

NEW
VENUE

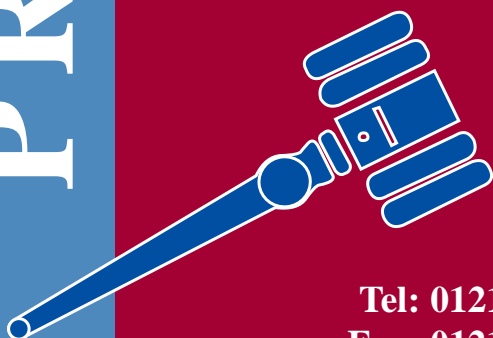
Cottons

Chartered Surveyors

12TH DECEMBER 2002

AT 11.00 AM

**ASTON VILLA
FOOTBALL CLUB
VILLA PARK
BIRMINGHAM
B6 6HE**



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

PROPERTY AUCTION

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

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

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

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

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

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

6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fitments, drains and any other pipework, appliances and electrical fitments. 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 65 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with a Freehold Ground Rent Comprising:

- 10 Residential Investment properties on behalf of 'the grainger trust plc' in St Helens, Lancashire and Nuneaton, Warwickshire.
- 25 Freehold Vacant Houses
- 12 Residential Investment Properties
- 7 Leasehold Vacant Flats/Houses
- 4 Freehold Shop Premises with Vacant Possession
- 1 Freehold Vacant Commercial Premises
- 3 Freehold Commercial Investments
- 1 Freehold Potential Redevelopment Site
- 1 Freehold Ground Rent
- A Parade of Modern Investment Retail Shops/Offices

ORDER OF SALE

Lot	Property	
1	197 Wellington Road, Perry Barr, Birmingham	Freehold Vacant Possession
2	113 Sabell Road, Smethwick, West Midlands	Freehold Vacant Possession
3	35 Eva Road, Winson Green, Birmingham	Freehold Vacant Possession
4	77 Kentish Road, Handsworth, Birmingham	Leasehold Vacant Possession
5	47 Willes Road, Winson Green, Birmingham	Freehold Investment
6	52 Harrowby Place, Willenhall, West Midlands	Freehold Vacant Possession
7	21 Coalpool Lane, Walsall, West Midlands	Freehold Vacant Possession
8	267 Cemetery Road, Cannock, Staffordshire	Freehold Vacant Possession
9	3 Elmhurst Road, Handsworth, Birmingham	Freehold Vacant Possession
10	42 Talbot Road, Winson Green, Birmingham	Leasehold Investment
11	47 Old Postway, Lozells, Birmingham	Freehold Vacant Possession
12	R/O 146 Station Road, Stechford, Birmingham	Freehold Investment
13	131 Flaxley Road, Stechford, Birmingham	Freehold Investment
14	97-99 Nineveh Road, Handsworth, Birmingham	Freehold Vacant Possession
15	14 Hyett Way, Bilston, West Midlands	Leasehold Vacant Possession
16	10 Civic Close, Birmingham	Leasehold Vacant Possession
17	22 Lordswood Square, Lordswood Road, Harborne	Leasehold Vacant Possession
18	244/244a School Road, Yardley Wood, Birmingham	Freehold Vacant Possession
19	72 Dora Street, Walsall, West Midlands	Freehold Vacant Possession
20	Lambourne House, Bridge Cross Road, Burntwood	Freehold Commercial Investment
21	35 Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
22	35a Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
23	37 Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
24	43 Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
25	45 Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
26	45a Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
27	49 Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
28	49a Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
29	55A Tudor Road, Camp Hill, Nuneaton, Warks	Leasehold Investment
30	24 Pond Green Way, Parr, St Helens, Lancashire	Freehold Investment



31	54 Maltravers Crescent, Wybourne, Sheffield	Freehold Vacant Possession
32	290 Sneyd Street, Sneyd Green, Stoke on Trent	Freehold Vacant Possession
33	43 Harborne Park Road, Harborne, Birmingham	Freehold Investment
34	45 Harborne Park Road, Harborne, Birmingham	Freehold Investment
35	211 Bristol Road, Edgbaston, Birmingham	Freehold Vacant Possession
36	2 Windsor Terrace, Hagley Road, Edgbaston	Freehold Vacant Possession
37	40 Prospect Road, Moseley, Birmingham	Freehold Vacant Possession
38	56 Granville Square, Granville Street, Birmingham	Leasehold Vacant Possession
39	371 Soho Road, Handsworth, Birmingham	Freehold Vacant Possession
40	Unit, Kingston Works, Rear of Station Road, Acocks Green	Freehold Vacant Possession
41	74 Bardon View Road, Dordon, Tamworth	Freehold Investment
42	49 Ivatt, Glascoate Heath, Tamworth, Staffs	Freehold Investment
43	144 Caledonian, Glascoate Heath, Tamworth, Staffs	Freehold Investment
44	10 Kendrick Road, Walmley Ash, Sutton Coldfield	Freehold Vacant Possession
45	95 Greenlawns, St Marks Road, Tipton	Leasehold Vacant Possession
46	139 Greenlawns, St Marks Road, Tipton	Leasehold Vacant Possession
47	59 Frederick Road, Stetchford, Birmingham	Freehold Investment
48	56 Swanage Road, Small Heath, Birmingham	Freehold Vacant Possession
49	68 Sabell Road, Smethwick, West Midlands	Freehold Investment
50	8 Freer Street, Walsall, West Midlands	F/H Redevelopment Opportunity
51	67 Alexandra Road, Handsworth, Birmingham	Freehold Vacant Possession
52	18 Albert Road, Handsworth, Birmingham	Freehold Vacant Possession
53	75 Vicarage Road, Smethwick, West Midlands	Freehold Investment
54	57 Rooker Avenue, Parkfields, Wolverhampton	Freehold Vacant Possession
55	4 Slaney Street, Telford, Shropshire	Freehold Investment
56	15 Little Moor Hill, Smethwick, West Midlands	Freehold Investment
57	19 Sladefield Road, Ward End, Birmingham	Freehold Ground Rent
58	102 Barford Road, Ladywood, Birmingham	Freehold Vacant Possession
59	30 Alvecote Cottages, Tamworth, Staffordshire	Freehold Vacant Possession
60	69 Crockford Road, West Bromwich, West Midlands	Freehold Vacant Possession
61	39 Elm Tree Avenue, Tile Hill, Coventry	Freehold Vacant Possession
62	6A Trelake Road, St Austell, Cornwall	Freehold Vacant Possession
63	59 Thornton Road, Ward End, Birmingham	Freehold Vacant Possession
64	2 Cross Street, Langley, Oldbury, West Midlands	Freehold Vacant Possession
65	89 Hathersage Road, Beeches Estate, Great Barr	Freehold Vacant Possession

LOT 1

Freehold Vacant Possession

197 Wellington Road, Perry Barr,
Birmingham B20 2EA



Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof having been well maintained and having the benefit of UPVC double glazed windows. The property occupies a slightly elevated position set back from the road behind a small walled fore garden and is situated close to the junction with Hill Grove. The property is conveniently located within approximately half a mile distance of Perry Barr Shopping Centre and the University of Central England.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Shower room with glazed shower enclosure, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms (bedroom 2 intercommunicating).
Outside (front) - Small lawned fore garden.
Outside (rear) - Paved yard/garden with rear pedestrian access.

Vendors Solicitors:

The Wilkes Partnership
37-41 Church Street
Birmingham B3 2RT
Telephone No - 0121 233 4333

Ref: Mr R Magnante

Viewings:

Via Cottons - 0121 247 2233

LOT 2

Freehold Vacant Possession

113 Sabell Road, Smethwick,
West Midlands B67 7PL



Property Description:

A traditional style mid terraced house of brick construction with slate clad roof set back behind a walled fore garden and requiring complete modernisation and improvement. Sabell Road itself is located directly off Smethwick High Street which provides a wide range of local amenities.

Accommodation:

Ground Floor
Front reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (front) - Small walled fore garden.
Outside (rear) - Shared entry access, brick paved yard and small 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.



LOT 3**Freehold Vacant Possession**

35 Eva Road, Winson Green,
Birmingham B18 4NH

**Property Description:**

A traditional style mid terraced house of brick construction with an interlocking concrete tile clad roof having been partly improved to include gas-fired central heating and modern bathroom fittings. Eva Road itself leads off Foundry Road, which in turn leads from Winson Green Road (A4040).

Accommodation:

Ground Floor
Lounge, Rear Reception Room, Kitchen, Bathroom with modern suite, panelled bath, pedestal wash basin and Separate WC with WC suite.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (rear) - Yard and garden with pedestrian access.

Vendors Solicitors:

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

Ref: Mr P Swann**Viewings:**

Via Cottons – 0121 247 2233

LOT 4**Leasehold Vacant Possession**

77 Kentish Road, Handsworth,
Birmingham B21 0BB

**Property Description:**

A traditional style mid-terraced house of part rendered brick construction with a replacement tile clad roof requiring modernisation and improvement. Kentish Road is situated off Watville Road, which in turn leads off Holyhead Road (A41).

Accommodation:

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

Term: 75 years from 29 September 1949

Ground Rent: £5.00 pa.

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 5**Freehold Investment**

47 Willes Road, Winson Green,
Birmingham B18 4PZ

**Property Description:**

A mid-terraced house of brick construction with replacement tile clad roof, constructed Circa 1900, and set back from the road behind a small walled forecourt. The property is currently let on an Assured Periodic Tenancy as follows:

Rental: £50.00 p.w. (£2,600.00 p.a.)

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Lobby, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.
Outside - Walled fore-garden. Rear - Garden.

Vendors Solicitors:

Yusuf & Baker
258 Belsize Road
London
NW6 4BT
Telephone No - 0207 316 6331

Ref: Mr S V Baker**Viewings:**

Via Cottons – 0121 247 2233

LOT 6**Freehold Vacant Possession**

52 Harrowby Place, Willenhall,
West Midlands, WV13 2RA

Property Description:

A traditional 3 bed semi-detached property of rendered brick construction with an interlocking tile clad roof. Harrowby Place comprises of a residential cul-de-sac located off 'The Crescent', about 1/2 mile from local amenities. The property provides well laid out accommodation and requires modernisation and improvement throughout.

Accommodation:

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

First Floor
Three Bedrooms, Bathroom.
Outside (Front) - Small walled fore garden with drive providing off road parking and garage.
Outside (Rear) - Lawned garden.

Vendors Solicitors:

Patel & Co,
322a Holloway Road,
Islington,
London, N7 6NJ
Telephone No - 02076 190 210

Ref: Mr M Mehta**Viewings:**

Via Cottons – 0121 247 2233



LOT 7**Freehold Vacant Possession**

**21 Coalpool Lane, Walsall,
West Midlands WS3 1QW**

**Property Description:**

A much improved and well maintained semi-detached house, having a replacement tile clad roof and benefitting from gas-fired central heating and modern kitchen and bathroom fittings. The property is set well back from the road and Coalpool Lane itself is a continuation of Proffitt Strett, which leads directly off Stafford Street (B4210).

Vendors Solicitors:

Powell & Co
9/11 Coleshill Street
Sutton Coldfield
West Midlands B42 1SD
Telephone No - 0121 355 1001

Ref: Mr N Humphrey**Viewings:**

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Lounge,
Breakfast/Kitchen, Cloakroom with WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside - Fore garden with driveway, providing off road parking, pedestrian side access to rear garden.

LOT 8**Freehold Vacant Possession**

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

**Property Description:**

A traditional style mid terraced house of brick construction with tile clad roof set back from the road behind a small fore garden and requiring modernisation and 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 & 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
Porch, 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 walled fore garden.
Outside (rear) - Concrete yard with shared pedestrian access and a part paved/part lawned garden.

LOT 9**Freehold Vacant Possession**

**3 Elmhurst Road, Handsworth,
Birmingham B21 9QB**

**Property Description:**

A most presentable and substantial three storey end terraced house which has been modernised and much improved including electric storage heating, UPVC double glazed windows, new kitchen and bathroom fittings. Elmhurst Road leads directly off Rookery Road (A4040) and the property is prominently located at the junction with Headingley Road. The property provides extensive and well laid out accommodation benefitting from Three Reception Rooms and Five Double Bedrooms.

Accommodation:

Ground Floor
Front Reception Room, Entrance Hall, Middle Reception Room, Rear Reception Room, Kitchen with a range of modern units.
First Floor
Stairs and Landing, Three Double Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Second Floor
Stairs and Landing, Bedroom 4, Bedroom 5.
Outside (front) - Block paved walled

fore garden.
Outside (rear) - Concrete yard/garden.

Vendors Solicitors:

Hadgkiss Hughes and Beale
47 Yardley Road
Acocks Green
Birmingham B27 6HQ
Telephone No - 0121 707 8484

Ref: Mr J Norton**Viewings:**

Via Cottons – 0121 247 2233

LOT 10**Leasehold Investment**

**42 Talbot Street, Winson Green,
Birmingham B18 5DG**

**Property Description:**

A ground floor Studio Apartment forming part of a modern development of brick/block and tile construction and containing a number of similar apartments. Talbot Street is located off Lodge Road close to the former site occupied by All Saints Hospital, which is now renamed Central Park, having undergone a major residential development. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £350 p.c.m. (£4200 p.a.).

Accommodation:

Ground Floor
Communal Entrance Hall with door entry system, Bed/Sitting Room, Kitchen, Dressing Room, Shower Room with WC and wash hand basin.
Outside – Communal gardens.

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

Term: 120 years from September 1983

Ground Rent: £20 per annum
Service Charge: Refer to Solicitors/Agents



**47 Old Postway, Lozells,
Birmingham, B19 2DH**



Property Description:

An end terraced brick and weatherboard clad property with a pitched interlocking concrete tile roof, benefiting from double glazing. The property is situated on the corner of Old PostWay and Bernard Street which leads off the Lozells Road (B4144) and is conveniently located for the A34 and is approximately 1 1/2 miles from Birmingham City Centre. The property is set behind a long lawned fore garden.

Accommodation:

Ground Floor
Reception Hall, Lounge, Dining
Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with bath,
wash hand basin and WC.
Outside
Long lawned fore garden and Rear
Garden with patio.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham
B42 2TP
Telephone No. - 0121 356 1161

Ref: Ms D Nary

Viewings:
Via Cottons - 0121 247 2233

**Rear of 146 Station Road, Stechford,
Birmingham B33 8BT**



Property Description:

A brick built two storey Workshop with adjoining yard, situated to the rear of a parade of shops on Station Road. Vehicular access is from Lyndon Road. The unit is currently being used for the repair of motor vehicles. The property is let on an Informal Lease at a rental of £70 per week (£3640 per annum).

Accommodation:

Ground Floor
Unit with double doors and mainly
quarry tiled floor - 52.4 sq m
Stairs to
First Floor
Storage totalling - 28 sq m, divided
into 3 partitioned areas.
Outside - A secure yard with access
via a roller shutter door,
approximately 2.7 m wide and the
yard is approximately 33 sq m.
Vehicular access is from Lyndon
Road and is included in the sale,
however access is required by
adjoining users at all times.

Vendors Solicitors:

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

Ref: Mr B Kang

Viewings:
Via Cottons - 0121 247 2233



**131 Flaxley Road, Stechford,
Birmingham B33 9HQ**

Property Description:

A presentable Retail Shop with Self-contained Flat over of brick construction with tile clad roof set back from the road behind a paved forecourt and situated in a parade of similar properties close to the junction with Old Farm Road. The property has been considerably extended to the rear ground floor by the addition of a portal framed Workshop Unit. The property benefits from gas-fired central heating and the whole property is currently let on one lease on full repairing and insuring terms with the tenant trading as Image Makers Photographic Studios.

Lease Term: 6 Years from 1st June 2000

Rental - £9500 pa (rent review due 1st June 2003)

Accommodation:

Ground Floor
Front Retail Area (Incorporating
Reception Area) - 11.74 sq m (126
sq ft)

Meeting Room - 8.88 sq m (95 sq
ft), Inner Hallway (with built-in
cupboard)
Office - 11 sq m (119 sq ft)
Kitchen with stainless steel sink.
Portal framed Workshop Unit - 75
sq m (806 sq ft) incorporating
Photography Area, Processing
Room, Dark Room, Ladies & Gents
WC.
Outside (front) - Paved forecourt.
Outside (rear) - Yard area with
prefabricated concrete Storeroom
having shared vehicular access off
Old Farm Road.

Vendors Solicitors:

Taylor
Norwich House
45 Poplar Road
Solihull
West Midlands B91 3AW
Telephone No - 0121 704 1212

Ref: Mr P Taylor

Viewings:
Via Cottons - 0121 247 2233

'Cottons The Property Insurance Specialists'

Cottons offer an unrivalled package for the property investor through their block policy arrangements with major insurers who include AXA and the Royal & Sun Alliance. Whether your portfolio comprises of Residential, Commercial, or Industrial property we can offer the right package at the right price.

DOES YOUR CURRENT POLICY INCLUDE THE FOLLOWING?

- **HIGHLY COMPETITIVE RATES (INCLUDING CONTENTS AT BUILDING RATES)**
- **ALL RISKS INCLUDING SUBSIDENCE COVER**
- **NIL EXCESS (except normal subsidence excess)**
- **FULL COVER EVEN IF THE PROPERTY IS UNOCCUPIED**
- **MALICIOUS DAMAGE BY TENANT FOR RESIDENTIAL PROPERTIES (subject to £250 excess)**
- **LOSS OF RENT/ALTERNATIVE ACCOMMODATION COVER FOR RESIDENTIAL PROPERTIES**
- **24 HOUR CLAIM SETTLEMENT (in most cases)**

TELEPHONE: 0121 247 2030 FOR A FREE QUOTATION

DO NOT DELAY...





**97-99 Nineveh Road, Handsworth,
Birmingham B21 OSX**

Property Description:

A double fronted end of terrace Retail Shop of brick construction with replacement tile clad roof which formerly comprised of two traditional style terraced houses, converted into the existing retail accommodation some years ago. The property is currently being operated as a newsagents shop with living accommodation over and is being sold due to the vendors ill health and could therefore continue in its current use or alternatively be converted back into two houses (subject to obtaining planning consent). The property benefits from the installation of gas-fired central heating to the living accommodation, mostly UPVC double glazed windows and is situated close to the junction with Grasmere Road. An advertising hoarding has been erected to the end gable wall, and the current rental is £150 per annum.

Accommodation:

Ground Floor
Double Retail Unit
60.81 sq m (654 sq ft) with roller shutter front, access hatch to Cellar/Storage area, full width Living/Kitchen.
First Floor
Stairs and Landing with storage area, Four Double Bedrooms, Inner Landing, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Tarmacadam forecourt.
Outside (rear) - Large paved yard and garden area, extending to side with brick stores, WC and pedestrian rear access

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham B42 2TP
Telephone No - 0121 356 1161

Ref: Mr A Curtis

Viewings:

Via Cottons – 0121 247 2233

**14 Hyett Way, Bilston,
West Midlands, WV14 8NR**



Property Description:

A well presented first floor maisonette situated at the end of a small modern purpose built development. Hyett Way comprises of a cul-de-sac, situated off Great Bridge Road and is approximately one and a half miles distance from the Black Country Route (A41), providing access to both Birmingham and Wolverhampton City Centres.

Accommodation:

Ground Floor
Entrance Hall with Stairs to First Floor.
First Floor
Stairs and Landing, Lounge, Kitchen, Bedroom, Bathroom.
Outside (Front) - Shared lawned fore garden with shared parking.
Outside (Rear) - Garden

Vendors Solicitors:

Patel & Co,
322a Holloway Road,
Islington,
London, N7 6NJ
Telephone No - 02076 190 210

Ref: Mr M Mehta

Viewings:

Via Cottons – 0121 247 2233

Term: 99 Years

Commencement Date: 25th December 1984

Ground Rent:
£35 per annum (rising)

10 Civic Close, Birmingham B1 2NT



Property Description:

A modern end town house, occupying an elevated position, forming part of a row of similar properties and located at the junction of Civic Close and King Edwards Road, which is situated at the rear of the Symphony Hall and Convention Centre and within 250 metres of Broad Street, providing a wide range of amenities, restaurants and bars. The property provides well laid out accommodation on three floors and benefits from gas-fired central heating.

Accommodation:

Upper Ground Floor
Reception Hall with access to Balcony, Lounge, Kitchen, Cloakroom with WC and wash basin.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom with panelled bath, pedestal wash basin and WC.
Second Floor
Stairs and Landing, Bedroom 3.
Outside - Communal lawned gardens.

Term:

125 years from 16 August 1999

Ground Rent: £10 pa

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

IMPORTANT NOTICE

Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card

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

Personal/Company Cheque

(all cheques are subject to a valid form of identification eg. passport or driving licence)

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.





22 Lordswood Square, Lordswood Road, Harborne, Birmingham B17 9BS

Property Description:

A presentable and well laid out purpose built flat, situated on the second floor of a small development, which is set well back from Lordswood Road. The property has been modernised throughout and benefits from electric heating, UPVC double glazed windows and modern kitchen and bathroom fittings.

Accommodation:

Ground Floor
Communal Entrance Hall
Second Floor
Stairs and Landing, Reception Hall, Lounge, Kitchen, Inner Hall, Bedroom 1, Bedroom 2, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.

Outside - Communal gardens and parking area.

Term:

99 years from 29 September 1970

Ground Rent: £30 per annum

Service Charge: Refer to Solicitors.

Vendors Solicitors:

Painters
1 New Street
Stourport on Severn
Worcestershire DY13 8UN
Telephone No - 01299 822033

Ref: Mr W Painter

Viewings:

Via Cottons - 0121 247 2233



244/244a School Road, Yardley Wood, Birmingham B14 4HA

Property Description:

A double fronted end Retail Shop forming part of a parade, located close to the junction with Cleeve Road and set back behind a Tarmacadam forecourt. The property is of brick construction with a slate clad hipped roof and has living accommodation over which has more recently been used for storage and now requires modernisation.

Accommodation:

Ground Floor
Retail area - 51 sq m (550 sq ft) with roller shutter front.
Storage area - 6 sq m (70 sq ft)

Kitchen 2 sq m (22 sq ft)
First Floor
Lounge, Two Bedrooms, Kitchen and Bathroom.

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

72 Dora Street, Walsall, West Midlands WS2 9AW



Property Description:

A traditional style mid terraced house of brick construction with slate clad roof, set back from the road behind a walled fore garden. Dora Street is located directly off Darlaston Road (A4038).

The property requires modernisation and improvement.

Accommodation:

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

Vendors Solicitors:

Yusuf & Baker
258 Belsize Road
London NW4 4BT
Telephone No - 0207 316 6331

Ref: Mr S V Baker

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 13th March 2003 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





Lambourne House, Bridge Cross Road, Burntwood, West Midlands WS7 8BX

Property Description

A modern parade of six purpose-built Retail Shops with accommodation over comprising office space and a snooker hall, set back from Bridge Cross Road behind a paved forecourt. The property is of a brick outer wall construction with tile clad roof and occupies a large regular shaped site extending to approximately 1,750 square metres/0.43 acres and includes a large Tarmacadam customer and staff car park at the rear. Burntwood itself comprises of a small town lying approximately four miles west of Lichfield and currently experiencing some redevelopment due to its proximity (approximately 2 miles distance) to the Birmingham Northern Relief Road, which is currently under construction, and when completed will provide excellent access to the Midlands Motorway Network.

Accommodation

Unit 1
 Burntwood Local Area Office (Lichfield District Council)
 Ground Floor
 55 sq m (591 sq ft)
 Reception Area, Two Interview Rooms, Two Offices, Rear Lobby with fire escape, Kitchen, Disabled Toilet with WC and wash basin,

stairs off to first floor.
 First Floor
 56.83 sq m (611 sq ft), Landing area, Four Separate Offices, Ladies & Gents WC with wash basin.

The Diamond Snooker Centre
 (Lichfield District Council)
 Ground Floor
 Entrance Hall, Stairs and Landing.
 First Floor
 404 sq m (4358 sq ft) having Three Snooker Halls, Bar, Kitchen, Ladies & Gents WC with wash basin.

Unit 2
 The Firs Fast Food
 Ground Floor
 Restaurant Area - 32.3 sq m (347 sq ft)
 Rear Area - 65 sq m (703 sq ft) including Kitchen, Preparation Area, Office and Staff Toilets.

Units 3
 Colour Graphics
 Ground Floor
 Retail Shop and Printing Office - 44 sq m (478 sq ft)
 Rear Printing Office - 32 sq m (344 sq ft) including Staff Toilets.

Units 4 and 5
 Chameli Balti & Tandoori Restaurant
 Ground Floor
 156 sq m (1685 sq ft) A double unit comprising of a Restaurant, Kitchen/Preparation Area and WC's.

Unit 6
 Ocean Bathrooms
 Ground Floor
 Bathroom Retail Showroom - 50.7 sq m (545 sq ft)
 Rear Area - 25 sq m (271 sq ft) comprising Office, Store Room and WC with wash basin.

Outside (front) - Paved forecourt, vehicular right of way to large rear car park and service area.

Lease Details

Unit 1
 Tenant - Lichfield District Council
 Lease Term - 25 years from 24 June 1986
Rental - £9,000 per annum (Review 24 June 2006)

Diamond Snooker Centre
 Tenant - Lichfield District Council
 Lease Term - 25 years from 1 April 1986
Rental - £16,500 per annum (Review 1 April 2006)

Unit 2
 The Firs Fast Food
 Lease Term - 15 years from 21 February 2000
Rental - £8,500 per annum, rising on 21 February 2004 to £9,000 per annum (Review 21 February 2005)

Unit 3
 Colour Graphics
 Lease Term - 5 years from 17 July 1997 (now holding over)
Rental - £8,000 per annum

Units 4 and 5
 Chameli Balti & Tandoori Restaurant
 Lease Term - 10 years from 1 December 2001
Rental - £13,000 per annum, rising on 1 December 2003 to £14,000 per annum (Review 1 December 2006)

Unit 6
 Ocean Bathrooms UK Limited
 Lease Term - 10 years from 2 August 2000 (Break clause 2 August 2005)
Rental: £8,500per annum

Current Rental Income: £63,500

Vendors Solicitors
 Eaton Ryan & Taylor
 Lombard House
 145 Great Charles Street
 Birmingham B3 3LP
 Telephone No - 0121 236 1999

Ref: Mr M Lee

Viewings:
 Via Cottons – 0121 247 2233

N.B. VAT IS APPLICABLE TO THIS LOT.



LOT 21**Leasehold Investment**

**35 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built ground floor maisonette situated in a small black containing 3 other properties and providing well laid out accommodation. The property benefits from double-glazing. 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 a Shorthold Periodic Tenancy Agreement.

Rental: £195 p.c.m. (£2340 p.a.).

Vendors Solicitors:

Dickinson Dees
St Ann's 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 Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden.

Term: 99 year

Commencement Date: 25 December 1979

Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

**LOT 23****Leasehold Investment**

**37 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built ground floor maisonette situated in a small black containing 3 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 a Shorthold Periodic Tenancy Agreement.

Rental: £175 p.c.m. (£2100 p.a.).

Vendors Solicitors:

Dickinson Dees
St Ann's 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 Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date: 25 December 1979

Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

**LOT 22****Leasehold Investment**

**35a Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built first floor maisonette situated in a small black containing 3 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 a Shorthold Periodic Tenancy Agreement.

Rental: £175 p.c.m. (£2100 p.a.).

per annum rising again on 25 December 2045 to £75 per annum).

Vendors Solicitors:

Dickinson Dees
St Ann's 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 hand basin & WC.
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date: 25 December 1979

Ground Rent: £25 per annum (rising on 25 December 2012 to £50

**LOT 24****Leasehold Investment**

**43 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built ground floor maisonette situated in a small black containing 3 other properties and providing well laid out accommodation. The property benefits from double-glazing. 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: £195 p.c.m. (£2340 p.a.).

Vendors Solicitors:

Dickinson Dees
St Ann's 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 Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date: 25 December 1979

Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).



LOT 25**Leasehold Investment**

**45 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built ground floor maisonette situated in a small black containing 3 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 p.c.m. (£2160 p.a.).

Vendors Solicitors:

Dickinson Dees
St Ann's 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 Hall, Lounge, Two
Bedrooms, Kitchen, Bathroom with
wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date: 25
December 1979

Ground Rent: £25 per annum
(rising on 25 December 2012 to £50
per annum rising again on 25
December 2045 to £75 per annum).

LOT 27**Leasehold Investment**

**49 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built ground floor maisonette situated in a small black containing 3 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 a Shorthold Periodic Tenancy Agreement.

Rental: £170 p.c.m. (£2040 p.a.).

per annum rising again on 25
December 2045 to £75 per annum).

Vendors Solicitors:

Dickinson Dees
St Ann's 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 Hall, Lounge, Two
Bedrooms, Kitchen, Bathroom with
wash hand basin & WC.
Outside (front) - Garden
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date: 25
December 1979

Ground Rent: £25 per annum
(rising on 25 December 2012 to £50

LOT 26**Leasehold Investment**

**45a Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built first floor maisonette situated in a small black containing 3 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: £185 p.c.m. (£2220 p.a.).

per annum rising again on 25
December 2045 to £75 per annum).

Vendors Solicitors:

Dickinson Dees
St Ann's 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 hand basin & WC.
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date: 25
December 1979

Ground Rent: £25 per annum
(rising on 25 December 2012 to £50

LOT 28**Leasehold Investment**

**49a Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built first floor maisonette situated in a small black containing 3 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 a Shorthold Periodic Tenancy Agreement.

Rental: £175 p.c.m. (£2100 p.a.).

per annum rising again on 25
December 2045 to £75 per annum).

Vendors Solicitors:

Dickinson Dees
St Ann's 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 hand basin & WC.
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date: 25
December 1979

Ground Rent: £25 per annum
(rising on 25 December 2012 to £50



LOT 29**Leasehold Investment**

**55a Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EF**

**Property Description:**

A purpose built first floor maisonette situated in a small black containing 3 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 a Shorthold Periodic Tenancy Agreement.

Rental: £170 .c.m. (£2040 p.a.)

**Vendors Solicitors:**

Dickinson Dees
St Ann's 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 hand basin & WC.
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date: 25 December 1979

Ground Rent: £25 per annum (rising on 25 December 2012 to £50 per annum rising again on 25 December 2045 to £75 per annum).

LOT 30**Freehold Investment**

**24 Pond Green Way, Parr,
St Helens, Lancashire**

**Property Description:**

A semi-detached property of Wimpey 'No Fines' construction having an interlocking tile clad roof and set back from the road behind a fore garden with off road parking. The property benefits from UPVC double glazed windows. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town Centre is within 2 mile distance and the M6 Motorway (Junction 23) is within 5 miles distance.

The property is currently let on a Regulated Tenancy.

Registered Rental - £39.50 per week (£2,054 per annum), effective

Vendors Solicitors:

Dickinson Dees
St Ann's 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, Living Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside (front) - Lawned fore garden with drive providing off road parking.
Outside (rear) - Garden with pedestrian side access.

LOT 31**Freehold Vacant Possession**

**54 Maltravers Crescent, Wybourn,
Sheffield, S Yorkshire S2 5BY**

**Property Description:**

A semi-detached house of cavity brick construction with an interlocking concrete tile roof and set behind a fore garden. The property is situated on an estate of similar properties and located approximately two miles from the city centre and three miles from Sheffield University and The General Hospital. The property is located a short distance from The Parkway which gives access to Junction 33 of the M1 Motorway and there is a tram stop and retail park approximately one mile from the property.

Accommodation:

Ground Floor
Hall, Two Reception Rooms, Kitchen.
First Floor
Two Bedrooms, Bathroom.
Outside (front) - Fore garden.
Outside (rear) - Patio and good size rear garden.

Vendors Solicitors:

Pickerings
9 Colehill
Tamworth
Staffordshire B79 7HE
Telephone No - 01827 54381

Ref: Ms L Sharpe

Viewings:

Via Cottons - 0121 247 2233

LOT 32**Freehold Vacant Possession**

**290 Sneyd Street, Sneyd Green, Stoke on
Trent, Staffordshire ST6 2NP**

Property Description:

An end of terrace house of part rendered brick construction with a hipped tile clad roof, set back from the road behind a small fore garden. Sneyd Street itself leads directly off Leek New Road (A53). The property requires modernisation and improvement.

Accommodation:

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

First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside - Gardens to front and rear.

Vendors Solicitors:

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

Ref: Mr N Gillette

Viewings:

Via Cottons - 0121 247 2233



43 Harborne Park Road, Harborne, Birmingham B17 ODE



Property Description:

A traditional style two-storey mid-terraced house of brick construction with slate clad roof, located to the upper part of Harborne Park Road (A4040) close to the junction with Harborne High Street.

The property is currently let on a Regulated Tenancy at a **Registered rental** of £47.00 per week (£2444 per annum).

Note: The current rental is effective from 15 November 2000 and application has been made to the rent officer to increase the rental to £52.00 per week (£2704 per annum).

Vendors Solicitors:

Martineau Johnson
St Philips House
St Philips Place
Birmingham B3 2PP
Telephone No - 0121 200 3300

Ref: Mr Q Butler

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, covered yard area/veranda, Rear Lobby, Separate WC, Bathroom with panelled bath, wash basin.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (front) - Lawned fore garden
Outside (rear) - Shared pedestrian access to concrete yard, paved patio and a part gravelled garden.

45 Harborne Park Road, Harborne, Birmingham B17 ODE



Property Description:

A traditional style two-storey mid-terraced house of brick construction with slate clad roof, located to the upper part of Harborne Park Road (A4040) close to the junction with Harborne High Street.

The property is currently let on a Regulated Tenancy at a **Registered rental** of £47.00 per week (£2444 per annum).

Note: The current rental is effective from 15 November 2000 and application has been made to the rent officer to increase the rental to £52.00 per week (£2704 per annum).

access to concrete yard and a partially paved garden.

Vendors Solicitors:

Martineau Johnson
St Philips House
St Philips Place
Birmingham B3 2PP
Telephone No - 0121 200 3300

Ref: Mr Q Butler

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room with built-in under stairs cupboard providing access to Cellar, Kitchen, Rear Lobby, Separate WC, Bathroom with panelled bath, wash basin.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (front) - Lawned fore garden
Outside (rear) - Pedestrian entry



211 Bristol Road, Edgbaston, Birmingham B5 7UB

Property Description:

A substantial Regency Grade 11 listed period residence, constructed in approximately 1836 and providing spacious and well laid out family accommodation. The property is offered for sale in a presentable condition, retaining many of its original features but benefitting from modern fitted kitchen, working Aga stove, gas-fired central heating, Four Reception Rooms, Five Bedrooms and ample off road parking. The property is set well back from the Bristol Road behind a screened frontage and occupies a substantial site extending to approximately one third of an acre (1500 sq metres) and the gross internal living area extends to approximately 350 sq metres.

Accommodation:

Ground Floor
Vestibule Entrance, Main Reception Hall with access to the Cellar, Sitting Room, Orangery/Sun Room, Lounge, Dining Room with gas-fired Aga stove, Butlers Pantry, Farmhouse Style Kitchen with extensive range of wooden panelled units and integrated appliances, Utility Room with WC and store off.
First Floor
Stairs and Landing Room, Cloakroom with WC and wash basin, Bedroom 1 with vanity wash

basin and walk-in Dressing Room, Lobby to Bedroom 2 with connecting Family Bathroom with panelled bath, electric shower over, pedestal wash basin &WC, Split Level Bedrooms 3 and 4 comprising lower level room (3) and Mezzanine Room (4), Spacious Master Bedroom with private stairs to ground floor and adjoining Bathroom having panelled bath with electric shower over and pedestal wash basin.

Outside (front) - Gravelled sweep driveway providing multi-car parking, screened lawned fore garden and Garage.
Outside (rear) - Pedestrian entry access to a paved patio terrace, a range of outbuildings and a long lawned garden, in excess of 60 metres.

Vendors Solicitors:

Robert McMitchell & Co
9 Greenfield Road
Harborne
Birmingham
B17 OED
Telephone No - 0121 426 1296

Ref: Mr R McMitchel

Viewings:

Via Cottons – 0121 247 2233



2 Windsor Terrace, Hagley Road, Edgbaston, Birmingham B16 8UH

Property Description:

A Grade 11 Listed Georgian Period Semi-detached residence offering spacious accommodation and set back behind a lawned fore garden. Windsor Terrace itself comprises of a small row of similar type property and is situated directly between the junctions of Monument Road and Plough and Harrow Road and access to the property is gained by way of a shared pedestrian walkway. The property is conveniently located within half a mile of Broad Street providing a wide range of leisure and recreational amenities.

Accommodation:

Ground Floor
Reception Hall with access to Cellar, Reception Room 1, Reception Room 2, Dining/Kitchen, Lobby with shower room and WC off.

First Floor
Staircase and Landing, Cloakroom with WC, Bedroom 1, Bedroom 2, Large Bathroom with panelled bath and wash basin.
Second Floor
Staircase to Attic Bedroom 3.

Vendors Solicitors:

Chappell & Perry
16 Hagley Road
Stourbridge
West Midlands
DY8 1PU
Telephone No - 01384 446030

Ref: Mr P Dawe

Viewings:

Via Cottons – 0121 247 2233



40 Prospect Road, Moseley, Birmingham, B13 9TB

Property Description:

A substantial period built semi-detached property of rendered brick construction with a pitched interlocking concrete tile roof, having the benefit of UPVC double glazed windows and partial gas-fired central heating. The property has been converted some years ago to provide four/five Self-contained Flats which now require modernisation and improvement or alternatively the property could be converted back into a large family residence. Prospect Road itself forms part of a popular residential area and is situated within approximately one third of a mile distance from Kings Heath High Street, providing a wide range of local amenities, and Moseley Golf Course and within approximately 3 miles distance of Birmingham City Centre.

Accommodation:

Ground Floor
Shared Entrance Hall
Flat 1
Reception Room, Bedroom, Bathroom with bath, WC, wash hand basin.
Flat 2
Reception Room, Bedroom,

Kitchen, Bathroom with WC, bath and wash hand basin, Cellar.

First Floor
Communal Stairs & Landing.
Flat 3
Reception Room, Bedroom, Bathroom with WC, wash hand basin and bath.
Flat 4
Reception Room, Bedroom, Shower Room with WC, wash hand basin.
Second Floor
Reception Room, Bedroom, Bathroom with bath, wash hand basin, WC.

Outside - Tarmacadam forecourt providing multi car parking, side pedestrian access to rear with large paved patio and garden.

Vendors Solicitors:

Parkside
650b Coventry Road
Birmingham
B10 OUT
Telephone No - 0121 766 6011

Ref: Mr Ali

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk



LOT 38**Leasehold Vacant Possession**

**56 Granville Square, Granville Street,
Birmingham, B15 1UJ**

**Property Description:**

A presentable and well maintained purpose built flat situated to the second floor of a modern development located adjacent to Granville Street. The property is best approached from Williams Street and benefits from a security gated entrance. Granville Street is located directly off Broad Street (A456) providing a wide range of leisure amenities and the property is ideal for investment purposes. The property benefits from a communal gas fired central heating system, the cost of which is included in the service charge.

Term:

99 years from December 1977

Ground Rent: £10 p.a.

Service Charge: £200.75 per quarter.

Vendors Solicitors:

Brian Senter
15 New Road
Stourbridge DY8 1PQ
Telephone No - 01384 375 649

Ref: Mr B Senter

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Shared Entrance Hall, Stairs and Landing with Security Door Entry System.
Second Floor
Reception Hall with Walk in Store Room, Bathroom with panelled bath, pedestal wash basin, WC. Double Bedroom, Lounge/Dining Room, Kitchen with a range of fitted units and built in Pantry Cupboard.
Outside - Communal gardens and residents parking area (subject to permit)

LOT 39**Freehold Vacant Possession**

**371 Soho Road, Handsworth,
Birmingham B21 9SE**

**Property Description:**

A traditional style three-storey mid terraced Retail Unit with accommodation over. The property is of rendered brick construction and provides well laid out and much improved accommodation, benefitting from part UPVC double glazed windows and gas-fired central heating. The property is located on the popular Soho Road containing a wide range of retail shops and services and close to the junction with Rookery Road.

Vendors Solicitors:

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

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Total Sales area - 28.1 sq m (302 sq ft) Inner Lobby, Bathroom with shower, wash basin & WC.
First Floor
Two Rooms
Front - 14.8 sq m (159 sq ft)
Rear - 13 sq m (140 sq ft)
Second Floor
Two Attic Rooms
Front - 14.7 sq m (158 sq ft)
Rear - 5.6 sq m (60 sq ft)
Outside (rear) - Yard with shared pedestrian access.

LOT 40**Freehold Vacant Possession**

**Commercial Unit, Kingston Works, Rear of
Station Road, Acocks Green, Birmingham**

Property Description:

A single storey metal framed industrial unit with block infill walls and a pitched steel sheeted roof, situated on a small industrial estate, located off Station Road, by way of a shared driveway. Station road itself links between Dudley Park Road (B146) and Warwick Road (A41). The property is within a quarter of a mile distance from Acocks Green Town Centre, providing a wide range of local amenities. The property benefits from three phase electrical supply along with oil fired ducted hot air system (not tested).

Accommodation:

Ground Floor
Workshop 1
58 sq m (624 sq ft) with roller

shutter doors. Two Washrooms each with WC and wash basin. Three intercommunicating Workshops totalling 377 sq m (4050 sq ft) with height ranging from 1.9 m to 30 m high and including a spray booth and office. Outside - Small forecourt area, providing parking.

Vendors Solicitors:

Tibbits Fisher
Barclays Bank Chambers
5 Westley Road
Acocks Green
Birmingham B27 7UQ
Telephone No - 0121 707 3900

Ref: Mr A Tibbits

Viewings:

Via Cottons – 0121 247 2233

LOT 41**Freehold Investment**

**74 Bardon View Road, Dordon, Tamworth,
Staffordshire B78 1QB**

Property Description:

A lock up Retail Shop forming part of a small parade of six similar units situated in a predominantly residential area and set back from the road behind a Tarmacadam lay-by, providing customer parking. The property itself is located to the lower end of Dordon and local services and amenities are provided in nearby Polesworth. Both Tamworth Town Centre and the M42 Motorway (junction 10) are both within approximately 5 miles distance. The property is currently let as a hairdressers salon on a 9 year lease which commenced on 29 September 1994 and at a rental of £4,000 p.a.

Accommodation:

Ground Floor Retail/Salon Area, Small Office, Consultation Room, Kitchen and WC

Vendors Solicitors:

Vendors Solicitors
Albion & Co
1 New Street
Daventry
Northants
NN11 4BT
Tel : 01327 300 699

Ref: Mr Hubbs

Viewings:

Via Cottons – 0121 247 2233



49 Ivatt, Glascote Heath, Tamworth, B77 2HG



Property Description:

A modern three storey end town house of brick cavity construction with interlocking tile clad roof situated at the end of a small cul-de-sac. The property has been converted with Local Authority consent into a house in multiple occupation (HMO) having five separate letting rooms, fitted fire alarm system, fire doors, emergency lighting and a residents car parking area at the rear. The property benefits from gas fired central heating and UPVC double glazed windows. The property is currently fully let on separate Assured Shorthold Tenancy Agreements as follows.
5 Rooms (Rental £45 per week each) Rental - £225 per week
Total Rental Income - £11,700 pa

Accommodation:

Ground Floor
Porch, Reception Hall with Shower Room and WC off, Kitchen, Bedroom 1.
First Floor
Stairs and Landing
Bedroom 2, Bedroom 3.
Second Floor
Stairs and Landing
Bedroom 4, Bedroom 5, Shower Room and WC
Outside (front) - Paved fore court.
Outside (rear) - Enclosed

yard/garden and tarmacadam residents car park.

Vendors Solicitors:

Glaisyers
4 Bolebridge Street
Tamworth
Staffs B79 7PA
Telephone No - 01827 61011

Ref: Mr K Hope

Viewings:

Via Cottons - 0121 247 2233



144 Caledonian, Glascote Heath, Tamworth, B77 2EH

Property Description:

A modern three storey end town house of brick cavity wall construction with interlocking tile clad roof situated in a cul-de-sac located off Silver Link Road. The property benefits from gas fired central heating and has been converted with Local Authority consent into a house in multiple occupation (HMO) comprising of 5 separate letting rooms with a fitted fire detection system, fire doors, emergency lighting and a residents car parking area. Each room is currently let on an Assured Shorthold Tenancy as follows;

5 Rooms (Rental - £45 per week each) Rental - £225 per week
Total Rental Income - £11,700 per annum

Accommodation:

Ground Floor
Entrance Hall with Shower Room and WC off, Kitchen, Bedroom 1.
First Floor
Stairs and Landing, Bedroom 2, Bedroom 3.
Second Floor
Stairs and Landing, Shower Room and WC, Bedroom 4, Bedroom 5.
Outside - Garden to front and rear and tarmacadam residents car parking area.

Vendors Solicitors:

Glaisyers
4 Bolebridge Street
Tamworth
Staffs B79 7PA
Telephone No - 01827 61011

Ref: Mr K Hope

Viewings:

Via Cottons - 0121 247 2233

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Calne, Wilts.,
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(credit card payments subject to a surcharge of 2%)

Personal/Company Cheque
(all cheques are subject to a valid form of identification eg. passport or driving licence)

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.





**10 Kendrick Road, Walmley Ash,
Sutton Coldfield B76 1EG**

Property Description:

A most presentable and much improved semi-detached residence of brick construction with hipped tile clad roof, having been modernised throughout to include a wide range of good quality kitchen and bathroom fitments, UPVC double glazed windows, gas-fired central heating and re-decoration. The property provides well laid out accommodation and is pleasantly situated in a small cul de sac located directly off Eachelhurst Road (B4148) and opposite Pype Hayes Park.

Accommodation:

Ground Floor
Lounge, Dining Room, Fully Modernised Kitchen with a range of fitted units and integrated appliances, Playroom/Study, Cloakroom with WC.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath having shower over, pedestal wash basin and WC. Outside (front) - Full width Tarmacadam driveway providing off road parking. Outside (rear) - Patio with well maintained lawned garden.

Vendors Solicitors:

Pearce Legal & Co
Centre Court
1301 Stratford Road
Hall Green
Birmingham B28 9HH
Telephone No - 0121 777 9099

Ref: Mr L Richards

Viewings:

Via Cottons – 0121 247 2233



**95 Greenlawns, St. Marks Road, Tipton, West
Midlands, DY4 0SU**

Property Description:

A second floor duplex flat forming part of a purpose built block which is set back behind a service road and communal gardens. St. Marks Road itself leads directly off Upper Church Lane (B4163). The property benefits from gas fired central heating.

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs and Landing.
Second Floor
Reception Hall, Lounge, Dining Kitchen.
Third Floor Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside - Communal gardens and garage.

Term: 99 Years Commencement Date : 5th December 1986

Ground Rent: £50 per annum.

Service Charge: £644 pa approx.

Vendors Solicitors:

Thursfield Solicitors
27 Church Street
Kidderminster
Worcestershire
DY10 2AT
Telephone No - 01562 820575

Ref: Mr M Pittaway

Viewings:

Via Cottons – 0121 247 2233



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**139 Greenlawns, St Marks Road, Tipton,
West Midlands DY4 0SU**

Property Description:

A well laid out Duplex Flat, situated on the second and third floors of a purpose built block which is set back behind a service road and communal gardens. St Marks Road itself leads directly off Church Lane (B4163). The flat has been well maintained by the vendors, having the benefit of modern kitchen and bathroom fittings, gas-fired central heating and security door entry system.

Accommodation:

Ground Floor Communal Entrance Hall, Stairs and Landing.
Second Floor
Reception Hall, Lounge, Dining/Kitchen.
Third Floor
Stairs and Landing, access to shared roof area, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom with panelled bath, pedestal wash basin and WC.

Outside
Communal gardens, parking area and a Garage in an adjacent block.

Term: 99 years Commencement Date: 5 December 1986

Ground Rent: £50 per annum

Service Charge: £644 p.a.(approx)

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



**59 Frederick Road, Stechford,
Birmingham B33 8AE**

Property Description:

A substantial double fronted end of terrace residence of rendered brick construction with replacement tile clad roof having mostly UPVC double glazed windows and gas-fired central heating. Frederick Road itself leads indirectly off Station Road (A4040) and the property is within a quarter of a mile distance from Stechford Rail Station providing access to Birmingham City Centre.

The property has been converted into a house in multiple occupation (HMO) having thirteen lettable rooms along with shared living rooms, kitchen and bathroom facilities.

The property is currently let, informally, to a charity, on a room basis at a rental of £68 per week, per room.

Gross Potential Rental Income

£45,968 per annum.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Cloakroom with WC, Room 1, Room 2, Large Lounge, Room 3, Kitchen/Breakfast Room, Room 4.

First Floor
Stairs and Landing, Room 5, Bathroom with bath, WC and wash basin, Room 6, Room 7, Room 8, Room 9, Room 10, Bathroom with panelled bath, pedestal wash basin & WC.

Second Floor
Secondary Staircase to Room 11, Room 12 and Room 13.
Outside (front) - Large forecourt parking area.
Outside (rear) - Concrete patio/yard and lawned garden.

Vendors Solicitors:

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

Ref: Mr N Gillette

Viewings:

Via Cottons – 0121 247 2233

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



56 Swanage Road, Small Heath, Birmingham B10 9ES



Property Description:
A most presentable and deceptively spacious mid terraced house of brick construction with a replacement tile clad roof having been extended to the rear and fully modernised including modern kitchen and bathroom fitments, gas-fired central heating and UPVC double glazed windows. Swanage Road itself comprises of a cul de sac/no through road located off Charles Road, which in turn leads to Coventry Road providing a wide range of local amenities and services.

Accommodation:
Ground Floor
Entrance Hall, Reception Hall, Front reception Room, Rear Reception Room, Inner Hall, Dining Room, Extended Kitchen with an extensive range of modern fitted units, Rear Entrance Lobby, Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Walled and paved fore garden.

Outside (rear) - Paved yard and garden area with shared pedestrian access, further lawned garden to the very rear.

Vendors Solicitors:
Refer to Agent

Viewings:
Via Cottons – 0121 247 2233

68 Sabell Road, Smethwick, West Midlands B67 7PN



Property Description:
A traditional style terraced house of brick construction with slate clad roof set back from the road behind a walled fore garden. The property has been modernised throughout to include gas-fired central heating, UPVC double glazed windows, modern kitchen and bathroom fitments. Sabell Road leads directly off Smethwick High Street providing a wide range of local amenities. The property is currently let on a Company tenancy Agreement, expiring on 31 March 2005 as follows:

Rental - £520 per calendar month (£6240 per annum)

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

Ref: Mr A J Monington

Viewings:
Via Cottons – 0121 247 2233

Accommodation:
Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (front) - Walled fore garden.
Outside (rear) - Shared entry access to paved yard and garden.



8 Freer Street, Walsall, West Midlands WS1 1QD

Property Description:
A redevelopment opportunity comprising of a traditional town centre Warehouse/Workshop Unit of brick construction with slate clad roof, having accommodation on three floors and providing an ideal opportunity for redevelopment for a variety of alternative uses, and suitable schemes could include offices, restaurant/bar or apartments, subject to obtaining relevant planning consent. We understand from the vendor that planning consent has been obtained previously, for conversion to residential apartments, however this expired in January 2002. Freer Street is located directly off Bridge Street providing easy walking access to the town centre and the property itself faces the side of The Old Square Shopping Precinct which includes Debenhams, numerous high street retailers along with an NCP car park.

Accommodation:
The property provides accommodation on three floors, each floor comprising of a main front area with a winged extension

at the rear on both the left and the right hand side and divided by a small yard area.
Ground Floor
Net internal area - 222 sq m (2389 sq ft)
Yard - 60 sq m (645 sq ft)
First Floor
Net internal area - 242 sq m (2604 sq ft)
Second Floor
Net internal area - 242 sq m (2604 sq ft)
Total Floor Area - 706 sq m (7599 sq ft)

Vendors Solicitors:
Rowland Tildesley & Harris
P O Box 18
11 Mount Pleasant
Bilston
Wolverhampton WV14 7ND
Telephone No - 01902 493631

Ref: Mr J Richards

Viewings:
Via Cottons – 0121 247 2233



N.B. CARE SHOULD BE TAKEN WHEN VIEWING THIS PROPERTY AND ALL PERSONS DO SO AT THEIR OWN RISK, USE OF A TORCH IS RECOMMENDED.



**67 Alexandra Road, Handsworth,
Birmingham B21 OPL**



Property Description:

A traditional style mid-terraced house of brick construction with replacement tile clad roof benefitting from UPVC double glazed windows and gas-fired central heating. Alexandra Road itself is a continuation of Victoria Road, which in turn leads directly off Boulton Road (A4040).

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (rear) - Yard and small back garden.

Vendors Solicitors:

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

Ref: Mr N Gillette

Viewings:

Via Cottons – 0121 247 2233

**18 Albert Road, Handsworth,
Birmingham B21 9JY**



Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof, set back from the road behind a walled forecourt. Albert Road itself leads directly off Grove Lane opposite Handsworth Park.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Middle Reception Room, Rear Dining Room with access to Cellar, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.

Outside - Walled and paved fore garden.
Outside (rear) - Shared pedestrian access and rear garden.

Vendors Solicitors:

Rais
206 Rookery Road
Handsworth
Birmingham B21 9PY
Telephone No - 0121 551 2100

Ref: Mr Z Khan

Viewings:

Via Cottons – 0121 247 2233



**75 Vicarage Road, Smethwick,
West Midlands B67 7AQ**

Property Description:

A substantial end of terrace house which has been converted to provide two Self-contained Flats, each offering well laid out accommodation and benefitting from separate gas-fired central heating systems and mostly UPVC double glazed windows. The property is of brick construction with replacement tile clad roof and occupies a corner position extending back along Green Street providing vehicular access to a large double Garage. Each flat is currently let on an Assured Shorthold Tenancy Agreement as follows:

Flat 1 (ground floor) -
Rental - £280.00 per calendar month (£3360 per annum)

Flat 2 (first floor) -
Rental - £433.33 per calendar month (£5200 per annum).

Total Rental Income - £713.33 per calendar month (£8560 per annum)

Accommodation:

Ground Floor
Flat 1
Entrance Hall, Reception Hall, Lounge, Double Bedroom, Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Flat 2
Ground Floor Porch, Entrance Hall, Stairs and Landing, Breakfast/Kitchen, Bathroom with panelled bath, pedestal wash basin and WC, Double Bedroom, Lounge.
Outside (front) - Fore garden.
Outside (rear) - Enclosed paved yard and large Garage having vehicular access off Green Street.

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:

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LOT 54**Freehold Vacant Possession**

**57 Rooker Avenue, Parkfields,
Wolverhampton, WV2 2DT**

**Property Description:**

A mid terraced three storey property comprising of a commercial premises and a two bedroom duplex flat over. The property is situated in a mixed retail terrace located off Dixon Street. The flat benefits from UPVC double glazing, the property requires general improvement and repair.

Outside (rear) - Yard and parking to the rear, via side access road.

Vendors Solicitors:

Patel & Co,
322a Holloway Road,
Islington,
London, N7 6NJ
Telephone No - 02076 190 210

Ref: Mr M Mehta

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Shop/Showroom (ex Butchers Shop), Cellar, Living Room, Rear Lobby, Kitchen.
First Floor
Landing, Lounge, Bathroom with panelled bath and electric shower over, pedestal wash basin and WC, Kitchen.
Second Floor
Two Bedrooms.
Outside (front) - Lay-by parking.

LOT 55**Freehold Investment**

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

**Property Description:**

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

Rental - £43.00 per week (effective from 28 April 2001) (£2,236 per annum)

Vendors Solicitors:

Yusuf & Baker
258 Belsize Road
London NW4 4BT
Telephone No - 0207 316 6331

Ref: Mr S V Baker

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

LOT 56**Freehold Investment**

**15 Little Moor Hill, Smethwick, West
Midlands, B67 7BQ**

**Property Description:**

A traditional semi detached house of rendered brick construction with a tile clad roof benefiting from double glazed windows, gas fired central heating, three reception rooms and four bedrooms. Little Moor Hill itself runs directly between Londonderry Lane and Stoney Lane and the property is conveniently located within a third of a mile of Smethwick High Street providing a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement as follows.

Rental: £400 p.c.m.(£4,800 p.a.)

Vendors Solicitors:

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

Ref: Mr B Kang

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Front Reception Room, Middle Reception Room, Rear Reception Room, Breakfast Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin, WC.
Second Floor
Stairs to Attic Bedroom 4.
Outside (front) - Walled fore garden
Outside (rear) - Large concrete yard, Outhouse and WC and garden.

LOT 57**Freehold Ground Rent**

**19 Sladfield Road, Ward End,
Birmingham B8 3PF**

**Description**

A Freehold ground rent subject to a lease for a term of 99 years which commenced on 24 June 1908 and secured upon a traditional style mid terraced house. The freeholder is entitled to receive the following ground rent : £2.25 per annum

Vendors Solicitors:

Grove Tompkins Bosworth
54 Newhall Street
Birmingham
B3 3QG
Telephone - 0121 236 8091

Ref: Mr J R Devlin

Viewings:

Not Applicable

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



LOT 58**Freehold Vacant Possession**

102 Barford Road, Ladywood,
Birmingham B16 0EF

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof benefitting from gas-fired central heating and three double bedrooms, and requiring modernisation and improvement. Barford Road itself leads directly off Dudley Road (A457) and the property is within a quarter of a mile distance from Dudley Road Hospital.

Accommodation:

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

LOT 59**Freehold Vacant Possession**

30 Alvecote Cottages, Alvecote, Tamworth,
Staffordshire B79 0DJ

**Property Description:**

A traditional style mid-terraced cottage of brick construction with tile clad roof offering well laid out accommodation and requiring modernisation and improvement. The property is located in the popular North Warwickshire Village of Alvecote close to the picturesque Alvecote Pools with agricultural land beyond and is within easy travelling distance of Tamworth Town Centre which is about four miles away and provides a range of shopping and recreational facilities. The M42 Motorway is accessible at either junctions 10 or 11 each about five miles in distance.

Accommodation:

Ground Floor
Front Reception Room, Dining Room, Kitchen, Rear Lobby, Shower Room with tiled shower enclosure, wash basin & WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (rear) - Paved yard, long lawned garden and free-standing Garage benefitting from a shared vehicular and pedestrian access.

Vendors Solicitors:

Bude Nathan Iwanier
1-2 Temple Fortune Parade
Bridge Lane
London
NW11 0QN
Tel : 0208 458 5656

Ref: Mr Vernick**Viewings:**

Via Cottons - 0121 247 2233

**LOT 60****Freehold Vacant Possession**

69 Crockford Road, West Bromwich, West
Midlands, B71 2ET

**Property Description:**

An end terraced property of brick construction, with original hipped tiled clad roof, situated in a cul-de-sac off Moorlands Road. The property provides well laid out accommodation and requires modernisation and improvement.

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Verandah, WC and Stores.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (Front) - Small lawned fore garden with pedestrian side access to the rear.
Outside (Rear) - Generous lawned gardens.

Vendors Solicitors:

Patel & Co,
322a Holloway Road,
Islington,
London,
N7 6NJ
Telephone No - 02076 190 210

Ref: Mr M Mehta**Viewings:**

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**39 Elm Tree Avenue, Tile Hill,
Coventry CV4 9EU**

Property Description:

A traditional style semi-detached house of rendered brick construction with a tile clad roof set back from the road behind a lawned fore garden and driveway. The property benefits from part double glazed windows, however requires some repair and modernisation. Elm Tree Avenue itself leads directly to The Dunchurch Highway (A45) which provides access in one direction to both Birmingham, Solihull and the M42 Motorway and in the other direction to the M45/M1 Motorways. Coventry City Centre is located approximately two and a half miles away and there are good local facilities in Tile Hill.

Bedrooms, Bathroom.
Outside (front) - Lawned fore garden and driveway providing off road car parking.
Outside (rear) - Garden and a dilapidated Garage.

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

Accommodation:

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

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**Bedrock, 6a Trelake Road, St Austell,
Cornwall PL25 5NH**

Property Description:

A detached rendered property with a pitched interlocking concrete tiled roof and having a Self-contained lower ground floor flat. The property is situated at the head of a cul de sac with elevated views across St Austell. The property is located off Gover Road which in turn leads to Truro Road into St Austell Town Centre which is approximately half a mile distance. St Austell Railway Station is three quarters of a mile from the property with direct connections to London and the Midlands. St Austell is located on the South Cornish coast approximately 20 miles distance from Newquay and the Eden Project is located in nearby Bodelva. The property benefits from electric storage heating.

Accommodation:

Ground Floor
Utility Room, Kitchen with a range of built in units, Inner Hallway, Reception Room 1, Reception Room 2, adjoining walk-in cupboard/Dressing Room, Cloakroom with WC and wash hand basin.
First Floor
Bedroom 1 with En-suite shower room comprising shower cubicle

with electric shower, WC and wash hand basin, Bedroom 2, Bedroom 3, Family Bathroom with jacuzzi type bath with electric shower over, WC, bidet, wash hand basin.
Lower Ground Floor
Self-contained flatlet with Reception Room/Bedroom, Bathroom with WC, wash hand basin and bath, Kitchen with a range of built-in units.

Outside - Tarmac drive with parking for several vehicles leading to timber Garage and tool store. Gardens to rear and side of property, decking and patio.

Vendors Solicitors:

Anthony Collins
St Phillips Gate
5 Waterloo Street
Birmingham
B2 5PG
Telephone No - 0121 212 7403

Ref: Mr F Tart

Viewings:

Via Cottons - 0121 247 2233



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Debit/Credit card
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- **24 HOUR CLAIM SETTLEMENT (in most cases)**

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IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on 13th March 2003 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.

LOT 63

Freehold Vacant Possession



59 Thornton Road, Ward End, Birmingham B8 2LQ

Property Description:

A traditional semi-detached house of rendered brick construction with a hipped tile clad roof, having recently undergone refurbishment and improvement to include gas-fired central heating and mostly UPVC double-glazed windows. Thornton Road itself is situated directly between Washwood Heath Road and Alum Rock Road.

Accommodation:

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

bath having shower over, pedestal wash basin & WC.
Outside (front) - Concrete forecourt providing off road parking.
Outside (rear) - Enclosed concrete yard/garden.

Vendors Solicitors:

Caffrey and Co
506 Alum Rock Road
Birmingham
B8 3HX
Tel : 0121 326 6977

Ref: Mr Islam

Viewings:

Via Cottons - 0121 247 2233

LOT 64

Freehold Vacant Possession

2 Cross Street, Langley, Oldbury, West Midlands B68 8QX



Property Description:

A presentable traditional style end of terrace house of brick construction with a partly replaced tile clad roof, having been much improved internally and benefitting from part UPVC double glazed windows, gas-fired central heating and modern kitchen fitments. Cross Street itself is located indirectly off Farm Road, which runs between Pound Road and New Henry Street (B4169).

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Lean to Breakfast Room, Kitchen, Bathroom having panelled bath, pedestal wash basin and Separate WC.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (rear) - Pedestrian side access to paved yard and garden.

Vendors Solicitors:

Rowland Tildesley & Harris
1 New Road
Willenhall
Wolverhampton
West Midlands WV13 2AH
Telephone No - 01902 366571

Ref: Mr S K Kumar

Viewings:

Via Cottons - 0121 247 2233





89 Hathersage Road, Beeches Estate, Great Barr, Birmingham B42 2RY

Property Description:

End of terrace house of brick construction with a hipped tile clad roof, situated on the popular Beeches Estate, located off Beeches Road, which in turn leads off Walsall Road (A34). The property itself is set back from the road behind a Tarmacadam forecourt and benefits from gas-fired central heating and requires modernisation and cosmetic improvement.

Outside - Full width Tarmacadam forecourt providing off road parking, pedestrian side access to rear, paved patio and lawned garden.

Vendors Solicitors:

Kenneth Curtis & Co
88 Aldridge Road
Perry Barr
Birmingham B42 2TP
Telephone No - 0121 356 1161

Ref: Ms D Nary

Accommodation:

Ground Floor
Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom with panelled bath, wash basin and WC.

Viewings:

Via Cottons - 0121 247 2233

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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 fitments, drains and any other pipework, appliances and electrical fitments. 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.

Cottons

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Cottons have been successfully disposing of property by Auction for well in excess of 50 years and are well established as one of the leading Auctioneers outside of London.

Our major auctions are held regularly at The Aston Villa Football Club and typically comprise of an extensive range of residential and commercial property, land and ground rent investments.

Whilst our catalogue will normally comprise of property within the Midlands Region, we have a proven track record for selling lots further afield and extending across the U.K.

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Location



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