

PROPERTY AUCTION

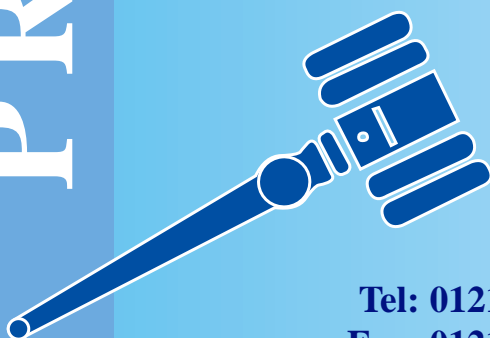
Cottons

Chartered Surveyors

20TH JUNE 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

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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 77 Lots

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

- 18 Residential Investment properties on behalf of 'the Grainger trust plc' in St Helens, Lancashire; Nuneaton, Warwickshire and Cardiff and Aberdare, South Wales.
- A Parcel Of Freehold Development land on behalf of 'Alfred McAlpine Special Projects'
- 32 Freehold Vacant Houses
- 10 Residential Investment Properties
- 1 Leasehold Vacant Flat
- 2 Freehold Commercial Premises with Vacant Possession
- 1 Freehold Commercial/Residential Vacant Property
- 11 Freehold Ground Rent Investments
- 1 Lock-Up Garage with Vacant Possession

ORDER OF SALE

Lot	Property	
1	40 Woodfield Crescent, Sparkbrook, Birmingham	Vacant Possession
2	61 Allens Road, Winson Green, Birmingham	Freehold Investment
3	18 Gresham Road, Oldbury, West Midlands	Vacant Possession
4	1 Yew Tree Road, Boldmere, Sutton Coldfield,	Vacant Possession
5	95 Duncroft Road, Sheldon, Birmingham	Vacant Possession
6	8A Kent Street North, Winson Green, Birmingham	Leasehold Investment
7	37 Kirby Road, Winson Green, Birmingham	Freehold Investment
8	8 Kent Street North, Winson Green, Birmingham	Leasehold Investment
9	48 Brades Road, Oldbury, West Midlands	Vacant Possession
10	111 Winson Street, Winson Green, Birmingham	Leasehold Investment
11	189 Moor End Lane, Erdington, Birmingham	Freehold Investment
12	44 Sycamore Road, Handsworth, Birmingham	Vacant Possession
13	61 Trysull Road, Bradmore, Wolverhampton	Vacant Possession
14	263 Cemetery Road, Cannock, Staffordshire	Vacant Possession
15	4 The Crescent, Dudley, West Midlands	Vacant Possession
16	20 Chartist Road, Washwood Heath, Birmingham	Vacant Possession
17	9 Park Retreat, off Suffrage Street, Smethwick,	Freehold Investment
18	2 Church Vale, West Bromwich, West Midlands	Vacant Possession
19	111 Wood Lane, Handsworth Wood, Birmingham	Vacant Possession
20	13 Brookland Lane, Parr, St Helens, Lancashire	Freehold Investment
21	37 Brookland Lane, Parr, St Helens, Lancashire	Freehold Investment
22	55 Brookland Lane, Parr, St Helens, Lancashire	Freehold Investment
23	6 Brookland Lane, Parr, St Helens, Lancashire	Freehold Investment
24	9 Brookend, Parr, St Helens, Lancashire	Freehold Investment
25	14 Brookway Lane, Parr, St Helens, Lancashire	Freehold Investment
26	17 Brookway Lane, Parr, St Helens, Lancashire	Freehold Investment
27	20 Brookend, Parr, St Helens, Lancashire	Freehold Investment
28	64 Eva Road, Winson Green, Birmingham	Vacant Possession
29	29 Finnermore Road, Bordesley Green, Birmingham	Vacant Possession
30	12 Attleborough Lane, Water Orton, Birmingham	Vacant Possession
31	26 Talbot Street, Halesowen, West Midlands	Vacant Possession
32	8 Summer Road, Erdington, Birmingham	Vacant Possession
33	10 Summer Road, Erdington, Birmingham	Vacant Possession
34	24 Holly Road, Edgbaston, Birmingham	Vacant Possession
35	Land, Anson Junction, Bentley Jun 10, M6 Motorway,	Vacant Possession



36	79 Preston Road, Winson Green, Birmingham	Leasehold Investment
37	352 High Street, Smethwick, West Midlands	Freehold Investment
38	90A Ethel Street/1 Gladys Road, Bearwood,	Vacant Possession
39	6 & 8A Grange Road, Smethwick, West Midlands	Vacant Possession
40	19 Tudor Road, Camp Hill, Nuneaton, Warwickshire	Leasehold Investment
41	19a Tudor Road, Camp Hill, Nuneaton, Warwickshire	Leasehold Investment
42	21 Tudor Road, Camp Hill, Nuneaton, Warwickshire	Leasehold Investment
43	21a Tudor Road, Camp Hill, Nuneaton, Warwickshire	Leasehold Investment
44	23 Tudor Road, Camp Hill, Nuneaton, Warwickshire	Leasehold Investment
45	25 Tudor Road, Camp Hill, Nuneaton, Warwickshire	Leasehold Investment
46	25a Tudor Road, Camp Hill, Nuneaton, Warwickshire	Leasehold Investment
47	182 Burlington Road, Small Heath, Birmingham	Vacant Possession
48	12 Russet Walk, Penderford, Wolverhampton	Vacant Possession
49	140 Bloxwich Road, Walsall, West Midlands	Vacant Possession
50	25 Wheatshaf Road, Edgbaston, Birmingham	Vacant Possession
51	Garage, 22a Wheatshaf Road, Edgbaston, Birmingham	Vacant Possession
52	3 Landsdowne Place, Brookfield Road, Hockley,	Freehold Investment
53	Unit 1, Alma Street, Smethwick, West Midlands	Vacant Possession
54	99 Katherine Road, Bearwood, West Midlands	Vacant Possession
55	89 Rhymney Street, Cathays, Cardiff	Freehold Investment
56	4 Primrose Hill, Trecynon, Aberdare	Freehold Investment
57	91 Rhymney Street, Cathays, Cardiff	Freehold Investment
58	69 Bower Lane, Rugeley, Staffs	Freehold Ground Rent
59	71 Bower Lane, Rugeley, Staffs	Freehold Ground Rent
60	379 Stratford Road, Shirley, Solihull, West Midlands	Freehold Ground Rent
61	397 Stratford Road, Shirley, Solihull, West Midlands	Freehold Ground Rent
62	19 Berwick Grove, Great Barr, Birmingham	Freehold Ground Rent
63	29 Arundel Road, Hollywood, Birmingham	Freehold Ground Rent
64	31 Cambrian Lane, Etchinghill, Rugeley, Staffs	Freehold Ground Rent
65	33 Cambrian Lane, Etchinghill, Rugeley, Staffs	Freehold Ground Rent
66	3 Grayshott Close, Bromsgrove	Freehold Ground Rent
67	6 Grayshott Close, Bromsgrove	Freehold Ground Rent
68	9 & 9A Court Oak Road, Harborne, Birmingham	Freehold Ground Rent
69	24 Dixon House, Huntley Road, Birmingham	Vacant Possession
70	26 Beeton Road, Winson Green, Birmingham	Vacant Possession
71	146 Wiggin Street, Ladywood, Birmingham	Vacant Possession
72	7 Freda Rise, Tividale, Oldbury, West Midlands	Vacant Possession
73	23 Solihull Road, Sparkhill, Birmingham	Vacant Possession
74	93 Sycamore Road, Smethwick, West Midlands	Freehold Investment
75	184 Burlington Road, Small Heath, Birmingham	Vacant Possession
76	7 Claerwen Grove, Northfield, Birmingham	Vacant Possession
77	24 Bearwood Road, Smethwick, West Midlands	Vacant Possession

LOT 1

Freehold Vacant Possession

40 Woodfield Crescent, off Woodfield Road, Sparkbrook, Birmingham B12 8UJ



Property Description:

A traditional style end terraced house of brick construction with replacement tile clad roof requiring general modernisation and situated overlooking public open space. Woodfield Crescent is located directly off Woodfield Road which in turn leads off Highfield Road (A4167).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, wash basin and WC.

Outside (front) - Small fore garden.
Outside (rear) - Yard and small garden, brick store, WC and pedestrian access.

Vendors Solicitors:

Buller Jeffries
36 Bennetts Hill
Birmingham
B2 5SN
Telephone No - 0121 212 2620

Ref: Mr D Partington

Viewings:

Via Cottons - 0121 247 2233

LOT 2

Freehold Investment

61 Allens Road, Winson Green, Birmingham, B18 4QX



Property Description:

Traditional style mid-terrace house of brick construction with replacement tile clad roof in a presentable condition having undergone recent redecoration and new fitted kitchen. The property is set back from the road behind a small fore garden and Allens Road itself comprises of a cul-de-sac leading directly off Bacchus Road. The property is currently let on an Assured Shorthold Tenancy Agreement:

Rental: £400 pcm (£4800.00 pa)

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, WC.

Outside (Front) - Small walled foregarden
Outside (Rear) - Yard, brick built store and 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

AUCTION TEAM

Andrew J Barden MRICS

John Day FRICS

Peter C Longden FRICS

Mark M Ward TechRICS

Kenneth F Davis FRICS

MISREPRESENTATION ACT

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

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

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

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



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LOT 3**Freehold Vacant Possession**

**18 Gresham Road, Oldbury,
West Midlands, B68 8SB**

**Property Description:**

Mid terraced house of brick construction with slate clad roof in need of complete modernisation and improvement. Gresham Road is located directly off Rood End Road (B4169) the property is within 1/4 mile distance from Langley Green Railway Station.

Vendors Solicitors:

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

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

Outside (Front) - Lawned foregarden
Outside (Rear) - Shared entry access yard and lawned garden.

LOT 4**Freehold Vacant Possession**

**1 Yew Tree Road,
Boldmere,
Sutton Coldfield,
West Midlands
B73 5HN**

Property Description:

A traditional style end terraced house, forming part of a small row of similar properties and situated in a cul de sac located off Sheffield Road. The property is situated in a popular residential area within less than a quarter of a mile from Chester Road Railway Station.

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

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Bedroom 1, Bedroom 2 (intercommunicating), Bathroom with panelled bath, pedestal wash basin and WC.

Outside (front) - Walled fore garden.
Outside (rear) - Yard, Brick built WC and store, shared pedestrian access and small garden.

LOT 5**Freehold Vacant Possession**

**95 Duncroft Road, Sheldon,
Birmingham, B26 2JD**

Property Description:

A traditional style semi-detached residence of part rendered brick construction with tile clad roof occupying an elevated position set back from the road behind a foregarden. Duncroft Road itself is located off Cockshut Hill, and the property is within 3/4 of a mile distance from Coventry Road (A45) providing access to the M42 motorway (Junction 6), Birmingham International Airport and Birmingham City Centre. The property requires some modernisation and improvement.

Accommodation:

Ground Floor
Enclosed Porch, Reception Hall, Dining Room, Lounge, Verandah, Kitchen.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin, WC.
Outside (Front) - Lawned foregarden
Outside (Rear) - Brick built store, lawned garden with potential space for a garage.

Vendors Solicitors:

Harris Cooper Walsh
48 High Street
Solihull
West Midlands B91 3TB
Telephone No - 0121 705 2255

Ref: Miss. C. White

Viewings:

Via Cottons – 0121 247 2233

LOT 6**Leasehold Investment**

**8A Kent Street North, Winson Green,
Birmingham, B18 5RT**

**Property Description:**

A first floor studio apartment forming part of a modern purpose built development of brick and tile construction and containing a number of similar properties. Kent Street North is located off Lodge Road opposite the former All Saints Hospital site which is currently undergoing Residential re-development. The property is currently let on an Assured Shorthold Tenancy Agreement:

Rental: £300.00 pcm (£3,600 pa)

Ground Rent: £20.00 per annum subject to review

Vendors Solicitors:

Lincoln Lewis and 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
Communal Entrance Hall with security entrance system.
First Floor: Bed/Sitting Room, with electric storage heater, Kitchen, Dressing Room, Shower Room with wash basin and WC. Outside - Communal gardens and car parking.

Term : 120 Years Commencing December 1982

Service Charge: £115.00 per annum approximately



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LOT 7**Freehold Investment**

**37 Kirby Road, Winson Green,
Birmingham, B18 4RG**

**Property Description:**

A traditional style mid terraced property of brick construction with tile clad roof situated at the end of Kirby Road which comprises of a cul-de-sac located off Bacchus Road.

The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £290 pcm (£3,480 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
Lounge, Breakfast Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with bath, wash basin
and WC.

Outside - Gardens to front and rear.

LOT 8**Leasehold Investment**

**8 Kent Street North, Winson Green,
Birmingham, B18 5RT**

**Property Description:**

A first floor studio apartment forming part of a modern purpose built development of brick and tile construction and containing a number of similar properties. Kent Street North is located off Lodge Road opposite the former All Saints Hospital site which is currently undergoing Residential re-development.

The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £300.00 pcm (£3,600 pa)

Term: 120 Years

Commencing : December 1982

Service Charge: £115.00 per annum approximately

Ground Rent: £20.00 per annum (subject to review)

Vendors Solicitors:
To be confirmed

Ref:

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Communal Entrance Hall with security entrance system.
First Floor
Bed/Sitting Room, with electric storage heater, Kitchen, Dressing Room, Shower Room with wash basin and WC.
Outside - Communal gardens and car parking.

LOT 9**Freehold Vacant Possession**

48 Brades Road, Oldbury, West Midlands, B69 2ET

Property Description:

A semi commercial premises of brick construction with slate clad roof adjoining the Brades Tavern Public House directly fronting the pavement and requiring considerable modernisation and improvement. Brades Road itself is an established road which leads directly off Dudley Road East (A457).

Accommodation:

Ground Floor
Retail Shop Area 16.91 sq. mtrs (182 sq.ft), Office 7.36 sq.mtrs (79 sq.ft) Rear Hall with Cellar off, Kitchen, Bathroom.

First Floor

Stairs and Landing, Lounge, Kitchen, Bedroom, Bathroom.
Outside - Enclosed side yard. Rear yard with outbuilding.
Frontage 7.7 metres (25 ft)

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

LOT 10**Leasehold Investment**

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

Property Description:

A modern purpose built maisonette forming part of a row of similar properties located on a pedestrian walkway off Winson Street.

Winson Street itself runs directly between Dudley Road (A457) and Heath Street (B4135).

The property is currently let on an Assured Shorthold Tenancy Agreement:

Rental: £325.00 pcm (£3,900 pa)

Accommodation:

Ground Floor
Entrance Hall
First Floor
Stairs and Landing, Lounge, Kitchen, Double Bedroom, Bathroom with bath, pedestal wash

basin, WC.

Outside (Front) - Private garden and allocated parking space.

Term: 99 years (less 3 days)commencing 12th April 1979.

Ground Rent: £50.00 pa rising to £110.00pa.

Vendors Solicitors:

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

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233



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LOT 11**Freehold Investment**

**189 Moor End Lane, Erdington,
Birmingham, B24 9DS**

**Property Description:**

A traditional style semi-detached house of part rendered brick construction with tile clad roof set back from the road behind a lawned fore garden and driveway. Moor End Lane forms part of an established residential area and the property is conveniently located within 1/2 mile of both Erdington High Street, providing a wide range of local amenities and Erdington Rail Station. The property is currently let on a Regulated Tenancy.

Rental: £65.00 pw (£3,380 pa).

access having patio area and long lawned garden.

Vendors Solicitors:

Grove Tompkins Bosworth
54 Newall Street
Birmingham B3 3QG
Telephone No - 0121 236 9341

Ref: Mr J R Devlin

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Vestibule Porch, Reception Hall,
Front Reception Room, Rear
Reception Room, Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, pedestal wash hand basin,
separate WC.
Outside - (Front) paved driveway
and lawned foregarden.
Outside - (Rear) side pedestrian

LOT 13**Freehold Vacant Possession**

**61 Trysull Road, Bradmore,
Wolverhampton WV3 7JE**

**Property Description:**

A terraced cottage style residence of brick construction with interlocking concrete tile roof, requiring modernisation and improvement. The property itself is situated adjacent to the Gunmakers Arms Public House, close to the junction with Maple Road and within approximately one and a half miles distance from Wolverhampton City Centre.

Accommodation:

Ground Floor
Front Reception Room, Rear
Reception Room with Cellarette off,
Kitchen, Shower Room with
shower enclosure, WC, pedestal
wash basin.
First Floor
Stairs and Landing, Two Double
Bedrooms.
Outside (front) - Small paved fore
garden.
Outside (rear) - Yard with a paved
and lawned garden.

Vendors Solicitors:

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

Ref: Mr S Dempsey

Viewings:

Via Cottons – 0121 247 2233

LOT 12**Freehold Vacant Possession**

**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).

Vendors Solicitors:

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

Ref: Ms L Goodridge

Viewings:

Via Cottons – 0121 247 2233

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
partitioned Bedrooms.
Outside - Walled forecourt,
pedestrian entry access to rear,
brick yard, rear garden, dilapidated
garage and shared vehicular access.

LOT 14**Freehold Vacant Possession**

**263 Cemetery Road, Cannock,
Staffordshire, WS11 2QE**

**Property Description:**

A traditional style mid terrace house of brick construction with tile clad roof set back from the road behind a small fore garden and requiring modernisation and minor improvement. Cemetery Road is located directly off Stafford Road (A34) and is within approximately 1 mile distance of Cannock town centre providing a wide range of local amenities.

Vendors Solicitors:

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

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

Outside (front) - Small fore garden.
Outside (rear) - Concrete yard,
shared pedestrian access and long
lawned garden.





4 The Crescent, Dudley, West Midlands, DY1 4SL

Property Description:

An attractive and well presented end terraced house having been modernised throughout including the provision of UPVC double glazed windows, gas fired central heating, modern kitchen and shower room fittings. The property is of rendered brick construction with interlocking tile clad roof and is currently situated in a cul-de-sac located off Birmingham New Road (A4123) between the entrance to Guest Hospital and the junction with Tipton Road (A4037).

Accommodation:

Ground Floor
Vestibule Porch, Reception Hall, Lounge, Dining Room, Kitchen with a range of modern fitted units.

First Floor
Stairs and Landing, Three Bedrooms, Shower Room with shower enclosure, pedestal wash hand basin, WC.
Outside (front) - Lawned fore garden and tarmac driveway.
Outside (rear) - Good sized lawned garden with patio.

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

9 Park Retreat, off Suffrage Street, Smethwick, West Midlands B66 3QD



Property Description:

A mid terraced house of rendered brick construction with replacement tile clad roof, forming part of a small row of similar properties located off Suffrage Street and overlooking Victoria Park at the rear. The property benefits from UPVC double glazed windows and has recently undergone redecoration. The property is currently let on an Assured Shorthold Tenancy Agreement:

Rental: £600 pcm (£7.200pa).

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
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Lawned fore garden.
Outside (rear) - Yard area with rear pedestrian access.

20 Chartist Road, Washwood Heath, Birmingham, B8 1QD



Accommodation:

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

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 and requiring some modernisation and improvement. Chartist Road is located off Church Road which in turn leads from Washwood Heath Road (A47). The property benefits from part UPVC double glazed windows.

shared pedestrian access and lawned garden.

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

2 Church Vale, West Bromwich, West Midlands B71 4DD



Property Description:

A double fronted end terraced house of brick construction with slate clad roof, pleasantly situated in an established residential area, located off All Saints Way (A4031). The property is located to the rear of Sandwell General Hospital and benefits from solid fuel central heating and part UPVC double glazed windows.

Vendors Solicitors:

Steele & Clunis
30 Grove Lane
Handsworth
Birmingham
B21 9EP
Telephone - 0121 523 9191

Ref: Mr N Gillette

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Inner Hall with Cellar off, Bedroom 3, Dining Room, Passageway to Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Spacious Bathroom with panelled bath, pedestal wash basin and WC.

Outside (front) - Small fore garden.
Outside (rear) - Shared pathway to lawned garden.



111 Wood Lane, Handsworth Wood, Birmingham B20 2AH

Property Description:

A substantial and extended semi-detached residence of brick construction with tile clad roof, benefitting from Three Reception Rooms, Five Bedrooms, Gas fired central heating and extensive rear garden. The property is set back behind a service road and located virtually opposite the junction with Romilly Avenue.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Lounge, Sitting Room, Sun Room, Large Dining/Kitchen.
First Floor
Stairs and Landing, Five Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC, Shower Room with glazed shower enclosure and wash basin.

Outside (front) - Paved and gravelled forecourt providing off road parking for three cars, Garage containing Cloakroom and WC.
Outside (Rear) - Extensive rear lawned garden with side pedestrian access.

Vendors Solicitors:

Lovesey Marsh
Pitman Buildings
161 Corporation Street
Birmingham
B4 6PT
Telephone No - 0121 212 0255

Ref: Mr A Chughtai

Viewings:

Via Cottons – 0121 247 2233



13 Brookland Lane, Parr, St Helens, Lancashire WA9 3RZ



Property Description:

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

Registered rental: of £39.50 pw (£2,054 pa) and effective from 9 February 2001.

Accommodation:

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

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233



37 Brookland Lane, Parr, St Helens, Lancashire WA9 3RX

Property Description:

A mid terraced house of Wimpey 'no fines' construction, having an interlocking tile clad roof and situated in a small cul de sac, located off the main road. The property is situated on an estate located off Fleet Lane containing a number of similar properties. St Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance. The property benefits from UPVC double glazed windows. The property is currently let on a Regulated Tenancy at a registered rental of £39.50 per week (£2,054 per annum) and effective from 9 February 2001.

Accommodation:

Ground Floor
Living Room, Kitchen, Store Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside (front) - Paved forecourt providing off road car parking.
Outside (rear) - Garden.

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233



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

Property Description:

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

Registered rental: of £39.50 pw (£2,054 pa) and effective from 9 February 2001.

Accommodation:

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

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233

**6 Brookland Lane, Parr, St Helens,
Lancashire WA9 3RZ**



Property Description:

A semi-detached house of Wimpey 'no fines' construction, having an interlocking tile clad roof set back from the road behind a foregarden and benefiting from uPVC double glazed windows. The property is located close to the junction with Moss Green Way and is situated on an estate located off Fleet Lane and containing a number of similar properties. St Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance. The property is currently let on a Regulated Tenancy as follows:

Registered rental: of £39.50 pw (£2,054 pa) and effective from 9 February 2001.

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233

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

**9 Brookend, Parr, St. Helens,
Lancashire, WA9**



Property Description:

A semi-detached house of Wimpey 'no-fines' construction, having an interlocking tile clad roof and occupying a corner position at the junction with Downway Lane. The property is situated on an estate located off Fleet Lane and containing a number of similar properties. St Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance. The property is currently let on an Assured Periodic Tenancy Agreement as follows:

Rental: £55.00 pw (£2,860 pa).

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
One Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - Gardens to front side and rear.

**14 Brookway Lane, Parr, St. Helens,
Lancashire, WA9 3RJ**



Property Description:

A semi-detached house of Wimpey 'no-fines' construction, having an interlocking tile clad roof and set back from the road behind a foregarden and driveway. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance. The property is currently let on a Regulated Tenancy as follows:

Registered rental: of £39.50 pw (£2,054 pa) and effective from 25 February 2001.

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
One Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - (Front) Driveway providing off road parking with pedestrian side access to rear garden.

LOT 26**Freehold Investment**

17 Brookway Lane, Parr, St. Helens,
Lancashire, WA9 3RJ

**Property Description:**

A semi-detached house of Wimpey 'no-fines' construction, having an interlocking tile clad roof and set back from the road behind a foregarden and driveway. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance. The property is currently let on a Regulated Tenancy as follows:

Registered rental: £39.50 pw (£2,054 pa) and effective from 25 February 2001.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - (Front) Driveway providing off road parking with pedestrian side access to rear garden.

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233

LOT 28**Freehold Vacant Possession**

64 Eva Road, Winson Green,
Birmingham, B18 4NQ

**Property Description:**

Traditional style mid-terraced house of brick construction with replacement tile clad roof directly fronting the pavement and requiring some modernisation and improvement. Eva Road leads directly off Foundry Road which in turn leads off Winson Green Road (A4040).

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash hand basin, WC.
First Floor
Stairs and Landing, Three Bedrooms (Bedroom 2 intercommunicating).
Outside (Rear) - Yard, shared pedestrian access, store and a partly paved garden.

Vendors Solicitors:

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

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233

LOT 27**Freehold Investment**

20 Brookend, Parr, St. Helens,
Lancashire, WA9

**Property Description:**

A semi-detached house of Wimpey 'no-fines' construction, having an interlocking tile clad roof set back from the road behind a foregarden and driveway. The property benefits from UPVC double glazed windows. The property is located virtually opposite the junction with Downway Lane and is situated on an estate located off Fleet Lane and containing a number of similar properties. St. Helens town centre is within 2 miles distance and the M6 motorway (Junction 23) is within 5 miles distance. The property is currently let on an Assured Periodic Tenancy:

Rental: £55.00 pw (£2,860 pa).

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr I Gallon

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - Foregarden and paved driveway, pedestrian side access to rear garden.

LOT 29**Freehold Vacant Possession**

29 Finnemore Road, Bordesley Green,
Birmingham B9 5XN

Property Description:

A traditional style semi-detached house of brick construction with slate clad roof set back from the road behind a paved driveway and situated in a popular residential road which is located between Bordesley Green (B4128) and Drummond Road. The property requires full modernisation and improvement.

Accommodation:

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

Bedrooms, Bathroom with bath only.

Outside (front) - Paved driveway, providing off road parking.
Outside (rear) - Yard, brick built WC, garden and pedestrian side access.

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





12 Attleborough Lane, Water Orton, Birmingham B46 1SB

Property Description:

A detached bungalow residence set within extensive surrounding gardens of approximately 0.45 acres (0.18 hectares) and situated in the sought after village of 'Water Orton'. The property is located to the lower part of Attleborough Lane (a no-through road) with splendid views over open countryside to the rear. The property itself is constructed of brick with part rendered elevations and tile clad roof and benefits from mostly UPVC double glazed windows and gas fired central heating. A double garage and a range of small outbuildings are attached and the property provides considerable scope for improvement, extension or redevelopment (subject to obtaining planning consent).

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Lounge, Conservatory, Dining

Room, Kitchen with a range of fitted units, Utility Room, Four Bedrooms, Bathroom/Shower Room.
Outside (front) - Dual gated access off Attleborough Lane to large front garden, double Garage, stores and outbuildings.
Outside (rear) - Extensive garden with views over open countryside.

Frontage - 30 metres (98' 4") approximately
Depth - 61 metres (200') approximately
Area - 0.45 acres (0.18 hectares)

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



26 Talbot Street, Halesowen, West Midlands B63 2TD



Property Description:

An end terraced house of brick and tile construction situated in a cul de sac, located off Furlong Road, which in turn leads from Windmill Hill (A458). The property requires improvement and modernisation and benefits from part UPVC double glazed windows.

Accommodation:

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Covered Lobby Area/Utility Room, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms (bedroom 2 intercommunicating).

Outside (rear) - Yard area, patio and garden with shared entry access and brick built store.

Vendors Solicitors:

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

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233

8 Summer Road, Erdington, Birmingham, B23 6XA



Property Description:

A substantial semi-detached house of brick construction with replacement tile clad roof set back from the road behind a forecourt and benefiting from UPVC double glazed windows. The property provides generous and well laid out accommodation and has recently undergone partial refurbishment. The property is conveniently located within 100 metres of Erdington High Street providing a wide range of local amenities, approximately 1/4 of a mile from Erdington Railway Station and approximately 1 mile distance from the M6 motorway (junction 6).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Cloakroom with WC and wash basin, Dining Room, Kitchen.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom with bath, wash basin, separate WC.

Outside (front) - Forecourt providing off road parking.
Outside (rear) - Yard and garden.

Vendors Solicitors:

Lane and Co
9 York Road
Erdington
Birmingham
B23 6TE
Telephone No - 0121 382 6622
Ref: Mr Francis

Viewings:

Via Cottons - 0121 247 2233

**10 Summer Road, Erdington,
Birmingham, B23 6XA**



Property Description:
A substantial semi-detached house of brick construction with replacement tile clad roof having been recently refurbished to include the installation of part UPVC double glazed windows, gas fired central heating, new kitchen fittings, re-wiring and re-plastering (minor finishing off required). The property is set back from the road behind a gravelled driveway and is conveniently located within 100 metres of Erdington High Street providing a wide range of local amenities, approximately 1/4 mile from Erdington Railway Station and approximately 1 mile distance from M6 Motorway (Junction 6).

Accommodation:
Ground Floor

Entrance Hall, Reception Hall, Cloakroom with WC and wash basin, Front Reception Room, Rear Reception Room, Rear Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash hand basin, separate WC.
Outside (front) - Gravelled fore garden

providing off road parking.
Outside (rear) - Yard and garden with pedestrian side access.

Vendors Solicitors:
Bickley Wheatley and Co
50 High Street, Erdington
Birmingham B23 6RH
Telephone No - 0121 377 6266

Ref: Mrs M Darby

Viewings:
Via Cottons - 0121 247 2233



24 Holly Road, Edgbaston, Birmingham, B16 9NH

Property Description:

A substantial semi-detached period residence of brick construction with slate clad roof situated on Holly Road which comprises of a no through road leading directly off Melville Road and within less than a 1/4 of a mile from Hagley Road (A456) giving direct access to Birmingham City Centre. The property which benefits from part gas fired central heating, requires modernisation and improvement and also provides scope for conversion of the existing roof space to provide three further bedrooms (planning consent has been obtained for this purpose).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall with Cellar off, Cloak Room with WC, Front

Reception Room, Rear Reception Room, Dining Room, Pantry, Kitchen, Verandah with brick built stores.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin, separate WC.
Outside (front) - Walled fore garden with pedestrian side access.
Outside (rear) - Lawned garden.

Vendors Solicitors:
Wheaton and 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



**Land, Anson Junction, Bentley Junction 10,
M6 Motorway, West Midlands**

Property Description:

A Parcel of Freehold Development Land extending to approximately 0.4 hectares (1.0 acres). The Site forms part of a modern development located off Marshland Way which in turn leads off the Black Country route (A454) giving direct access to the M6 motorway (Junction 10) being approximately 1/2 mile distance. The site is adjacent to the Travel Inn, Bentley Green Public House and other modern Warehouse/Distribution premises.

Planning:

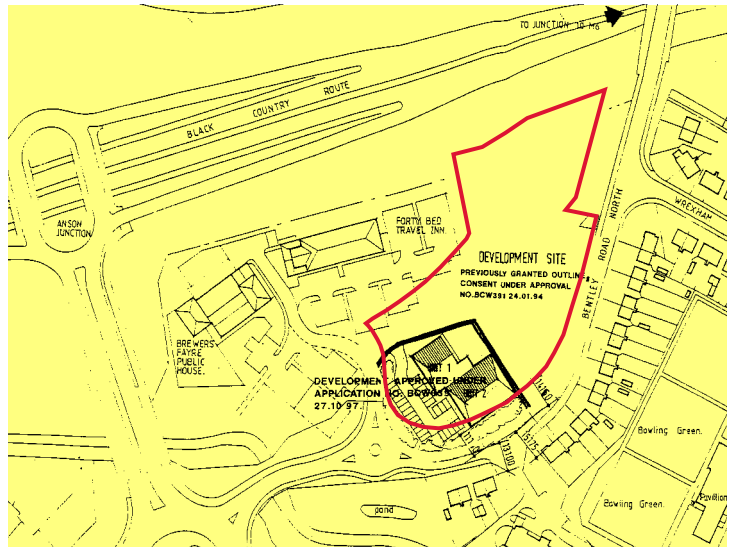
Outline planning consent has been granted for the development of the site for B1 (Business) and B8

(Storage and Distribution) uses. A copy of the planning consent is available from both the Auctioneers and Solicitors offices.

Services:
All main services are available to the site.

Vendors Solicitors:
Pannone and Partners
123 Deansgate
Manchester
M3 2BU
Telephone No - 0161 909 3000
Ref: Mr M Jones

Viewings:
Via Cottons - 0121 247 2233



LOT 36**Leasehold Investment**

**79 Preston Road, Winson Green,
Birmingham, B18 4PL**

**Property Description:**

A traditional style end terraced house of brick construction with replacement tile clad roof set back from Preston Road behind a small fore garden. Preston Road runs directly between Handsworth New Road (A4040) and Bacchus Road. The property is currently let on an Assured Shorthold Tenancy Agreement as follows:

Rental: £360.00 pm (£4.320 pa)

Term: 50 years commencing on the 19th June 1996

Ground Rent: £750 pa.

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Perry Barr
Birmingham B20 3JQ
Telephone - 0121 356 5032

Ref: Mr P Swann

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Shower Room with shower enclosure, pedestal wash hand basin, WC, Two Bedrooms.

Outside - (front) - Small fore garden.
Outside - (rear) - Yard with WC, store, shared pedestrian access and small garden.

LOT 37**Freehold Investment**

**352 High Street, Smethwick,
West Midlands B66 3PD**

**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. The property is situated directly overlooking Victoria Park. The property is currently let on an Assured Shorthold Tenancy Agreement:

Rental: £350 pcm (£4.200 pa).

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
Lounge, Inner Hall, Bathroom with panelled bath, pedestal wash basin and WC, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms.

Outside (front) Small fore garden.
Outside (rear) Yard, shared pedestrian entry access, garden and brick store.

LOT 38**Freehold Vacant Possession**

**90A Ethel Street/1 Gladys Road, Bearwood,
West Midlands, B67 5AJ**

Property Description:

A substantial two storey corner premises of brick construction with replacement tile clad roof located at the junctions of Ethel Street and Gladys Road, the former leading directly to Bearwood Road (A4030) which provides access to Bearwood shopping centre providing a wide range of local amenities. The property offers well laid out accommodation and provides an ideal investment opportunity having been converted into two self contained flats and furthermore two lock up garages are included in the sale. We understand the property has previously been let on Assured Shorthold Tenancy Agreements providing a gross rental income in the region of £12,000 per annum.

Accommodation:

Ground Floor
Entrance Hall, Living Room, Kitchen, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash hand basin, WC.

First Floor

Hall, Stairs and Landing, Living Room, Kitchen, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash hand basin, WC.

Outside - Two brick built lock up garages fronting Ethel Street with enclosed yard at the rear.

Vendors Solicitors:

Nicholas Brimble & Co
427 Bearwood Road
Bearwood
Warley
West Midlands
B66 4DF
Telephone No - 0121 429 8016

Ref: Mr N Brimble

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 18th July & 5th September 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.





**6 & 8a Grange Road, Smethwick,
West Midlands, B66 4NH**

Property Description:

Substantial property formally comprising of two mid terraced houses of brick construction with slate clad roof which have been merged, altered and extended some years ago to provide extensive living accommodation and a range of workshops to the side and rear of the property incorporating the original garden areas. The residential property benefits from part UPVC double glazed windows and gas fired central heating. Grange Road itself is located directly between Waterloo Road (A4092) and Sycamore Road.

Accommodation (Residential):

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

Accommodation (Commercial):

Ground Floor
Workshop 1 - 76 sq. mtrs (814 sq.ft) with roller shutter door providing vehicular access.
Workshop 2 - 114 sq.mtrs (1228 sq.ft) including store room.
Workshop 3 - 45 sq.mtrs (490 sq.ft).
Covered Yard Area/Common Parts - 35 sq.mtrs (392 sq.ft) including ladies and gents WC's and Kitchenette.
First Floor
Wooden stairs to Workshop 4 - 46 sq.mtrs (495 sq.ft)

Outside (front) - Small walled fore garden with vehicular access.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

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



Property Description:

A purpose built ground floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement as follows:

Rental: £175.00 per calendar month (£2,100) per annum.

Accommodation:

Ground Floor
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash basin, WC.
Outside (Front) - Lawned fore garden.
Outside (rear) - Garden.

Term: 99 Years

Commencement Date: 25 December 1979

Ground Rent: £25.00 pa (Rising on 25 December 2012 to £50.00 pa, rising again on 25 December 2045 to £75.00 pa)

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr. I. Gallon

Viewings:

Via Cottons – 0121 247 2233

**19a Tudor Road, Camp Hill, Nuneaton,
Warwickshire, CV10 9EE**



Property Description:

A purpose built first floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement as follows:

Rental: £175.00 pcm (£2,100) pa.

Accommodation:

Ground Floor
Entrance Hall
First Floor
Stairs and Landing, Lounge, Two Bedrooms, Kitchen, Bathroom with bath wash basin, WC.
Outside (rear) - Garden.

Term: 99 Years

Commencement Date: 25 December 1979

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr. I. Gallon

Viewings:

Via Cottons – 0121 247 2233

Ground Rent: £25.00 pa (Rising on 25 December 2012 to £50.00 pa, rising again on 25 December 2045 to £75.00 pa)

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E-mail: auctions@cottons.co.uk**



LOT 42**Leasehold Investment**

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

**Property Description:**

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

Registered Rental: £39.50 pw (£2,054 pa) effective from 15th June 2001.

Accommodation:

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

Outside (Front) - Lawned fore garden.
Outside (rear) - Garden.

Term: 99 Years

Commencement Date: 25 December 1979

Ground Rent: £25.00 pa (Rising on 25 December 2012 to £50.00 pa, rising again on 25 December 2045 to £75.00 pa)

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr. I. Gallon

Viewings:

Via Cottons – 0121 247 2233

LOT 44**Leasehold Investment**

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

**Property Description:**

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

Registered Rental: £39.50 pw (£2,054 pa) effective from 15th June 2001.

Accommodation:

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

Outside (Front) - Lawned fore garden.

Outside (rear) - Garden.

Term: 99 Years

Commencement Date: 25 December 1979

Ground Rent: £25.00 pa (Rising on 25 December 2012 to £50.00 pa, rising again on 25 December 2045 to £75.00 pa)

Vendors Solicitors:

Dickinson Dees
St Annes Wharf, 112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr. I. Gallon

Viewings:

Via Cottons – 0121 247 2233

LOT 43**Leasehold Investment**

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

**Property Description:**

A purpose built first floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property benefits from UPVC double glazed windows. The property is currently let on an Assured Shorthold Tenancy Agreement as follows:

Rental: £195.00 pcm (£2,340) pa.

Accommodation:

Ground Floor
Entrance Hall
First Floor
Stairs and Landing, Lounge, Two Bedrooms, Kitchen, Bathroom with bath wash basin, WC.
Outside (rear) - Garden.

Term: 99 Years

Commencement Date: 25 December 1979

Ground Rent: £25.00 pa (Rising on 25 December 2012 to £50.00 pa, rising again on 25 December 2045 to £75.00 per annum)

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr. I. Gallon

Viewings:

Via Cottons – 0121 247 2233

LOT 45**Leasehold Investment**

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

**Property Description:**

A purpose built ground floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement:

Rental: £175.00 pcm (£2,100) pa.

Accommodation:

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

Outside (Front) - Lawned fore garden.

Outside (rear) - Garden.

Term: 99 Years

Commencement Date: 25 December 1979

Ground Rent: £25.00 pa (Rising on 25 December 2012 to £50.00 pa, rising again on 25 December 2045 to £75.00 pa)

Vendors Solicitors:

Dickinson Dees
St Annes Wharf, 112 Quayside
Newcastle upon Tyne NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr. I. Gallon

Viewings:

Via Cottons – 0121 247 2233

LOT 46**Leasehold Investment**

**25a Tudor Road, Camp Hill, Nuneaton,
Warwickshire, CV10 9EE**

**Property Description:**

A purpose built first floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement:

Rental: £180.00 pcm (£2,160) pa.

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr. I. Gallon

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall
First Floor
Stairs and Landing, Lounge, Two Bedrooms, Kitchen, Bathroom with bath wash basin, WC.
Outside (rear) - Garden.

Term: 99 Years

Commencement Date: 25 December 1979

Ground Rent: £25.00 pa (Rising on 25 December 2012 to £50.00 pa, rising again on 25 December 2045 to £75.00 pa)

LOT 48**Freehold Vacant Possession**

**12 Russet Walk, Pendeford,
Wolverhampton, WV8 1UQ**

**Property Description:**

A modern terraced town house having brick outer walls and interlocking tile clad roof providing well laid out accommodation and benefiting from UPVC double glazed windows and doors and warm air ventilation heating. Vehicular access to this property is off Bracken Close and pedestrian access is directly off Barnhurst Lane close to the entrance with Aldersley Secondary School. The property requires cosmetic works including redecoration.

Accommodation:

Ground Floor
Reception Hall, Cloak Room with WC and wash basin, Lounge, Dining Kitchen, Rear Entrance Hall.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash hand basin, WC.
Outside - (front) Lawned fore garden.
Outside - (rear) Paved yard and garden with gated vehicular access to driveway providing off road parking, brick built store.

Vendors Solicitors:

Michael Lee & Co
503 Coventry Road
Small Heath
Birmingham B10 0LN
Telephone No - 0121 766 7447

Ref: Mr M Lee

Viewings:

Via Cottons – 0121 247 2233

**LOT 47****Freehold Vacant Possession**

**182 Burlington Road, Small Heath,
Birmingham B10 9PD**

**Property Description:**

A traditional style terraced house of brick construction with replacement tile clad roof set back from the road behind a small paved fore garden and benefitting from gas fired central heating and double glazed windows. Burlington Road is located directly off Hobmoor Road which in turn leads off Green Lane.

Accommodation:

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

Outside (front) - Paved fore garden
Outside (rear) - Yard and garden.

Vendors Solicitors:

S V Wadsworth & Co
325 Stratford Road
Shirley
B90 3BL
Telephone 0121 745 8550

Ref: Mrs S Cooper

Viewings:

Via Cottons – 0121 247 2233

LOT 49**Freehold Vacant Possession**

**140 Bloxwich Road, Walsall,
West Midlands, WS2 7BQ**

**Property Description:**

A mid terraced house of brick construction with replacement tile clad roof providing well laid out accommodation and benefiting from gas fired central heating and UPVC double glazed windows. The property is set back from Bloxwich Road (B4210) behind a small fore garden and is within approximately 1 miles distance from Walsall town centre providing a wide range of local amenities.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Through Lounge/Dining Room, Breakfast Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash hand basin, WC.
First Floor
Stairs and Landing, Three Bedrooms, Cloak Room with WC.
Outside (front) - Small walled fore garden.
Outside (rear) - Pedestrian side access, paved yard and garden.

Vendors Solicitors:

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

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233





25 Wheatsheaf Road, Edgbaston, Birmingham, B16 ORZ

Property Description:

A substantial semi-detached residence of brick construction with tile clad roof having been subdivided into 7 bedsits which were formerly let and now require some upgrading. Wheatsheaf Road itself is a no through road with access off Selwyn Road which in turn leads off Rotton Park Road (B4129).

Accommodation:

Ground Floor
Vestibule Porch, Shared Entrance Hall.
Flat 1 - Bed/Sitting Room with separate kitchen.
Flat 2 - Private side access, Bed/Sitting Room, Kitchen, Bathroom with panelled bath, wash basin, WC.
Flat 3 - With private rear access, Bed/Sitting Room, Kitchen, Bathroom with panelled bath, pedestal wash hand basin, WC.
First Floor
Stairs and Landing.
Flat 4 - Bed/Sitting Room, with

separate Kitchen.
Flat 5 - Bed/Sitting Room with Kitchenette.
Flat 6 - Bed/Sitting Room with Kitchenette.
Shared Bathroom with panelled bath, pedestal wash hand basin, WC. Separate WC.
Second Floor
Stairs and Landing
Flat 7 - Lounge, Bedroom, Kitchen.
Outside (front) - Concrete fore garden, pedestrian side access, Brick Store and WC.
Outside (rear) - Concrete patio and lawned garden.

Vendors Solicitors:

Anthony Baker
1169 Warwick Road
Acocks Green
Birmingham
B27 6RG
Telephone No. 0121 708 0113

Ref: Mr A Baker

Viewings:

Via Cottons – 0121 247 2233

Garage, 22a Wheatsheaf Road, Edgbaston, Birmingham, B16 ORY



Property Description:

A brick built garage with tile clad roof adjoining number 22 Wheatsheaf Road and set back behind a concrete driveway. Wheatsheaf Road comprises of a no through road accessed off Selwyn Road which in turn leads from Rotton Park Road (B4129).

Accommodation:

Garage
26.76 sq.mtrs (287 sq.ft)

Outside (front) - Concrete driveway.
Outside (rear) - Lawned garden.

Vendors Solicitors:

Fentimans
1623 Warwick Road
Knowle
Solihull
West Midlands
B93 9LF
Telephone No - 01564 779 459
Ref: Mr C Fentiman

Viewings:

Via Cottons – 0121 247 2233

3 Landsdowne Place, Brookfield Road, Hockley, Birmingham, B18 7JA



Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof, situated in a row of similar terraced properties leading off Brookfield Road and located to the rear of Dudley Road Hospital. The property is currently let on a Periodic Assured Shorthold Tenancy Agreement:

Rental: £395.00 pcm (£4.740pa).

Accommodation:

Ground Floor
Living Room, Dining Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.

Outside (front) - Lawned fore garden
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

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E-mail: auctions@cottons.co.uk





**Unit 1, Alma Street, Smethwick,
West Midlands, B66 2RL**

Property Description:

The property comprises part single and part two storey warehouse accommodation located on the South side of Alma Street quite close to the junction with Cranford Street, and it forms part of an old established industrial area, approximately 3 miles North West of Birmingham City Centre. The property comprises of an older style industrial building originally constructed in the early twentieth century having solid brick walls and pitched slate clad treated roof.

fluorescent lighting throughout.
First Floor - 183 sq.mtrs (1970 sq.ft)
Approached from a steel internal staircase and comprising of two workshops/warehouses and offices with fluorescent lighting and fire escape to side driveway.
Outside
The building occupies a fully developed site.

Vendors Solicitors:

Coley & Tilly
Neville House
14 Waterloo Street
Birmingham
B2 5UF
Telephone No - 0121 643 0124

Ref: Mr. G. I. Wood

Viewings:
Via Cottons – 0121 247 2233

Accommodation:

Ground Floor - 379 sq. mtrs (4080 sq.ft).
Reception Office, Private Office, Workshop/Stores, Ladies and Gents Toilets. Suspended ceiling to main front warehouse/offices with

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**99 Katherine Road,
Bearwood, West
Midlands B67 5QY**

Property Description:

A traditional style mid terraced residence of brick construction with slate clad roof, located in a popular residential area. Catherine Road runs directly between Thimblemill Road (B4182) and Abbey Road and the property is within a third of a mile from Bearwood High Street providing a wide range of local amenities.

Accommodation:

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

Outside - Gravelled fore garden.
Outside (rear) - Yard and patio, brick store and outside WC, shared 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



**89 Rhymney Street, Cathays,
Cardiff, CF24 4DH**



Property Description:

A rendered mid terrace house having replacement tile clad roof and directly fronting the pavement. The property is situated in a popular student letting area located off Crwys Road (A469) and is within 2 miles distance of the University of Wales. Cardiff city centre lies within approximately ¾ mile to the South, and the M4 motorway (Junction 32) lies within approximately 3 ½ miles distance to the North. The property is currently let on a Regulated Tenancy:

Registered Rental: £48.00 pw (£2,496.00 pa) effective from 19th April 2002.

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Shower Room with shower enclosure, pedestal wash basin, WC.
Outside (rear) - Yard and garden.

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000
Ref: Mr F Wilson

Viewings:

Via Cottons – 0121 247 2233





4 Primrose Hill, Trecynon, Aberdare, CF44 8PW

Property Description:

A stone built end of terrace cottage constructed in approximately 1850 and having a replacement interlocking tile clad roof and UPVC double glazed windows. The property forms part of a small row of three similar cottages and is situated on a no through road located off Harriet Street and within approximately 1 miles distance of Aberdare town centre providing a range of local amenities and services. Aberdare itself is located to the North West of Cardiff city centre being approximately 25 miles distance and a similar distance from the M4 motorway which allows access to all major South Wales towns along with the M5 motorway. The property is currently let on a Regulated Tenancy:

Registered Rental: £16.00 per week (£832.00 per annum) effective from 5th January 2001.

Accommodation:

Ground Floor
Reception Room and Dining Kitchen.
First Floor
Stairs and Landing, Two Bedrooms.
Outside - Yard area to front with outside WC. Garden to side and rear.

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr F Wilson

Viewings:

Via Cottons – 0121 247 2233

91 Rhymney Street, Cathays, Cardiff, CF24 4DH



Property Description:

A rendered mid terrace house having replacement tile clad roof and directly fronting the pavement. The property is situated in a popular student letting area located off Crwys Road (A469) and is within 2 miles distance of the University of Wales. Cardiff city centre lies within approximately ¾ mile to the South and the M4 motorway (Junction 32) lies within approximately 3 ½ miles distance to the North. The property is currently let on a Regulated Tenancy:

Registered Rental: £41.00 pw (£2,132.00 pa) effective from 19th April 2002.

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (rear) - Yard, WC and garden.

Vendors Solicitors:

Dickinson Dees
St Annes Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No - 0191 279 9000

Ref: Mr F Wilson

Viewings:

Via Cottons – 0121 247 2233

69 Bower Lane, Rugeley, WS15 2RD



Ground Rent Description:

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25 March 1965 and secured upon a modern semi-detached house in a Residential Area on the outskirts of Rugeley. The freeholder is entitled to receive the following ground rent. £35.00 per annum

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

Vendors Solicitors:

S V Wadsworth & Co
325 Stratford Road
Shirley
Solihull B90 3BL
Telephone No - 0121 745 8550

Ref: Mr Ensor

Viewings:

Not Applicable



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71 Bower Lane, Rugeley, WS15 2RD

Ground Rent Description:

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25 March 1965 and secured upon a modern semi detached house in a Residential area on the outskirts of Rugeley. The freeholder is entitled to receive the following ground rent. £35.00 per annum

Vendors Solicitors:

S V Wadsworth & Co
325 Stratford Road
Shirley
Solihull
B90 3BL
Telephone No - 0121 745 8550

Ref: Mr Ensor

Viewings:

Not Applicable

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

379 Stratford Road, Shirley, Solihull, West Midlands, B90 3BW



Ground Rent Description:

A freehold ground rent subject to a lease for a term of 99 years, commencing on 29 September 1937 and secured upon a retail shop with living accommodation over, situated in a parade of similar units and located close to the Junction with Union Road. The freeholder is entitled to receive the following ground rent £10.00 per annum.

NB : A CONTRIBUTION OF £300 PLUS VAT WILL BE PAYABLE BY THE PURCHASER TOWARDS THE FREEHOLDERS LEGAL COSTS.

Vendors Solicitors:

Lodders
5-7 High Street
Henley-in-Arden
Solihull
West Midlands
B95 5BW
Telephone No - 01564 792261

Ref: Ms. J. Langsbury

Viewings:

Not Applicable

397 Stratford Road, Shirley, Solihull, West Midlands, B90 3BW



Ground Rent Description:

A freehold ground rent subject to a lease for a term of 99 years, commencing on 24 June 1938 and secured upon a Fast Food Takeaway premises, which forms part of Sea Spray Fish & Chip Shop. This property comprises of a corner unit with accommodation over and is situated in a popular retail parade close to the Junction with Union Road. The freeholder is entitled to receive the following ground rent. £5.00 per annum.

NB : A CONTRIBUTION OF £300 PLUS VAT WILL BE PAYABLE BY THE PURCHASER TOWARDS THE FREEHOLDERS LEGAL COSTS.

Vendors Solicitors:

Lodders
5-7 High Street
Henley-in-Arden
Solihull
West Midlands
B95 5BW
Telephone No - 01564 792261

Ref: Ms. J. Langsbury

Viewings:

Not Applicable

19 Berwick Grove, Great Barr, Birmingham, B43 7QB



Ground Rent Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 March 1959 and secured upon a modern semi detached house in a popular Residential Area of North Birmingham. The freeholder is entitled to receive the following ground rent : £16.00 per annum.

N.B. THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £300 PLUS VAT, AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.

Vendors Solicitors:

Caffrey & Company
506 Alum Rock Road
Alum Rock
Birmingham
B8 3BX
Telephone No - 0121 326 6977

Ref: Mr Mohammed

Viewings:

Not Applicable

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LOT 63**Freehold Ground Rent**

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

**Ground Rent Description:**

A freehold ground rent subject to a lease for 99 years, commencing on 25 March 1934 and secured upon an end of terrace house in a popular Residential area. The freeholder is entitled to receive the following ground rent : £5.75 per annum.

Ref: Mr J Davies

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:

Williams Freeman and Lloyd
1490 Stratford Road
Robin Hood Island
Hall Green
Birmingham
B28 9EU
Telephone No. - 0121 744 4416

LOT 65**Freehold Ground Rent**

**33 Cambrian Lane, Etchinghill, Rugeley, Staffs,
WS15 2XH**

**Ground Rent Description:**

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25 March 1965 and secured upon a modern semi-detached house. Cambrian Lane leads off Bower Lane and is within a residential neighbourhood within easy access of the centre of Rugeley. The freeholder is entitled to receive the following ground rent : £25.00 per annum.

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

Ref: Mr J Davies

Viewings:

Not Applicable

Vendors Solicitors:

Williams Freeman and Lloyd
1490 Stratford Road
Robin Hood Island
Hall Green
Birmingham
B28 9EU
Telephone No - 0121 744 4416

LOT 64**Freehold Ground Rent**

**31 Cambrian Lane, Etchinghill, Rugeley, Staffs,
WS15 2XH**

**Ground Rent Description:**

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25 March 1965 and secured upon a modern semi-detached house. Cambrian Lane leads off Bower Lane and is within a residential neighbourhood within easy access of the centre of Rugeley. The freeholder is entitled to receive the following ground rent : £25.00 per annum.

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

Ref: Mr J Davies

Viewings:

Not Applicable

Vendors Solicitors:

Williams Freeman and Lloyd
1490 Stratford Road
Robin Hood Island
Hall Green
Birmingham
B28 9EU
Telephone No - 0121 744 4416

LOT 66**Freehold Ground Rent**

3 Grayshott Close, Bromsgrove, B61

**Ground Rent Description:**

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25 March 1967 and secured upon a modern semi-detached house, situated in a residential area within easy reach of the town centre of Bromsgrove. The freeholder is entitled to receive the following ground rent : £35.00 per annum.

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

Ref: Mr J Davies

Viewings:

Not Applicable

Vendors Solicitors:

Williams Freeman and Lloyd
1490 Stratford Road
Robin Hood Island
Hall Green
Birmingham
B28 9EU
Telephone No - 0121 744 4416



LOT 67**Freehold Ground Rent****6 Grayshott Close, Bromsgrove, B61****Ground Rent Description:**

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25 March 1967 and secured upon a modern semi-detached house, situated in a residential area within easy reach of the town centre of Bromsgrove. The freeholder is entitled to receive the following ground rent : £35.00 per annum.

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

Vendors Solicitors:

Williams Freeman and Lloyd
1490 Stratford Road
Robin Hood Island
Hall Green
Birmingham
B28 9EU
Telephone No - 0121 744 4416

Ref: Mr J Davies**Viewings:**

Not Applicable

LOT 68**Freehold Ground Rent****9 & 9a Court Oak Road, Harborne, Birmingham B17 9TH****Property Description:**

A Freehold investment opportunity comprising of a traditional style semi-detached house of brick construction with tile clad roof located towards the lower end of Court Oak Road close to the junction with Lordswood Road. The property has been sub-divided to provide two self contained flats situated on the ground and first floors.

Tenure:

Both flats are subject to a long lease for a term of 99 years which commenced on 29 September 1989.

Ground Rent Income.

The freeholder is entitled to receive a ground rent of £25.00 per annum from each lessee. Total ground rent income £50.00 per annum.

Landlord and Tenant Act 1987
Offer notices for sale by Auction have been served upon both lessees under Section 5b of the above Act.

Vendors Solicitors:

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

Ref: Mr J Lincoln Lewis**Viewings:**

Not Applicable

LOT 69**Leasehold Vacant Possession****24 Dixon House, Huntly Road, Birmingham, B16 8JP****Property Description:**

A presentable and well laid out flat located on the sixth floor of a purpose built block situated on Huntly Road along with similar developments. The property benefits from UPVC replacement windows. Huntly Road itself joins Francis Road which in turn leads to Hagley Road (A456). The property is conveniently located within 1/4 mile distance from the popular Broad Street area, providing a wide range of leisure facilities and amenities.

Accommodation:

Ground Floor
Communal Entrance Hall with lift and stair access.
Sixth Floor
Communal Landing, Reception Hall, Double Bedroom, Lounge/Dining Room, Kitchen, Bathroom with panelled bath, wash basin, WC.

Term: 125 years commencing 6th November 1989**Ground Rent:** £10.00 pa**Service Charge:** To be advised**Vendors Solicitors:**

Challinors Lyon Clarke
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

LOT 70**Freehold Vacant Possession****26 Beeton Road, Winson Green, Birmingham B18 4QD****Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof benefitting from part electric storage heating and requiring some modernisation and improvement. Beeton Road itself is located directly off Handsworth New Road (A4040).

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms (Bedroom2 intercommunicating).

Outside (front) - Small fore garden.
Outside (rear) - Rear Yard and 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



LOT 71**Freehold Vacant Possession**

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

**Property Description:**

A traditional style three storey end terraced house having the benefit of gas fired central heating UPVC and double glazed windows (except Attic Bedroom). Wiggin Street is located directly off Icknield Port Road (B4126) and the property is within approximately 1½ miles distance from Birmingham City Centre.

Accommodation:

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

Vendors Solicitors:

Lincoln Lewis
7 George Road
Edgbaston
Birmingham
B151NR
Telephone No - 0121 454 7011

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

LOT 73**Freehold Vacant Possession**

**23 Solihull Road, Sparkhill,
Birmingham B11 3AD**

**Property Description:**

A traditional mid terraced house of brick construction with replacement tile clad roof occupying a slightly elevated position set back from the road behind a small paved fore garden and requiring modernisation and improvement. Solihull Road is located directly off Formans Road, which in turn leads off Stratford Road (A34).

Accommodation:

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

Outside (front) - Small paved fore garden.
Outside (rear) - Yard and garden with rear pedestrian access.

Vendors Solicitors:

Payne Hicks Beach
10 New Square
Lincoln's Inn
London
WC2A 3QG
Telephone 0207 465 4300

Ref: Mr J H W Hamilton

Viewings:

Via Cottons – 0121 247 2233

LOT 72**Freehold Vacant Possession**

**7 Freda Rise, Tividale, Oldbury, West
Midlands, B69 2JH**

**Property Description:**

A traditional style semi-detached house of brick construction with a tile clad hipped roof requiring modernisation and improvement and situated in a small cul-de-sac located off Hilton Road close to the junction with Birmingham Road (A4123). The property benefits from gas fired central heating.

Accommodation:

Ground Floor
Porch, Reception Hall, Through Lounge/Dining Room, Kitchen, Rear Verandah.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, wash basin, WC.
Outside (front) - Fore garden with pedestrian side access to rear.
Outside (rear) - Patio area, garden and potential space for garage,

served by a shared vehicular access.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 74**Freehold Investment**

**93 Sycamore Road, Smethwick, West
Midlands, B66 4NT**

**Property Description:**

A traditional style mid-terrace house of brick construction with interlocking tile clad roof benefiting from gas fired central heating. Sycamore Road is located directly off Waterloo Road (A4092) and the property is close to the junction with Grange Road. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £355.00 per calendar month (£4,260 per annum).

Accommodation:

Ground Floor
Large Reception Hall with access to Cellar, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash hand basin, WC.
Outside - (Front) small fore garden.
Outside - (Rear) shared pedestrian access to yard, range of brick built out buildings and lawned 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



LOT 75**Freehold Vacant Possession**

**184 Burlington Road, Small Heath,
Birmingham B10 9PD**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof, set back from the road behind a small paved fore garden and benefitting from gas fired central heating, UPVC double glazed windows and modern fitted kitchen. Burlington road is situated directly off Hobmoor Road which leads from Green Lane.

Accommodation:

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

Outside (front) - Paved fore garden.
Outside (rear) - Yard, brick store, shared pedestrian access and lawned garden.

Vendors Solicitors:

S V Wadsworth & Co
325 Stratford Road
Shirley
B90 3BL
Telephone - 0121 745 8550

Ref: Mrs S Cooper

Viewings:

Via Cottons – 0121 247 2233

LOT 77**Freehold Vacant Possession**

**24 Bearwood Road, Smethwick, West
Midlands B66 4HH**

**Property Description:**

A traditional style mid terraced villa residence of brick construction with slate clad roof set back from the road behind a small fore garden and requiring modernisation and improvement. The property directly overlooks Victoria Park.

Accommodation:

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

Outside (front) - Small fore garden.
Outside (rear) - Yard, shared pedestrian entry access, brick store and garden.

Vendors Solicitors:

Wragge & Co
55 Colmore Row
Birmingham
B3 2AS
Telephone No - 0870 9031000

Ref: Miss L Shaw

Viewings:

Via Cottons – 0121 247 2233

LOT 76**Freehold Vacant Possession**

**7 Claerwen Grove, Northfield,
Birmingham, B31 1TY**

**Property Description:**

A mid terraced house situated in a cul-de-sac located off Holloway and set back from the road behind a lawned fore garden and driveway. The property requires modernisation and improvement and Claerwen Grove itself is situated opposite Ley Hill Park.

Accommodation:

Ground Floor
Entrance Hall, Through Lounge, Large Dining Kitchen/Utility Area.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin, separate WC.

Outside (front) - Lawned fore garden and driveway.
Outside (rear) - Garden

Vendors Solicitors:

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

Ref: Mr J Lincoln Lewis

Viewings:

Via Cottons – 0121 247 2233

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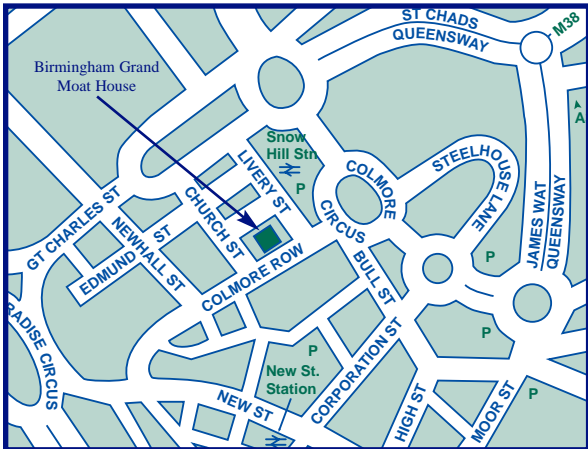
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