr R Ludlow

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall, Front Reception Room, Middle Reception Room, Inner Hall, Rear Reception Room, Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) – Walled fore garden.  
Outside (rear) – Shared pedestrian access, yard area and rear garden.

**LOT 71****Freehold Investment**

72 Dora Street, Walsall,  
West Midlands WS2 9AW

**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof, set back from the road behind a walled fore garden. Dora Street is located directly off Darlaston Road (A4038). The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £27.00 per week (£1,404.00 per annum), effective from 18 February 2000.

**Note:** Re-registration of the current rental is now due.

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**Vendors Solicitors:**

Williams & Cole  
38-39 Lichfield Street  
Walsall  
West Midlands  
WS1 1UP  
Telephone No – 01922 627521

**Ref:** Mr A G Mammatt

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) – Small walled fore garden.  
Outside (rear) – Shared pedestrian access, yard and garden.





**LOT 72****Freehold Vacant Possession**

**17 Chalfont Road, Handsworth,  
Birmingham B20 3RF**

**Property Description:**

A detached house situated in a cul de sac located directly off Hutton Road, of brick construction with part rendered elevations and a tile clad roof. The property is in need of extensive modernisation and repair.

**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

**Accommodation:**

Ground Floor  
Reception Hall, Breakfast/Kitchen,  
Lounge, Dining Room.  
First Floor  
Stairs and Landing, Two Bedrooms,  
Bathroom with panelled bath,  
pedestal wash basin and WC.  
Second Floor  
Stairs to Attic Bedroom.  
Outside (Front) – Concrete  
forecourt with Tarmacadam  
driveway to side.  
Outside (Rear) – Yard and garden  
with substantial Garage/Workshop.

**LOT 74****Freehold Investment**

**219 Bacchus Road, Winson Green,  
Birmingham B18 4RE**

**Property Description:**

A mid terraced property directly fronting the pavement and situated close to the junction with Kirby Road having a Retail Shop to the ground floor and Living Accommodation over. The property is currently let to 'Paul Meats' trading as a butchers shop on a 10 year lease, which commenced on 1 January 2002 at a rental of £3380 per annum.

**Vendors Solicitors:**

Murria & Co  
Court Chambers  
180 Corporation Street  
Birmingham  
B4 6UD  
Telephone No - 0121 200 2818

**Ref:** Mr A Murria

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Retail Shop 14.9 sq m (159 sq ft)  
Store cupboard, Rear Store Room  
12 sq m (130 sq ft), Kitchen, Lobby  
area with Shower and Cloakroom  
having WC and pedestal wash  
basin.  
First Floor  
Internal Stairs and Landing,  
Bedroom, Lounge, Kitchen.  
Outside (rear) - Small shared yard.

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

**203 Bacchus Road, Winson Green,  
Birmingham B18 4RD**

**Property Description:**

A mid terraced having part rendered elevations set back from the road behind a lawned fore garden. Bacchus Road leads directly off Lodge Road and the property is located close to the junction with Preston Road.

**Vendors Solicitors:**

Murria & Co  
Court Chambers  
180 Corporation Street  
Birmingham  
B4 6UD  
Telephone No - 0121 200 2818

**Ref:** Mr A Murria

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Through Lounge/Dining Room,  
Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms  
(bedroom 2 intercommunicating),  
Bathroom with panelled bath,  
pedestal wash basin and WC.  
  
Outside (front) - Lawned fore  
garden  
Outside (rear) - Tarmacadam  
yard/garden with rear access.

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

**15 Linchmere Road, Handsworth,  
Birmingham B21 8JL**

**Property Description:**

A substantial semi-detached residence of brick construction with part rendered elevations and tile clad hipped roof. The property is situated in a popular residential area within a quarter of a mile from Sandwell Road (A4040) and benefits from gas fired central heating. The property requires some modernisation and improvement.

**Accommodation:**

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

with panelled bath, wash basin,  
Separate WC.  
Outside (front) – Lawned fore  
garden and concrete driveway,  
Garage.  
Outside (rear) – Pedestrian side  
access, small patio and lawned  
garden.

**Vendors Solicitors:**

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

**Ref:** Mr N Gillette

**Viewings:**

Via Cottons – 0121 247 2233



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We are currently updating our mailing list so, if you require a catalogue for our next auction on 20th June 2002, please complete the slip below and either hand it to us at the auction or post it to us at the address below.

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Telephone No's

Date

Signature

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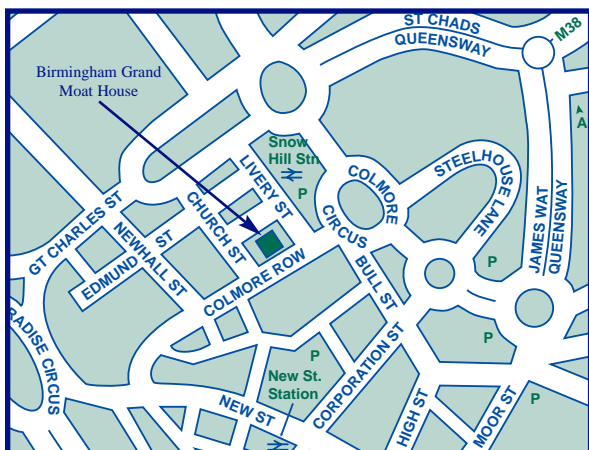
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# Location

*Birmingham Grand Moat House  
Colmore Row, Birmingham  
West Midlands B3 2DA*



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