

# **Cottons**



Chartered Surveyors

## **INTERIM AUCTION**

**25TH JULY 2001**

**AT 6.30 PM**

**EDGBASTON**

**THISTLE HOTEL**

(formerly The Strathallan Hotel)

**HAGLEY ROAD,**

**EDGBASTON**

## **AUCTION TEAM**

**Andrew J Barden MRICS**

**John Day FRICS**

**Peter C Longden FRICS**

**Mark M Ward TechRICS**

**Kenneth F Davis FRICS**



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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

### 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.

# Auction Sale of 20 Lots

To include a range of Residential and Commercial Vacant and Investment Property, along with a Freehold House and Garden with Development Potential comprising:

- 1 8 Residential Investment Properties
- 1 9 Freehold Vacant Houses
- 1 1 Leasehold Vacant Flat
- 1 1 Freehold Commercial/Residential Investment
- 1 1 Freehold House with Development Potential

## ORDER OF SALE

Lot	Property	
1	188 Grestone Avenue, Handsworth Wood	Vacant Possession
2	304 Somerville Road, Small Heath	Vacant Possession
3	1 Alexander Terrace, Dibble Road, Smethwick	Vacant Possession
4	277 Station Road, Stechford	Vacant Possession
5	82 Allens Road, Winson Green	Investment
6	67 Birchfield Lane, Oldbury, West Midlands	Investment
7	48 Talbot Street, Winson Green	Investment
8	43 Mount Pleasant Avenue, Rookery Road, Handsworth	Investment
9	42 Tilehouse Green Lane, Knowle, Solihull	Vacant Possession
10	37 Winnie Road, Selly Oak	Investment
11	257 Perry Common Road, Erdington	Vacant Possession
12	37 Bagnell Road, Kings Heath	Vacant Possession
13	208 Tat Bank Road, Oldbury, West Midlands	Investment
14	436 Alum Rock Road, Ward End	Vacant Possession
15	8a Kent Street North, Winson Green	Investment
16	80 Hawthorn Road, Kingstanding	Vacant Possession
17	158 Downsfield Road, Sheldon	Vacant Possession
18	14 Bridge Street South, Smethwick, West Midlands	Investment
19	42 Barker Street, Oldbury, West Midlands	Vacant Possession
20	66 Allens Road, Winson Green	Vacant Possession

## AUCTION TEAM

Andrew J Barden MRICS

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**COTTONS**  
THE AUCTIONEERS



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

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

**Property Description**

A traditional style semi detached residence of brick construction with concrete tile clad roof and requiring some modernisation. The property which is located opposite the junction of Westover Road is situated in a popular residential area on the edge of Handsworth Golf Course.

**Accommodation:**

Ground Floor – Reception Hall, 2 Reception Rooms, Kitchen.  
First Floor – Stairs and Landing, 3 Bedrooms and Bathroom with bath, wash basin and WC.

Outside Front – Paved drive and walled garden, single garage.  
Rear – Garden

**Vendors Solicitors:**

Messrs. Lincoln-Lewis & Co  
7 George Road  
Edgbaston  
Birmingham  
B15 1NR  
Telephone – 0121 454 7011

**Ref:** Mr J. Lincoln-Lewis

**Viewings**

Via Cottons – 0121 247 2233

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

**304 Somerville Road,  
Small Heath,  
Birmingham B10 9LL**

**Property Description:**

A mid-terraced house of brick construction with part rendered elevations and a concrete interlocking tile clad roof. The property is set well back from the road behind a fore-garden and paved parking area.

**Accommodation**

Ground Floor – Entrance Hall, Lounge, Kitchen, Bathroom.  
First Floor – Stairs and Landing, Three Bedrooms.  
Outside – Front – Lawned fore-garden with paved parking area, pedestrian entry access to rear, rear yard and garden.

**Tenure** Freehold

**Vendors Solicitors**

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

**Ref:** Mr A Murria

**Viewings**

Via Cottons – 0121 247 2233

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

**1 Alexander Terrace,  
Dibble Road,  
Smethwick, West  
Midlands, B67 7PS**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof covering forming part of a small row of terraced houses, located off Dibble Road and accessed by way of a pedestrian walkway. Dibble Road leads directly off Smethwick High Street.

**Accommodation:**

Ground Floor – 2 Reception Rooms, Kitchen, Bathroom with bath, wash basin and WC.  
First Floor – 2 Bedrooms  
Outside – Lawned foregarden.  
Rear – Garden

**Vendors Solicitors:**

Messrs. Lincoln-Lewis & Co  
7 George Road  
Edgbaston  
Birmingham  
B15 1NR  
Telephone – 0121 454 7011

**Ref:** Mr J. Lincoln-Lewis

**Viewings:**

Via Cottons – 0121 247 2233

Find us on the web @

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

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

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

**277 Station Road,  
Stechford,  
Birmingham, B33 8QT**

**Property Description:**

A purpose built end terraced house, of brick construction with replacement tile clad roof, located between the junctions of Littleton Road and Yardley Road being approximately 1/4 mile from Stechford Rail Station and within approximately 1/4 mile from Yardley local shopping centre.

**Accommodation**

Ground Floor – Glazed Porch, Through Lounge/Dining room and Breakfast Kitchen.  
First Floor – Stairs and Landing, 3 Bedrooms, Bathroom having bath with shower over, WC and wash basin.  
Outside – Lawned foregarden.  
Rear – Yard and garden.

**Vendors Solicitors**

Messrs. Lincoln-Lewis & Co  
7 George Road  
Edgbaston  
Birmingham  
B15 1NR  
Telephone: 0121 454 7011

**Ref:** Mr J. Lincoln-Lewis

**Viewings**

Via Cottons – 0121 247 2233





**82 Allens Road,  
Winson Green,  
Birmingham, B18 4QS.**

**Property Description:**  
A traditional style mid terraced house of brick construction with replacement roof covering, situated in a cul-de-sac located off Bacchus Road. The property is currently let on an Assured Shorthold Tenancy Agreement, details as follows:-

**Rental**  
£75 per week  
Let on an Assured Shorthold Tenancy For 12 months from 26th January 2001

**Vendors Solicitors:**  
Messrs. Lincoln-Lewis & Co  
7 George Road  
Edgbaston  
Birmingham  
B15 1NR  
Telephone – 0121 454 7011

**Ref:** Mr J. Lincoln-Lewis

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

**Accommodation:**  
Ground Floor – 2 Reception Rooms, Kitchen  
First Floor – Stairs and Landing, 2 Bedrooms and Bathroom with bath, wash basin and WC  
Outside – Front Walled foregarden, Rear Yard and garden



**67 Birchfield Lane,  
Oldbury, West  
Midlands, B69 2AZ**

**Property Description:**  
An end of terraced house of brick construction with replacement tile clad roof, having been modernised throughout including new kitchen and bathroom fittings and benefitting from double glazed windows and gas fired central heating. The property is situated to the upper part of Birchfield Lane adjacent to the Holiday Inn Express Hotel. This section of Birchfield Lane is now a 'no through road' and is located off Park Street which in turn leads off Church Bridge (A4034). The M5 motorway (junction 2) is within 1/4 mile distance as is Wolverhampton Road (A4123). The property is currently let on an Assured Shorthold Tenancy Agreement.

**Rental:** Let on an Assured Shorthold Tenancy for a period of 12 months from 8 June 2001 at a rental of £440 per calendar month.

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

**Accommodation:**  
Ground Floor – 2 Reception Rooms, Kitchen, Bathroom with bath, wash basin and WC.  
First Floor – Stairs and Landing, 3 Bedrooms.  
Outside – Small foregarden.  
Rear – Long garden.

**Vendors Solicitors:**  
Messrs. Lincoln-Lewis & Co  
7 George Road  
Edgbaston  
Birmingham, B15 1NR  
Telephone – 0121 454 7011

**Ref:** Mr J. Lincoln-Lewis



**48 Talbot Street, Winson Green,  
Birmingham, B18 5DG.**

**Property Description**  
A first floor studio apartment forming part of a modern development, of brick and tile construction and containing a number of similar apartments. Talbot Street is located off Lodge Road close to the site formerly occupied by All Saints Hospital which is now undergoing residential development. The property is currently let on an Assured Shorthold Tenancy Agreement. Rent £325 per calendar month from 6 April 2001.

**Accommodation:**  
Ground Floor – Communal entrance door with door entry system  
First Floor – Stairs and Landing, Bed/Sitting Room with electric storage heater, Kitchen, Dressing

Room, Shower Room with WC and wash basin.  
Outside – Communal gardens.

**Term** – 120 years from September 1983

**Ground Rent** – £20.00 pa subject to review  
**Service Charge** – £115.00 pa approx

**Vendors Solicitors:**  
Messrs. F. A. Greenwood & Co  
Victoria Square House  
81 New Street  
Birmingham  
B2 4BA  
Telephone – 0121 643 1082

**Ref:** Mr A. J. Monington

**Viewings**  
Via Cottons – 0121 247 2233



**43 Mount Pleasant  
Avenue, Rookery  
Road, Handsworth,  
Birmingham, B21 9QA**

**Property Description:**  
A traditional style mid terraced house of brick construction with replacement tile clad roof covering, situation in a cul-de-sac located off Rookery Road. The property is currently let on an Assured (Periodic) Shorthold Tenancy Agreement. Details as follows:-

**Rental**  
£267.67 pcm

**Vendors Solicitors:**  
Messrs. Sankey Reynolds & Co  
466 Birchfield Road  
Birmingham  
B20 3JQ  
Telephone – 0121 356 5032

**Ref:** Mr K. Bradley

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

**Accommodation:**  
Ground Floor – Glazed porch, 2 Reception Rooms, Kitchen and Bathroom  
First Floor – Stairs and Landing, 3 Bedrooms  
Outside – Front garden with car parking space, pedestrian access to rear.





**42 Tilehouse Green Lane, Knowle, Solihull, West Midlands, B93 9EX**

**Property Description**

The property comprises of a magnificent detached house occupying a large site in what is a much sought after residential location.

The property is set back from the road behind an imposing lawned foregarden/driveway and is of substantial brick construction with a tiled roof and the centrally heated accommodation comprises:-

**Accommodation:**

Ground Floor  
 Imposing Porch Entrance to square Hall with stairs off and Cloaks Cupboard below.  
 Lounge with picture window to garden.  
 Dining Room with rustic brick fireplace and serving hatch to Kitchen.  
 Kitchen with stainless steel double drainer sink unit and a range of floor and wall cupboards.  
 Large Pantry with tiled settlas.  
 Laundry Room off with stainless steel single drainer sink unit and plumbing for washing machine.  
 Sun Room with separate WC leading off.

First Floor  
 Gallery Landing with store and doors leading off to:  
 Bedroom One (front) with built in wardrobes.  
 Bedroom Two (overlooking rear gardens) with built in wardrobes.  
 Bedroom Three (rear)  
 Bathroom with panelled bath, pedestal hand basin and airing cupboard. Separate WC with low flush suite.

Outside  
 Front large lawned foregarden with mature shrubs and trees.  
 Rear brick built garage 1 with up and over door, brick built garage 2 with up and over door, Workshop incorporating boiler house with Potterton central heating boiler. Rear patio area with side vegetable garden and magnificently lawned rear gardens fringed by mature shrubs and trees.  
 A plan of the site may be inspected at the offices of the Auctioneers, which will indicate that at the rear of the property there is a strip of land which may also be included in the sale. An announcement will be made at a later date if this land is to be included.

**Planning**

The Local Planning Authority have granted approval, in principle, for the demolition of the existing dwelling and the erection of two detached houses, subject to any comments from Severn Trent Water Authority. As soon as a formal decision has been reached, the auctioneers office will have copies of any consent for distribution

**Vendors Solicitors:**

Messrs. Fentimans  
 1623 Warwick Road  
 Knowle  
 Solihull  
 West Midlands  
 B93 9LF  
 Telephone – 01564 779459

**Ref:** Mr C. Fentiman

**Viewings**

Via Cottons – 0121 247 2233



**37 Winnie Road, Selly Oak,  
Birmingham B29 0JU**



**Property Description:**

A traditional built mid terraced house of brick construction with replacement tiled roof covering in a presentable and modernised condition, and benefitting from UPVC double glazed windows and gas fired central heating. The property is situated in a popular student letting area located off Elliott Road, which runs directly from Bristol Road (A38), and is within a ½ mile from Selly Oak Railway Station. The property is currently let to students on an Assured Shorthold Tenancy Agreement commencing on 1st July 2001 for a term of 12 months certain.

**Rental** £520.00 pcm

**Vendors Solicitors:**

Messrs. Howell & Co  
1341 Stratford Road  
Hall Green  
Birmingham  
B28 9HW  
Telephone – 0121 778 5031

**Ref:** Mr R. Gibbins

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor – Front Reception Room, Rear Reception Room, Kitchen with a range of modern units and Utility Room with a range of modern units.  
First Floor – Stairs and Landing, 2 Bedrooms, Bathroom with modern suite comprising of panelled bath, pedestal wash basin and WC.  
Outside – Small foregarden. Rear shared pedestrian access and garden.



**37 Bagnell Road, Kings Heath,  
Birmingham B13 0SJ**

**Property Description**

A most presentable, well maintained traditional style detached house, being much improved and benefitting from gas fired central heating, double glazed windows and extensive rear garden. Bagnell Road is situated off Moss Field Road, which in turn leads from Alcester Road South (A435) and the property is conveniently located within a 1/4 of a mile of Kings Heath High Street providing a wide range of local amenities.

**Accommodation:**

Ground Floor – Porch, Reception Hall, Lounge, Open Plan Dining Room/Kitchen with a range of modern units.  
First Floor – Stairs and Landing, 3

bedrooms, Bathroom with corner suite having bath with shower over, pedestal wash basin, Separate WC.  
Outside – Large tarmac driveway providing multi car parking and leading to garage. Rear – Paved patio, and extensive lawned garden.

**Vendors Solicitors:**

Messrs. Howell & Co  
1341 Stratford Road  
Hall Green  
Birmingham  
B28 9HW  
Telephone – 0121 778 5031

**Ref:** Mr R. Gibbins

**Viewings**

Via Cottons – 0121 247 2233

**Freehold Vacant Possession**



**257 Perry Common  
Road, Erdington,  
Birmingham, B23 7AE**

**Property Description:**

A most presentable mid terraced house of brick construction with slate clad roof, set back from the road behind a lawned foregarden. The property has been modernised throughout including the provision of new kitchen fittings, replacement UPVC windows and gas fired central heating. Perry Common Road is situated directly off College Road (A453) and the property is within 2 miles of Erdington High Street providing a wide range of local amenities.

**Vendors Solicitors:**

Messrs. Powell & Co  
9 – 11 Coleshill Street  
Sutton Coldfield  
West Midlands  
B72 1SD  
Telephone – 0121 355 1001

**Ref:** Mr N. Humphrey

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor – Reception Hall, Lounge, Breakfast Kitchen, Lobby/Storage Area, Bathroom with pedestal bath, pedestal wash hand basin and WC.  
First Floor – Stairs and Landing, 3 Bedrooms.  
Outside – Lawned foregarden. Rear – Pedestrian entry access, patio and lawned garden.

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FOR OUR NEXT SALE**

**Thursday 13th September 2001**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**





**208 Tat Bank Road, Oldbury,  
West Midlands, B69 4NP.**

**Property Description**

A traditional style end terraced house of brick construction with replacement tile clad roof covering, set back from the road behind a small walled foregarden and situated close to the junction with Wellesley Road. The property is within less than a 1/4 mile from Langley Green Railway Station and is currently let on an Assured (Periodic) Shorthold Tenancy Agreement, details as follows:-

**Rent:** £300.00 pcm

**Accommodation:**

Ground Floor – 2 Reception Rooms, Kitchen, Bathroom with bath, wash basin and WC.

First Floor – Stairs and Landing, 3 Bedrooms.  
Outside – Walled foregarden. Rear – garden

**Vendors Solicitors:**

Messrs. Lincoln-Lewis & Co  
7 George Road  
Edgbaston  
Birmingham  
B15 1NR  
Telephone – 0121 454 7011

**Ref:** Mr J. Lincoln-Lewis

**Viewings**

Via Cottons – 0121 247 2233



**436 Alum Rock Road,  
Ward End,  
Birmingham, B6 3HT**

**Property Description:**

A traditional mid terraced house of brick construction with a replacement slate clad roof, set back from Alum Rock Road behind a small foregarden. The property is close to the junction with Foxton Road and within easy walking distance of a local shopping centre. The property has been partially modernised and benefits from some UPVC double glazed windows. Further refurbishment is required.

**Vendors Solicitors:**

Messrs. Wilding & Co  
864 Washwood Heath Road  
Ward End  
Birmingham  
B8 2NG  
Telephone – 0121 786 2555

**Ref:** Mr Wilding

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor – Entrance Hall, 2 Reception Rooms, Kitchen in need of fittings.  
First Floor – 3 Bedrooms, Bathroom – in need of re-fitting.  
Outside – Foregarden, pedestrian side access to rear, enclosed garden.



**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 redevelopment. The property is currently let on an Assured Shorthold Tenancy Agreement, details are as follows:-

**Rent:** £75.00 per week

**Accommodation:**

Ground Floor – Communal Entrance Hall with security entry system, 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 pa approx  
**Ground Rent:** £20 pa subject to review

**Vendors Solicitors:**

Messrs. Lincoln-Lewis & Co  
7 George Road  
Edgbaston  
Birmingham  
B15 1NR  
Telephone – 0121 454 7011

**Ref:** Mr J. Lincoln-Lewis

**Viewings**

Via Cottons – 0121 247 2233



**80 Hawthorn Road,  
Kingstanding,  
Birmingham, B44 8QP**

**Property Description**

A substantial retail shop with self contained 2 bedroomed flat, of brick construction with a flat roof. The property is located on Hawthorn Road almost adjacent to the junction with Warren Road, within an established parade of shops.

**Accommodation:**

Ground Floor Retail Shop – Internal width 5.28m (17'4") Depth 9.4m (31'0") with electric roller shutter.  
Rear Store/Staff Room – 3.04m (10'0") x 10.9m (9'9") with stainless steel sink unit, WC off with low level WC and wash hand basin. Door to rear yard approached by a shared vehicular right of way.  
Self Contained Flat – Approached via gallery landing, comprising of Living Room, Kitchen with stainless steel sink unit and cupboards, 2 Bedrooms, Bathroom with panelled

bath, pedestal wash hand basin and WC.

**Vendors Solicitors:**

Messrs. Willcox Lane Clutterbuck  
55 Charlotte Street  
St. Paul's Square  
Birmingham  
B3 1PX  
Telephone – 0121 236 9441

**Ref:** Mr S. Dempsey

**Viewings**

Via Cottons – 0121 247 2233



**158 Downsfield Road, Sheldon,  
Birmingham B26 2TX**

**Property Description**

A duplex (2 storey) maisonette, situated on the first and second floors of a purpose built block of brick and tile construction. The property which requires modernisation is situated close to the junction with Manston Road, and is located within approximately 1 mile of Coventry Road (A45) providing access to Birmingham City Centre, Birmingham International Airport and the M42 Motorway Junction 6.

**Accommodation:**

Ground Floor – Reception Lobby  
First Floor – Landing/Hallway, Lounge, Kitchen, Bedroom 1  
Second Floor – Stairs and Landing, Bedroom 2, Bedroom 3, Bathroom

with panelled bath, pedestal wash hand basin and WC.  
Outside – Communal lawned gardens.

**Term:** 125 years (commencing November 1994)  
**Service Charge/Ground Rent** £10.00 per annum

**Vendors Solicitors:**

Messrs. Harris Cooper Walsh  
King Edward Building  
48 High Street, Solihull  
West Midlands, B91 3TB  
Telephone 0121 705 2255

**Ref:** Ms C. White

**Viewings**

Via Cottons – 0121 247 2233

**14 Bridge Street South, Smethwick,  
West Midlands, B66 3TR.**



**Property Description:**

A mid terraced house with rendered front elevation, slate clad roof and UPVC double glazed windows. Bridge Street South itself is a 'no through road' with a vehicular access off Rabone Lane along with pedestrian access to Rolfe Street. The property is currently let on an Assured Shorthold Tenancy Agreement, expiring on the 25th February 2002. Details are as follows:-

**Rental**

£325.00 pcm

**Vendors Solicitors:**

Messrs. Sankey Reynolds  
466 Birchfield Road  
Birmingham, B20 3JQ  
Telephone – 0121 356 5032

**Ref:** Mr K. Bradley

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**  
Ground Floor – 2 Reception Rooms, Kitchen, Bathroom with bath, wash basin and WC.  
First Floor – Stairs and Landing, 3 bedrooms.  
Outside – Small walled foregarden.  
Rear – garden.



**42 Barker Street,  
Oldbury, West  
Midlands B68 9UQ**

**Property Description:**

A presentable traditional style mid terraced house of brick construction with replacement roof covering, having been modernised throughout and benefitting from modern kitchen and bathroom fittings and gas fired central heating. Barker Street is located directly between Rood End Road (B4169) and Warley Road.

**Accommodation:**

Ground Floor – Lounge, Inner Hall, Sitting Room, Kitchen, Bathroom with panelled bath, pedestal wash hand basin and WC.  
First Floor – Stairs and Landing, 2 double Bedrooms.  
Outside – Small walled foregarden.  
Rear – Enclosed yard and garden.

**Vendors Solicitors:**

Messrs. Partridge Allen  
Portland Buildings  
Anchor Road  
Aldridge  
Walsall, WS9 8PR  
Telephone: 01922 452860

**Ref:** Mr F. E. Windridge

**Viewings:**

Via Cottons – 0121 247 2233



**66 Allens Road,  
Winson Green,  
Birmingham, B18 4QS**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement roof covering. The property is set back from the road behind a small walled foregarden and is situated in a cul-de-sac located off Bacchus Road.

**Accommodation:**

Ground Floor – 2 Reception Rooms and Kitchen  
First Floor – Stairs and Landing, 2 Bedrooms and Bathroom with bath, wash basin and WC  
Outside – Front – Walled foregarden Rear – Yard and Garden

**Vendors Solicitors:**

Messrs. Lincoln-Lewis & Co  
7 George Road  
Edgbaston  
Birmingham  
B15 1NR  
Telephone – 0121 454 7011

**Ref:** Mr J. Lincoln-Lewis

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**Thursday 13th September 2001**

**CALL THE AUCTION TEAM NOW**

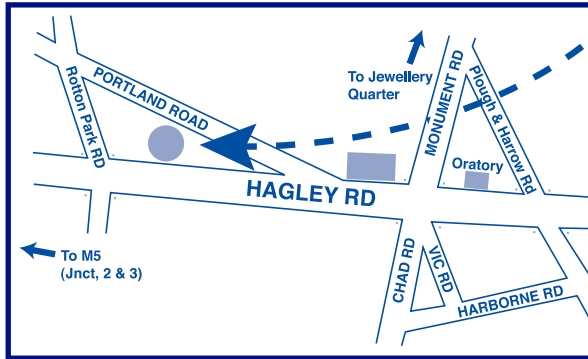
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# Location

*Edgbaston Thistle Hotel,  
Hagley Road, Edgbaston*



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