

# PROPERTY AUCTION

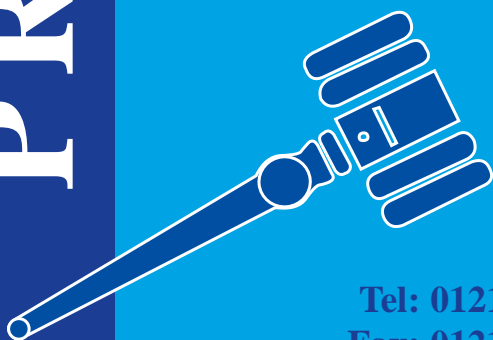
# Cottons

Chartered Surveyors

**16TH APRIL 2003**

**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](mailto:auctions@cottons.co.uk)**

## **IMPORTANT NOTICE TO BE READ BY ALL BIDDERS**

### **CONDITION OF SALE**

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

### **AUCTIONEERS ADVICE**

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

1. It is important for you to view the property and satisfy yourself as to the condition, obtaining any Surveyors reports you may feel appropriate. Viewing arrangements for each Lot are shown in the catalogue. Inspection of investment properties, is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
2. It is assumed that interested parties have carefully inspected the relevant properties and made appropriate pre-contract searches and enquiries. Your legal adviser will make these enquiries on your behalf. It is strongly recommended that prospective purchasers check the Auction particulars to satisfy themselves of the accuracy of all measurements, descriptions, statements etc and to confirm for their own purpose, any fixtures, fittings or contents present in the property, which are to be included or excluded from the sale. All measurements and areas referred to in these particulars are approximate only. Neither the Auctioneers nor the Vendor(s) are responsible for errors in description of any Lot or for any fault or defect, giving no warranty whatsoever, the buyers being held to have satisfied themselves as to the condition and description of the Lots before bidding.
3. Prior to the sale The Auctioneers will endeavour to provide a guide price, subject to the Vendors consent. This is intended as a guide only and both the reserve and actual sale price may be more or less than the guide price given.
4. The Auctioneers and/or Vendor(s) reserves the right to sell or withdraw any lot prior to the auction sale and cannot be held responsible for any abortive costs, losses or damages of a prospective purchaser. We would strongly recommend that you telephone on the day prior to the auction sale to confirm that the property you are interested in, is still for sale.
5. Some lots may be subject to last minute changes or corrections given on the day of the auction by way of addendum.
6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary 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. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.
9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special 'Auction Block Policy', insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.
10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.
11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.
12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.
13. The Auctioneers reserve the right to photograph successful bidders for security purposes.

### **FOOTNOTE**

**If you have never been to an auction before or require more information about a particular Lot, you are welcome to contact our office with any enquiries which you may have. We will do our utmost to help.**

# Auction Sale of 54 Lots

To include a range of Residential and Commercial Vacant and Investment Property, Development Opportunities and parcels of land comprising:

- 27 Freehold Vacant Residential Properties
- 11 Residential Investment Properties
- 2 Leasehold Vacant Flats
- 2 Freehold Shops with Vacant Possession
- 2 Parcels of Freehold Land
- 4 Freehold Redevelopment Opportunities
- 4 Freehold Commercial Investments
- 1 Former Chapel
- 1 Former Public House

## ORDER OF SALE

Lot	Property	
1	65 Apsley Road, Oldbury, West Midlands	Vacant Possession
2	39 Elmwood Road, Erdington, Birmingham	Investment
3	9 Branksome Ave, Handsworth, Birmingham	Vacant Possession
4	11 Bourne Street, Dudley, West Midlands	Vacant Possession
5	43 Nursery Walk, Wolverhampton	Vacant Possession
6	51 Trysull Road, Bradmore, Wolverhampton	Vacant Possession
7	16 Alvis House, Manor House Drive, Coventry	Investment
8	77 Sabell Road, Smethwick, West Midlands	Vacant Possession
9	6 Glebe Street, Walsall, West Midlands	Vacant Possession
10	84 Neachells Lane, Wednesbury, West Midlands	Vacant Possession
11	68 Homelea Road, Yardley, Birmingham	Vacant Possession
12	47 Willes Road, Winson Green, Birmingham	Investment
13	Land/Garage, The Uplands, Smethwick	Freehold Land
14	206/208 Washwood Heath Road, Birmingham	Investment/Vacant Possess
15	5 Yardley Wood Road, Moseley, Birmingham	Vacant Possession
16	59 Northfield Road, Harborne, Birmingham	Vacant Possession
17	174 All Saints Way, West Bromwich	Vacant Possession
18	46 Bangham Pit Road, Northfield, Birmingham	Investment
19	35-37 Birchfield Road, Aston, Birmingham	Vacant Possession
20	17 Strathdene Road, Selly Oak, Birmingham	Vacant Possession
21	55/65 Rowood Drive, Damson Wood, Solihull	Investment
22	112 William Bentley Court, Wednesfield	Vacant Possession
23	57 Bushbury Road, Wolverhampton	Vacant Possession
24	Land rear 3 Southfield Avenue, Edgbaston	Vacant Possession
25	163 Uplands Road, Handsworth, Birmingham	Vacant Possession
26	393 Redditch Road, Kings Norton, Birmingham	Vacant Possession
27	41 Forman's Road, Sparkhill, Birmingham	Vacant Possession
28	45 Franchise Street, Kidderminster	Vacant Possession



29	Land Bilston Road/Darlaston Road, Willenhall	Freehold Land
30	1071 Warwick Rd, Acocks Green, Birmingham	Vacant Possession
31	13,14, 15 Caroline Street, Hockley, Birmingham	Vacant Possession
32	12 Broad Street, Langley, Oldbury	Vacant Possession
33	Heathview, Wilkes Avenue, Darlaston	Investment
34	32 Allwood Gardens, Woodgate Valley, B'ham	Investment
35	19 Wharfedale Street, Wednesbury	Investment
36	16 Greenwood Place, Kingstanding, B'ham	Investment
37	Rear 30 John Street, Lozells, Birmingham	Investment
38	22 Summerfield Crescent, Edgbaston, B'ham	Investment
39	26 West Point, Edgbaston, Birmingham	Vacant Possession
40	46 Woodwells Road, Ward End, Birmingham	Vacant Possession
41	140 James Turner St, Winson Green, B'ham	Vacant Possession
42	17 Chapman Street, West Bromwich	Vacant Possession
43	2 Linden Avenue, Tividale, West Midlands	Vacant Possession
44	King Edward Public House, Old Meeting Street	Vacant Possession
45	375 Washwood Heath Rd & 4 Lime Tree Road	Vacant Possess./Investment
46	127 Brettell Lane, Amblecote, Stourbridge	Vacant Possession
47	35 Borneo Street, Walsall, West Midlands	Vacant Possession
48	32 Roslyn Close, Smethwick, West Midlands	Vacant Possession
49	69 Richard Street, Darlaston, West Midlands	Investment
50	34 Clyde Street, Cradley Heath, West Midlands	Vacant Possession
51	17 Derrydown Road, Great Barr, Birmingham	Investment
52	24 Cambridge Crescent, Edgbaston, B'ham	Vacant Possession
53	144 St Heliers Road, Northfield, B'ham	Vacant Possession
54	26 Alvecote Cottages, Alvecote, Tamworth	Vacant Possession

## LOT 1

## Freehold Vacant Possession

65 Apsley Road, Oldbury,  
West Midlands B68 0QY



**Property Description:**  
Semi detached property of brick construction with a hipped tile clad roof. Located within 500 yards of shops and local amenities, and within easy reach of the City centre. The property requires complete modernisation and improvement throughout.

**Accommodation:**  
Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen  
First Floor  
Stairs and Landing, Bathroom, Three Bedrooms  
Outside (Front) Small walled fore garden  
Outside (Rear) Lawned garden with Dilapidated Garage and shared vehicular access to the rear.

**Vendors Solicitors:**  
Tibbits Fisher  
Barclays Bank Chambers  
5 Westley Road  
Acocks Green  
Birmingham  
B27 7UQ  
Telephone - 0121 707 3900

**Ref:** Mr Tibbits

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

## LOT 2

## Freehold Investment

39 Elmwood Road, Erdington,  
Birmingham B24 9NW



**Property Description:**  
A semi-detached house having rendered walls with slate clad roof providing well laid out accommodation and benefiting from part UPVC double glazed windows. Elmwood Road itself is located directly off Bracken Road which in turn leads off Kingsbury Road.  
The property is currently let on a Regulated Tenancy at a registered rental of £47.00 per week (£2444 per annum).

**Accommodation:**  
Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Paved driveway and lawned fore garden.  
Outside (rear) - Patio, brick store, side pedestrian access and well maintained lawned 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

# 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**

9 Branksome Avenue, Handsworth,  
Birmingham B21 9EU

**Property Description:**

A traditional mid terraced house of brick construction with replacement tile clad roof requiring full modernisation and improvement. The property is situated in a cul-de-sac located off Grove Lane and is within approximately 200 metres distance of Soho Road which contains a wide range of local shops and amenities.

**Accommodation:**

Ground Floor  
Front Reception Room, Lobby, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) - Walled fore garden.  
Outside (rear) - Yard with pedestrian entry access, outside WC, Store and garden.

**Vendors Solicitors:**

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

**Ref:** Mr S Nickless**Viewings:**

Via Cottons – 0121 247 2233

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

11 Bourne Street, Dudley,  
West Midlands, DY2 7AL

**Property Description:**

A traditional Mid Terraced house with a replacement tile clad roof, set behind a walled foregarden, requiring full modernisation and improvement. The property is situated in a Cul-de-sac close to Castle Hill and Dudley Castle.

**Accommodation:**

Ground Floor  
Communal front door leading to passageway and side door to house.  
Hall  
Two Reception Rooms  
Kitchen  
Bathroom  
Separate WC  
First Floor  
Landing and stairs  
Three Bedrooms  
Outside: Walled foregarden and rear garden

**Vendors Solicitors:**

The Law Partnership  
Scottish Provident House  
2nd Floor  
76 - 80 College Road  
Harrow  
Middlesex, HA1 1BQ  
Telephone No: 0208 424 2131

**Ref:** Mr Metha**Viewings:**

Via Cottons – 0121 247 2233

Guide price set at £ 45 - £ 50

**LOT 5****Freehold Vacant Possession**

43 Nursery Walk, Tettenhall, Wolverhampton,  
West Midlands, WV6 8QY

**Property Description:**

A Traditional End Terraced property retaining many original features and forming part of a terrace called College Villas built in 1884. The property benefits from a replacement roof but requires further modernisation and improvement. The property overlooks allotments and the Tettenhall College and is close to High Street in Tettenhall.

**Accommodation:**

Side door leading off Nursery Walk  
Porch and Hallway  
Two Reception Rooms  
Kitchen  
Ground Floor Bathroom  
Separate WC  
First Floor  
Stairs and Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3 intercommunicating with wash hand basin  
Stairs leading to Second Floor  
Bedroom 4  
Outside: Front, side and rear garden plus off road parking.

**Vendors Solicitors:**

The Law Partnership  
Scottish Provident House  
2nd Floor  
76 - 80 College Road  
Harrow  
Middlesex, HA1 1BQ  
Telephone No: 0208 424 2131

**Ref:** Mr Metha**Viewings:**

Via Cottons – 0121 247 2233

**LOT 6****Freehold Vacant Possession**

51 Trysull Road, Bradmore,  
Wolverhampton WV3 7JE

**Property Description:**

A traditional mid terraced cottage style residence of brick construction with interlocking tiled clad roof having accommodation on three floors and set back from the road behind a small fore garden. The property itself is located in a popular residential area located near to the Gunmakers Arms Public House, close to the junction with Maple Road and within approximately one and a half miles distance from Wolverhampton City Centre. The property benefits from modern kitchen and bathroom fitments.

**Accommodation:**

Ground Floor  
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Veranda, Bathroom with panelled bath, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms.  
Second Floor  
Stairs to Attic Bedroom.  
Outside (front) - Small fore garden.  
Outside (rear) - Paved yard with

shared pedestrian access and garden.

**Vendors Solicitors:**

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

**Ref:** Mr J Davis**Viewings:**

Via Cottons – 0121 247 2233





**Apartment 16 Alvis House,  
Manor House Drive, Coventry**

**Property Description:**

A modern purpose built apartment providing well laid out and well appointed accommodation. The apartment was recently constructed by Kingsoak to an exceptionally high standard and enjoys stylish fittings to kitchen, bathroom and shower room. Electric heating and sealed unit double glazing. The development also enjoys a concierge service, secure allocated parking area and an electronic gate entry system. Manor House Drive occupies a central position within walking distance of the main train station and of the usual city centre amenities, being close to the ring road itself which gives access to a number of arterial routes. The apartment is positioned to the rear of the development with views of the communal grounds and having a southerly aspect.

The property is currently let on an Assured Shorthold Tenancy Agreement  
Rental - £850 per calendar month (£10,200 per annum).

**Accommodation:**

Ground Floor  
Communal Hallway with entry phone system with stairs and lift to first floor landing giving access to Reception Hall with airing cupboard off and built-in cloaks cupboard,

Lounge - 4.49 m x 3.35 m with double doors to railed Balcony - square opening to Kitchen - 3.3 m x 1.82 m with a range of wooden units with Granite effect work surfaces, fitted sink, Whirlpool fridge/freezer, dishwasher, washing machine, stainless steel oven and 4 ring hob with extractor canopy. Attractive ceramic tiled floor and part-tiled walls. Principal Bedroom - 3.4 m x 3.27 m with built-in wardrobes and en-suite shower room with shower cubicle with sliding doors, pedestal wash basin & low flush WC. Bedroom 2 - 3.83 m x 2.66 m, Bathroom with white suite comprising bath, pedestal wash basin & low flush WC. Outside - The property is set within well stocked communal gardens with an allocated car-parking space.

Term: 125 years  
Commencement Date: Refer to Agents  
Ground Rent: £150.00 per annum  
Current Maintenance Charge: £730.84 per annum

**Vendors Solicitors:**  
Refer to Agents

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

**77 Sabell Road, Smethwick,  
West Midlands B67 7PW**



**Property Description:**

A traditional style mid terraced house of brick construction with tile clad roof set back from the road behind a walled fore garden. The property has been modernised and improved to include gas-fired central heating, part UPVC double glazed windows and modern kitchen and bathroom fittings. Sabell Road leads directly off Smethwick High Street which provides a wide range of local amenities. The property is currently let on a Company Tenancy Agreement.

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

**Vendors Solicitors:**

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

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom with panelled bath, wash basin & WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms.  
Outside (front) - Small walled fore garden side pedestrian access to rear.  
Outside (rear) - Yard, brick-built store.

# Investment Finance

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



**Vacant Possession/  
Redevelopment Opportunity**



**6 Glebe Street, Walsall,  
West Midlands WS1 3NX**

**Property Description:**

A traditional two storey property of brick construction with tile clad roof converted into three Self-contained Flats and providing vehicular access to a sizeable rear yard containing a range of disused workshops and outbuildings. The property provides scope for redevelopment with the refurbishment and modernisation of the existing flats along with redevelopment of the rear site, whereby planning consent has been obtained from Walsall Metropolitan Borough Council (reference 02/1254/FL/W6 dated 11 July 2002) for conversion of one workshop into apartments along with the construction of four new dwelling houses. A copy of the plans and planning consent are available for inspection at the auctioneer's offices. Total site area including all buildings extends to approximately 440 sq m.

**Accommodation:**

6 Glebe Street  
Ground Floor  
Shared Entrance Hall.

**Flat 1**

Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom.

**First Floor**

Stairs and Landing.

**Flat 2**

Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom.

**Flat 3**

Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom.

Outside (front) - Walled fore garden, integral vehicular access to rear.

Outside (rear) - Yard containing a range of workshops and outbuildings.

**Vendors Solicitors:**

Jennings Perks & Co  
Lloyds Bank Chambers  
3 High Street  
Aldridge  
Walsall WS9 8LX  
Telephone No - 01922 459000

**Ref:** Mr T Perks

**Viewings:**

Via Cottons – 0121 247 2233



**Freehold Vacant Possession**

**84 Neachells Lane, Wednesfield,  
West Midlands, WV11 3PR**



**Property Description:**

A Traditional end terraced house formerly a retail unit set behind a tarmac forecourt and requiring further modernisation and improvement. The property is situated on a through road adjacent to the Conservative Club, and close to the local shops and amenities on High Street, Wednesfield. The property benefits from a lease agreement for the advertising hoarding on the gable wall.

**Accommodation:**

Ground Floor  
Aluminium double glazed window and door to retail area/through Reception Room.  
Kitchen  
Bathroom with WC, wash hand basin and bath  
Veranda  
First Floor  
Large landing/bedroom

Two Bedrooms  
Outside - Dilapidated outhouse and rear garden.  
Advertising hoarding - Producing £1000 per annum.

**Vendors Solicitors:**

Refer to Agents

**Viewings:**

Via Cottons – 0121 247 2233

**Freehold Vacant Possession**

**68 Homelea Road, Yardley,  
Birmingham B25 8TE**



**Property Description:**

An end terraced house of brick construction with a slate clad hipped roof benefitting from mostly UPVC double glazed windows, gas-fired central heating, off-road parking and offered in a generally good order, but requiring some minor cosmetic improvement.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Kitchen with a range of modern fitted units, Lobby, Bathroom with panelled bath with shower over, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) - Walled fore garden with paved driveway providing off-road parking.  
Outside (rear) - Pedestrian side

access, block paved patio and long garden.

**Vendors Solicitors:**

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

**Ref:** Mrs S Cooper

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 12****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 per week  
(£2,600.00 per annum)

**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

**Accommodation:**

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

**LOT 13****Freehold Land**

Lock Up Garage Site, The Uplands,  
Smethwick, West Midlands

**Property Description:**

A freehold site situated behind 48 - 56 The Uplands with access at both ends of the plot and currently with nine timber garages in varying states of repair. From the site plan it can be seen that up to twelve garages have been erected on the site previously. Four garages are currently let to local residents on informal tenancy agreements between £7 - £15 per calendar month. The site may provide potential for redevelopment subject to planning consent.

Site dimensions - The site extends to approximately 577 sq m as shown on the enclosed plan.

**Vendors Solicitors:**

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

**Ref:** Mr S Nickless

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 14****Freehold Investment**

206/208 Washwood Heath Road,  
Washwood Heath, Birmingham B8 1RQ

**Property Description:**

A double-fronted end-terraced Retail Unit of brick construction with slate clad roof set back from the road behind a paved forecourt and situated close to the junction with Bennetts Road. The property is currently operating as a betting shop and is let to the William Hill Organisation Limited on a lease for a term of 5 years, which commenced on 25 March 2001, at a rental of £7,150 per annum, on full repairing and insuring terms.

**Accommodation:**

Ground Floor  
Public Betting Shop  
78 sq m (838 sq ft) Aluminium framed shop front.  
Customer Toilets with WC and wash basin.  
Office  
13.2 sq m (142 sq ft)  
Staff Cloakroom with WC and wash

basin.

Kitchen/Store Room  
6.5 sq m (69 sq ft)  
Rear Storeroom  
38 sq m (407 sq ft) with door access to shared passageway.  
First Floor  
Access to the first floor rooms has been removed and therefore this area has not been inspected.  
Outside - Paved forecourt with a shared passageway to side.

**Vendors Solicitors:**

Caffrey & Co Solicitors  
506 Alum Rock Road  
Alum Rock  
Birmingham B8 3HX  
Telephone No - 0121 326 6977

**Ref:** Mr A Khan

**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.





**LOT 15****Freehold Vacant Possession**

**5 Yardley Wood Road, Moseley,  
Birmingham B13 9JA**

**Property Description:**

A substantial three-storey traditional semi-detached house of brick construction with a replacement tile clad roof set back behind a lawned fore garden and situated opposite the junction with Adria Road. The property which benefits from gas-fired central heating and five bedrooms requires some upgrading and cosmetic improvement.

Outside (rear) - Paved yard, lawned garden and shed.

**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  
Entrance Hall, Reception Hall with built-in cloak cupboard, Cellarette, Front Reception Room, Rear Reception Room, Large Dining/Kitchen.  
First Floor  
Stairs and Landing, Three Double Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Second Floor  
Stairs and Landing, Bedroom 4 (Double), Bedroom 5.  
Outside (front) - Lawned fore garden.

**LOT 17****Freehold Vacant Possession**

**174 All Saints Way, West Bromwich,  
West Midlands B71 1RH**

**Property Description:**

A presentable end terraced house of rendered brick construction with an interlocking hipped tile clad roof benefitting from gas-fired central heating, mostly UPVC double glazed windows along with fitted fire detection system and emergency lighting. All Saints Way (A4031) leads off the junction with the Expressway (A41) and West Bromwich High Street is within approximately half a mile distance providing a wide range of local amenities and Sandwell District General Hospital is within less than a quarter of a mile distance.

**Accommodation:**

Ground Floor  
Porch, Entrance Hall, Lounge, Dining Room, Utility Room, Bathroom with panelled bath and WC, Extended Dining/Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) - Lawned fore garden, long garden strip to side providing off-road parking.  
Outside (rear) - Small patio with pedestrian access, lawned and paved garden and brick store.

**Vendors Solicitors:**

Wilding Solicitors  
864 Washwood Heath Road  
Ward End  
Birmingham B8 2NG  
Telephone No - 0121 786 2555

**Ref:** Mr M Ali

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 16****Freehold Vacant Possession**

**59 Northfield Road, Harborne,  
Birmingham B17 OST**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof set back from the road behind a small fore garden and benefitting from gas-fired central heating. The property requires cosmetic improvement and is conveniently situated within less than half a mile from Harborne High Street providing a wide range of local amenities and services.

**Vendors Solicitors:**

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

**Ref:** Mr N Brimble

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Lounge, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) - Gravelled fore garden.  
Outside (rear) - Paved yard, patio with long lawned garden.

**LOT 18****Freehold Investment**

**46 Bangham Pitt Road, Northfield,  
Birmingham, B67**

**Property Description:**

An inner terraced house of non traditional concrete construction having an interlocking tile clad roof and being set back from the road behind a small walled fore garden. The property is close to the junction with Homedene Road and forms part of an estate containing a number of similar properties on the outskirts of Northfield. The property benefits from central heating and UPVC double glazing. The property is currently let on an Assured Shorthold Tenancy Agreement.

**Rental:** £390 per calendar month (£4,680 per annum).

**Vendors Solicitors:**

Sheila Thomas Solicitors  
56 Springfield Road  
Kings Heath  
Birmingham B14 9DY  
Telephone - 0121 444 0030

**Ref:** Mrs S Thomas

**Viewings:**

Via Cottons – 0121 247 2233





**35-37 Birchfield Road, Birchfield, Aston,  
Birmingham B19 1SU**

**Property Description:**

A substantial three-storey period built former manufacturing premises of brick construction with a replacement interlocking tile clad roof directly fronting the Birchfield Road and situated between the junctions of Mansfield Road and Witton Road. The property occupies a substantial site extending to approximately 890 sq m (0.22 acres) and whilst it requires refurbishment and improvement the property or site may provide potential for redevelopment (subject to obtaining relevant planning consents). We understand that planning consent was granted by Birmingham City Council on 18 July 1991 (reference 2909/91/FUL) for conversion of the existing property into a fifteen bedroom student hostel along with car-parking at the rear. This consent has now expired and all interested parties should therefore make their own enquiries with the local planning department in respect of any proposed planning applications.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall, Room 1 - 14 sq m, Room 2 - 2 sq m, Rear Lobby with access to Cellar

- 24.6 m, Toilets, Room 3 - 23.5 m, Lobby/Storage Area with access to Garage, Room 4 - 9.25 sq m, Rear Entrance Hall, Room 5 - 11 sq m, Inner Yard, Walk-in Store Room.  
First Floor  
Stairs and Landing, Room 6 - 8.9 sq m, Room 7 - 19 sq m, Room 8 - 14.4 sq m, Room 9 - 9 sq m, Room 10 - 14.58 sq m, Room 11 - 8 sq m, Rear Lobby Area, Store Room - 4 sq m, Room 12 - 14.5 sq m, Room 13 - 22 sq m, Room 14 - 16 sq m, Room 15 - 6.9 sq m, Toilets.  
Second Floor  
Stairs leading to Room 16 - 34 sq m, Room 17 - 18.7 sq m.  
Outside - Paved forecourt area, shared pedestrian access to rear, Garage - 47 sq m with vehicular access to extensive rear yard.  
Gross External Floor Area  
Ground Floor - Approximately 254 sq m

**Vendors Solicitors:**

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

**Ref:** Mr K Bradley

**Viewings:**

Via Cottons - 0121 247 2233



**17 Strathdene Road, Selly Oak,  
Birmingham B29 6QL**

**Property Description:**

A mid terraced retail shop having living accommodation over and of brick construction with tile clad roof, situated in a parade of various shops which includes a chip shop, hairdressers and convenience store and located to the upper part of Strathdene Road close to the junction with Gibbins Road. The property was formerly used as a clothes shop and we understand that the accommodation over was let to students.

**Accommodation:**

Ground Floor  
Retail Shop area - 24.6 sq m having aluminium shop front and electric roller shutter door.  
Rear Retail area - 13.4 sq m  
Office/Store Room - 11.8 sq m  
Rear Veranda/Kitchen.  
First Floor  
Stairs and Landing, Lounge, Two

Bedrooms, Bathroom with panelled bath, pedestal basin, Separate WC.  
Second Floor  
Stairs to Attic Bedroom with eaves storage.  
Outside (front) - Forecourt parking area.  
Outside (rear) - Concrete yard with pedestrian rear access, brick built Garage accessed via a shared vehicular driveway leading off Strathdene Road.

**Vendors Solicitors:**

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

**Ref:** Mrs S Cooper

**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 Thursday 5th June 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 21****Freehold Commercial investment  
Freehold Ground rent****55/65 Rowood Drive, Damson Wood,  
Solihull, West Midlands B92 9NG****Property Description:**

A ground floor Retail Shop forming part of a small parade occupying an elevated position set back from Rowood Drive behind a Tarmacadam forecourt, along with a Freehold Ground Rent secured upon a duplex flat situated over and known as 55 Rowood Drive. Rowood Drive itself leads directly off Lode Lane (B425) and is within approximately one and a half miles distance of Solihull Town Centre providing a wide range of shopping facilities and local amenities.

Investment Income

No 55

A freehold ground rent subject to a lease for a term of 125 years which commenced on 28 June 2002  
Ground Rent - £150 per annum (reviewed every 25 years)

No 65

Let to Henry Ison & Sons Funeral Directors on a lease for a term of 6 years from 30 January 2002 (rent

review due 30 January 2005) at a rental of £5000 per annum on internal repairing and insuring terms.

**Accommodation:**

Ground Floor  
Shop unit 57.5 sq m including Sales Area, Two Partitioned Offices, Store Cupboard, rear Entrance Lobby, Kitchen and Toilets with WC and wash basin, access to rear Delivery Area.

Frontage - 5.57 metres

**Vendors Solicitors:**

Higgs & Sons  
1 Townsend Place  
Kingswinford  
West Midlands  
DY6 9JL  
Telephone No - 01384 342100

**Ref:** Mr J Jones

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 22****Leasehold Vacant Possession****112 William Bentley Court, Graiseley Lane,  
Wednesfield, West Midlands, WV11 1QW****Property Description:**

A Two Bedroom Flat situated on the 19th floor of a block of flats, benefiting from part central heating, an intercom and door release system and a lift service. The block is close to High Street, Wednesfield, with communal parking and gardens.

**Accommodation:**

Front door leading to hall  
Main Reception Room  
Kitchen  
Two Bedrooms  
Bathroom with wash hand basin and Bath  
Separate WC

**Lease Details**

**Term:** Refer to Agents  
**Ground Rent:** Refer to Agents  
**Service Charge:** Refer to Agents

**Vendors Solicitors:**

The Law Partnership  
Scottish Provident House  
2nd Floor  
76 - 80 College Road  
Harrow  
Middlesex, HA1 1BQ  
Telephone No: 0208 424 2131

**Ref:** Mr Metha

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 23****Freehold Vacant Possession****57 Bushbury Road,  
Wolverhampton WV 10 OLZ****Property Description:**

A traditional semi-detached house of rendered brick construction with interlocking tile clad roof benefiting from UPVC double glazed windows, gas-fired central heating and modern kitchen fittings. Bushbury Road itself is located directly off Cannock Road (A460) and is located within approximately one quarter of a mile from New Cross Hospital and within approximately one mile distance of Wolverhampton City Centre.

**Accommodation:**

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

**Vendors Solicitors:**

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

**Ref:** Mr Z Khan

**Viewings:**

Via Cottons – 0121 247 2233

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**Land Rear Southfield Avenue, Edgbaston, Birmingham B16 OJN**

**Land Description:**

A parcel of land situated to the rear of numbers 1/17 Southfield Avenue having shared pedestrian accesses from both Southfield Avenue and Southfield Road and extending to approximately 429 sq metres.

Southfield Avenue is a cul-de-sac leading off Southfield Road which in turn leads off City Road. The land is fenced and is therefore readily identifiable on site.

**Vendors Solicitors:**

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

**Ref:** Mr A G Curtis

**Viewings:**

Via Cottons – 0121 247 2233

**163 Uplands Road, Handsworth, Birmingham B21 8BT**



**Property Description:**

A traditional style end terraced house of brick construction with a replacement tile clad roof benefitting from gas-fired central heating. The property would benefit from some cosmetic improvement and Uplands Road itself leads directly between Rookery Road and Sandwell Road.



**Vendors Solicitors:**

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

**Ref:** Mr Z Khan

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Small walled fore garden.  
Outside (rear) - Paved patio, brick-built store, outside WC and lawned garden with pedestrian access.



**393 Redditch Road, Kings Norton, Birmingham B38 8ND**

**Property Description:**

A substantial semi-detached two-storey property comprising Shop/Showroom together with a suite of Offices on the ground floor with Self-contained Living Accommodation on the first floor. The property is of traditional brick construction with a replacement roof and is prominently located on the Redditch Road in Kings Norton close to the junction with Albion Crescent and almost opposite the junction with Greenacres Road. The property itself forms part of a small neighbourhood shopping parade.

**Accommodation:**

Ground Floor  
Shop/Showroom 5.16 metres (16' 11") x 7.39 metres (20' 3") with suspended ceiling, integral lighting, central heating radiators, fitted counter.  
Side Store with gas-fired central heating boiler, Toilets with WC and wash basin.  
Rear Lobby  
Office 1 - 4.06 metres (13' 4") x 2.41 metres (8' 3") with central heating radiator.  
Office 2 - 2.45 metres (8') x 2.57 metres (8' 5") with central heating radiator.  
Office 3 - 2.93 metres (12' 10") x 2.6 metres (8' 6") with central heating radiator and fitted units.  
Kitchen with stainless steel single drainer sink unit and cupboards.  
Rear Hall - with access to side yard.

**First Floor**

With separate side access comprising Lounge - 3.2 metres (10' 6") x 3.7 metres (12' 1") with separate electric coin meter, Dining Room - 2.7 metres (8' 10") x 2.4 metres (7' 10") with fitted cupboards, Kitchen with stainless steel sink unit and fitted cupboard, Bedroom - 3.4 metres (11' 2") x 3.16 metres (10' 4"), Shower Room with electric shower and wash basin with electric water heater, WC off with low level suite.  
Outside - Approached from the side of the property is a gated yard with vehicular access leading to the extensive rear garden. There is ample room for extension (subject to planning consent).

**N.B. This property is so designed that it could be independently occupied as a shop/showroom with a separate suite of offices on the ground floor and a separate flat on the first floor.**

**Vendors Solicitors:**

County Conveyancing  
14-15 Church Green East  
Redditch  
Worcestershire  
B98 8BP

**Ref:** Mr J R Atkinson

**Viewings:**

Via Cottons – 0121 247 2233



**41 Forman's Road, Sparkhill,  
Birmingham B11 3AA**



**Property Description:**

A two-storey traditional mid terraced property of brick construction with replacement tile clad roof which has been converted to provide two well laid out self-contained flats. The property is situated close to the junction with Percy Road and Forman's Road itself leads directly off Stratford Road (A34) which provides a wide range of local amenities.

**Accommodation:**

Ground Floor  
Flat 1  
Lounge, Double Bedroom, En-suite Bathroom, Kitchen, Rear Entrance Hall and Separate WC.  
First Floor  
External Stairs, Entrance Hall, Shower Room with shower, WC and wash basin, Kitchen, Lounge, Lobby with storage recess, Double Bedroom.  
Outside - Shared rear yard having pedestrian access.

**Vendors Solicitors:**

Sheila Thomas & Co  
56 Springfield Road  
Kings Heath  
Birmingham B14 9DY  
Telephone No - 0121 444 0030

**Ref:** Mrs S Thomas

**Viewings:**

Via Cottons - 0121 247 2233

**45 Franchise Street, Kidderminster,  
Worcestershire, DY11 6QX**



**Property Description:**

Traditional end terraced house of brick construction with a slate clad roof requiring full modernisation and improvement. The property is on a through road close to Kidderminster General Hospital and approximately 1/2 mile from the town centre, with a wide range of local shops and amenities.

Joint Agent



**Accommodation:**

Ground Floor  
Front Reception Room  
Rear Reception Room  
Cellar  
Kitchen  
First Floor  
Two Bedrooms  
Second Floor  
Attic Room  
Outside (front) - Walled foregarden  
Outside (rear) - Yard with pedestrian entry access  
Outside WC  
Garden

**Vendors Solicitors:**

Vernon and Shakespeare  
66 Birmingham Street  
Oldbury  
West Midlands B69 4HD  
Telephone No - 0121 552-1645

**Ref:** Mr S Mottram

**Viewings:**

Via Cottons - 0121 247 2233



**Development Site, Darlaston Lane/Bilston  
Road, Willenhall, WV13**

**Property Description:**

A parcel of freehold land extending to approximately 1129 sq m (0.272 acres) and occupying a prominent corner position at the junction of Bilston Road and Darlaston Lane which is on the edge of an established residential area and within approximately a quarter of a mile distance from the Black Country route A454 which provides direct access to the M6 Motorway (Junction 10). The site was formerly used as a petrol filling station and operation of this use ceased some time ago. The property has direct frontages to Bilston Road of approximately 19 m (62ft) and Darlaston Lane of 32 m (105 ft).

**Planning:**

Please note that planning consent has been granted by Wolverhampton City Council (reference No 03/0138) for the construction of ten, two bedroom apartments. A copy of the planning consent is available from both the auctioneers and solicitors offices.

**Vendors Solicitors:**

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

**Ref:** Mr A G Curtis

**Viewings:**

Via Cottons - 0121 247 2233

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**1071 Warwick Road, Acocks Green,  
Birmingham B27 6QT**

**Property Description:**

A substantial detached period residence of brick construction with slate clad roof occupying an elevated position set back from Warwick Road (A41) behind a walled fore garden and conveniently located within 150 metres from Acocks Green Shopping Centre providing a wide range of local amenities. The property which requires modernisation and improvement has the benefit of planning consent for redevelopment into offices along with the formation of a car parking area to the rear garden (planning consent was granted by Birmingham City Council - Reference C/05149/01/FUL dated 18 December 2001). The property itself is situated adjacent to the Coach House Hotel virtually opposite the junction with St Mary's Close and occupies a large plot extending to approximately 880 sq m (0.21 acres).

**Accommodation:**

Ground Floor  
Reception Hall with Cellar off, built-

in store cupboard, Front Reception Room 1 - 20 sq m, Front Reception Room 2 - 23 sq m, Dining Kitchen - 19 sq m, Lobby, Cloakroom with WC and pedestal wash basin.  
First Floor  
Stairs and Landing, Bedroom 1 - 24 sq m with walk-in store room, Bedroom 2 - 21 sq m, Bedroom 3 - 19.6 sq m, Bedroom 4 - 11.4 sq m, Bedroom 5 - 7.4 sq m, Bathroom with bath, wash basin and WC.  
Outside (front) - Lawned fore garden with paved and Tarmacadam driveway, Integral Garage, pedestrian side access to rear and extensive garden.  
Gross External area  
Ground Floor - 127 sq m  
First Floor - 127 sq m

**Vendors Solicitors:**

Eversheds Solicitors  
115 Colmore Row  
Birmingham  
B3 3AL  
Telephone No - 0121 232 1380

**Ref:** Miss M Sutherland

**Viewings:**

Via Cottons - 0121 247 2233



**13, 14, 15 Caroline Street,  
Hockley, Birmingham B3**

**Property Description:**

An imposing and attractive Grade 11 listed commercial premises of brick construction and prominently located at the junction of Caroline Street and Northwood Street. The property is currently divided into various Office and Workshop Units having Accommodation on Three Floors and is situated within The Jewellery Quarter approximately 100 metres from St Pauls Square and approximately half a mile distance from Birmingham City Centre. The property has the benefit of listed building planning consent granted by Birmingham City Council (reference C/01485/02/LBC dated 13 June 2002) for conversion of the existing ground floor and basement accommodation to create a bar with A3 use and furthermore application is currently being made to Birmingham City Council Planning Department (reference C/00639/03/LBC) for internal alterations to allow for the creation of six live/work units on the first and second floors (all interested parties should make their own

enquiries regarding the current planning status with Birmingham City Council Planning Department).

**Accommodation:**

The extensive accommodation is situated to the Cellar, Ground, First and Second Floors and briefly comprises of a range of Offices, Workshops and Store Rooms, Two Vehicle Loading Areas and Common Parts.

The property has the following approximate floor areas:-

- Ground floor - 330 sq m (3552 sq ft)
- First floor - 330 sq m (3552 sq ft)
- Second floor - 302 sq m (3250 sq ft)
- Basement - 154 sq m (1662 sq ft)
- Total Gross Internal Floor Area - 1116 sq m (12,012 sq ft).

**Vendors Solicitors:**

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

**Ref:** Mrs D Hines

**Viewings:**

Via Cottons - 0121 247 2233





**12 Broad Street, Langley,  
West Midlands B69 4SH**

**Property Description:**

A former chapel, more recently used for clothing manufacture, comprising a substantial detached building of rendered brick construction with a slate clad roof situated on the corner of Broad Street and Arden Grove. The property has two large halls on two floors with the ground floor having been partly subdivided and is in need of repair and modernisation throughout.

The property has a gross internal area of 449 sq m (4833 sq ft) and has potential for a number of alternative uses subject to planning. The property is in the vicinity of Langley Shopping Centre, providing all the usual local amenities and is approximately one quarter of a mile from junction 2 of the M5 Motorway.

**Accommodation:**  
**Ground Floor**

Large Hall - partly subdivided to form Three Rooms in total 16.7 x 11.58 metres, Kitchen and WC – 6.56 x 4.09 metres.

**First Floor**

Stairs and Landing, Large Hall – 16.79 x 11.92 metres, Wash Room and Lobby – 6.22 x 3.98 metres.

Outside (front) – Small Tarmac forecourt with vehicular access to the side.

Outside (rear) – Small yard/car park.

**Vendors Solicitors:**

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

**Ref:** Mr S Nickless

**Viewings:**

Via Cottons – 0121 247 2233



**Heath View, Wilkes Avenue,  
Bentley, Darlaston**

**Property Description:**

Extensive split level residential home/hostel, split up into nineteen bed sitting rooms. The property is of brick construction with a tile clad roof, and is located on the corner of Wilkes Avenue and Churchill Road, within 1/4 mile from local services and amenities. The property is currently let on a company tenancy agreement, with two years unexpired.

**Rental:** £30,000 per annum

**Accommodation:**

Lower Ground Floor  
Bed sitting rooms 1-7, WC,  
Washroom, Storeroom, Toilet, WC  
Ground Floor  
Reception Hall, Toilets with WC and Wash basin, Lounge, Kitchen,

Office, Meter/Service room.

**First Floor**

Bed sitting rooms 9-16, Bathroom with panelled bath WC and wash basin.

**Upper First Floor**

Bed sitting rooms 17-19, Bathroom with panelled bath WC and wash basin, Boiler room.

Outside - Car park and lawned fore garden

**Vendors Solicitors:**

Sankey Renolds  
466 Birchfield Road  
Handsworth B20 3JQ  
Telephone - 0121 356 5032

**Ref:** Amanda Hillburg

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 34****Freehold Investment****32 Allwood Gardens,  
Woodgate Valley, West Midlands B32****Property Description:**

End terraced property of concrete frame construction, rendered with an interlocking tile clad roof, benefiting from double glazing and central heating throughout. The property is situated in residential cul-de-sac, off Lye Avenue and is within 1/4 mile from local amenities. The property is let on an Assured Shorthold Tenancy Agreement.

**Rental:** 90 p.w. (£4,680 p.a.).

**Vendors Solicitors:**

Murria & Co  
Court Chambers  
180 Corporation Street  
Birmingham B4 6LD  
Telephone - 0121 200 2818

**Ref:** Mr A Murria

**Viewings:**

Via Cottons - 0121 247 2233

**Accommodation:**

Ground Floor:  
Entrance Porch, Front Reception Room, Kitchen,  
First Floor:  
Stairs and Landing, Bathroom,  
Three Bedrooms  
Outside (Front) Paved fore garden  
Outside (Rear) Lawned garden

**LOT 36****Freehold Investment****16 Greenwood Place, Kingstanding,  
Birmingham, B44 0JF****Property Description:**

A mid terraced former Local Authority house rendered with a pitched slate roof situated in a Cul-de-sac with front and rear gardens. The property benefits from gas fired central heating.

**Rental Details:** Assured Shorthold Tenancy Agreement for a term of 6 months from the 12th October 2002 - £100 per week.

**Vendors Solicitors:**

Murria & Co  
Court Chambers  
180 Corporation Street  
Birmingham B4 6UD  
Telephone - 0121 200 2818

**Ref:** Mr A Murria

**Viewings:**

Via Cottons - 0121 247 2233

**Accommodation:**

Ground Floor  
Hall  
Front Reception Room  
Rear Dining Kitchen  
Bathroom  
Separate WC  
First Floor  
Stairs and Landing  
Three Bedrooms  
Outside (front) - Foregarden  
Outside (rear) - Garden

**LOT 35****Freehold Vacant Possession****19 Wharfedale Street, Wednesbury, West  
Midlands WS10 9AF****Property Description:**

A semi-detached house of brick construction set back from the road behind a small fore garden. Wharfedale Street runs between Spring Head & Corporation Street within easy walking distance of the centre of Wednesbury. Good public transport facilities are available including the Midland Metro Route joining Wolverhampton and Birmingham City Centres. The property is in need of modernisation throughout.

**Vendors Solicitors:**

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

**Ref:** Mr A G Curtis

**Viewings:**

Via Cottons - 0121 247 2233

**Accommodation:**

Ground Floor  
Hall, Two Reception Rooms,  
Kitchen.  
First Floor  
Three Bedrooms, Bathroom with bath, wash basin & WC.  
Outside - Gardens to front and rear.

**LOT 37****Freehold Investment****Former Church Hall, Rear of 30 John Street,  
Lozells, Birmingham B19 1NT****Property Description:**

A detached property located to the rear of number 30 John Street and accessed by way of a short pedestrian walkway. The property comprises of a single storey brick built detached hall formerly used by the Spiritualist Church. John Street itself is located off Hunters Road which in turn runs between Villa Road (B4144) and Nursery Road (B4515).

The property is currently let on a 12 month agreement.  
Rental - £500 per calendar month (£6000 per annum)

**Vendors Solicitors:**

Caffrey & Co Solicitors  
506 Alum Rock Road  
Alum Rock  
Birmingham B8 3HX  
Telephone No - 0121 326 6977

**Ref:** Mr A Khan

**Viewings:**

Via Cottons - 0121 247 2233

**Accommodation:**

Ground Floor  
Shared pedestrian access, Entrance Hall, Public Hall - 56 sq m (602 sq ft), Rear Entrance Lobby, Office - 11 sq m (118 sq ft).  
Outside - Pathway to Ladies & Gents WC, Rear Garden.  
Overall Site Depth 25.4 metres (83 ft).  
Width 6.4 metres (21 ft) approximately.





**22 Summerfield Crescent, Edgbaston, Birmingham B16 OEL**



**Property Description:**  
A traditional end terraced house of brick construction set back from the road behind a small fore garden. Summerfield Crescent runs between Gillott Road and Rotton Park Road. The property is currently let on an Assured Shorthold Tenancy Agreement. Rental - £350 per calendar month (£4200 per annum).

**Accommodation:**  
Ground Floor  
Lounge, Inner Hallway, Kitchen.  
First Floor  
Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Small fore garden.  
Outside (rear) - Garden including patio.

**Vendors Solicitors:**  
Law Partnership  
Scottish Provident Home  
2nd Floor  
76-80 College Road  
Harrow  
Middlesex HA1 1BQ  
Telephone No - 0208 424 2131

**Ref:** Mr Mehta

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

**Leasehold Vacant Possession**

**26 West Point, Hermitage Road, Edgbaston, Birmingham B15**



**Property Description:**  
Spacious one bedroom, fifth floor, apartment, situated in a pleasant block, in a much sought after location, off the Hagley Road, within 3 miles of the city centre, and within 500 yards from shops and local amenities. Generally well presented, benefiting from part double glazing but requires some modernisation.

**Accommodation:**  
Entrance Hall, Bedroom, Bathroom with panelled bath WC and wash basin, Living/Dining room, Kitchen  
Outside - shared communal gardens and off road parking

**Tenure:** Leasehold  
**Term:** Refer to Agents  
**Lease commencement:** Refer to Agents  
**Ground Rent:** Refer to Agents  
**Service Charge:** Refer to Agents

**Vendors Solicitors:**  
Keith Bright  
191 Corporation Street  
Birmingham  
B4 6RP  
Telephone - 0121 233 1513

**Ref:** Mr K Bright

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



**46 Woodwells Road, Ward End, Birmingham B8 2TQ**

**Property Description:**  
A traditional mid terraced house of brick construction with a predominantly slate clad roof having a single storey extension to the rear and benefitting from three bedrooms. The vendor has commenced improvement works including re-plastering and rewiring however further works are required to complete the modernisation. Woodwells Road itself leads off Sladefield Road which in turn leads off Washwood Heath Road.

**Accommodation:**  
Ground Floor  
Porch, Reception Hall, Front Reception Room, Rear Reception Room, Dining/Kitchen (no fittings), Bathroom with panelled bath, wash

basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) - Small walled fore garden.  
Outside (rear) - Yard and long garden.

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

**Ref:** Mr R Hearne

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

**Freehold Vacant Possession**

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



**Property Description:**  
A traditional mid terraced house of brick construction with a replacement roof, requiring some modernisation and improvement. The property is situated on a residential street approximately 1/2 mile from the A41 Soho Road which contains a wide range of local shops and amenities.

**Accommodation:**  
Ground Floor  
Front Reception Room  
Rear Reception Room  
Kitchen  
First Floor  
Stairs  
Landing  
Two Bedrooms  
Bathroom  
Outside - Rear garden

**Vendors Solicitors:**  
Sehgal & Co  
1 Nexus House  
456 Stratford Road  
Sparkhill  
Birmingham B11 4AE  
Telephone No: 0121 772 2226

**Ref:** Mr T Ali

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



**LOT 42****Freehold Vacant Possession**

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

**Property Description:**

A traditional end terraced house of brick construction with an asphalt slate clad roof, benefitting from UPVC double glazed windows, gas-fired central heating and Three Bedrooms. Chapman Street itself runs between Dartmouth Street and Oak Lane and the property is within approximately a quarter of a mile distance from West Bromwich High Street providing a wide range of local amenities.

Outside (rear) - Yard with shared pedestrian access and rear garden.

**Vendors Solicitors:**

Athi Kulisra Smith Solicitors  
388 High Street  
West Bromwich  
West Midlands B70 9LB  
Telephone No - 0121 553 5555

**Ref:** Mr Athi

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Lobby, Rear Reception Room, Breakfast/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.

**LOT 43****Freehold Vacant Possession**

**2 Linden Avenue, Tividale, Warley,  
West Midlands B69 1JX**

**Property Description:**

A traditional semi-detached property of brick construction set back from the road behind a small fore garden. Linden Avenue leads off Longbank Road and is situated in a residential area close to local amenities with easy access to Birmingham, Dudley and Wolverhampton.

**Vendors Solicitors:**

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

**Ref:** Mr A G Curtis

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Hall, Reception Room, Kitchen, Bathroom with bath, wash basin & WC.  
First Floor  
Three Bedrooms.  
Outside - Gardens to front and rear including off road parking.

**LOT 44****Freehold Vacant Possession**

**The King Edward V11 Public House, 91 Old  
Meeting Street, West Bromwich,  
West Midlands B70 9SZ**

**Property Description:**

A substantial Public House of brick construction with a predominantly hipped tile clad roof, occupying a prominent corner position at the crossroads of Church Lane and Old Meeting Street. The property provides extensive bar and dining area to the ground floor, along with generous family living accommodation over and is situated within approximately one mile distance of West Bromwich High Street, providing a wide range of local amenities.

**Accommodation:**

Ground Floor  
Entrance Hall, Large L Shaped Bar & Lounge area with storage, Small Wash Room, Cellar off - (77 sq m with Office and Boiler Room), Ladies & Gents Toilets, Pool Room/Dining Room, Kitchen and Store Room.  
First Floor  
Internal Stairs and Landing to

Lounge/Dining Room with access to Roof Terrace, Kitchen, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Outside (front) - Tarmacadam forecourt.

Outside (rear) - Paved yard/Beer Garden and Portakabin storage 20 sq m.

Gross external area  
Ground Floor - 238 sq m  
First Floor - 103 sq m

**Vendors Solicitors:**

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

**Ref:** Mr A Curtis

**Viewings:**

Via Cottons – 0121 247 2233

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may be paid by the following methods**

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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.





**375 Washwood Heath Road & 4 Lime Tree Road, Washwood Heath, Birmingham B8 2XE**

**Property Description:**

A mixed retail and residential property of brick construction with replacement tile clad roof prominently located at the corner of Washwood Heath Road and Lime Tree Road. The property comprises of two ground floor Retail Shops along with a lock-up Garage (which are all currently vacant) and two self-contained residential Flats situated to the ground and first floors which benefit from gas-fired central heating, both of which are currently let on Assured Shorthold Tenancy Agreements as follows: Ground Floor Flat - Rental £250 per calendar month (£3000 per annum) First Floor Flat - Rental - £340 per calendar month (£4080 per annum). Total - £7080 per annum.

**Accommodation:**

Ground Floor  
Corner Retail Shop  
20 sq m approximately - Formerly used as a general stores and having roller shutter front.  
Rear Shop  
21.7 sq m - Formerly used as a

Barbers Shop.  
Residential Accommodation  
Ground Floor  
Shared Entrance Hall  
Flat 1  
Living Room, Double Bedroom, Kitchen and Bathroom with bath, wash basin & WC.  
First Floor  
Stairs to:-  
Flat 2  
Lounge, Kitchen, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC, Two Double Bedrooms.  
Outside - Small concrete forecourt, Single Garage and rear yard.

**Vendors Solicitors:**

Tyndallwoods Solicitors  
5 Greenfield Crescent  
Edgbaston  
Birmingham  
B15 3BE  
Telephone No - 0121 693 2222

**Ref:** Mr M Dyke

**Viewings:**

Via Cottons – 0121 247 2233

**127 Brettell Lane, Amblecote, Stourbridge, West Midlands DY8 4BA**



**Property Description:**

A brick built two-storey property with an interlocking tile clad roof comprising a ground floor retail shop and a first floor flat over. The property is prominently located fronting the A461 Brettell Lane close to the junction with the A491 Audnam and forming part of Amblecote Shopping Centre comprising of a range of various retail units and is also adjacent to Lidl Supermarket. The ground floor shop benefits from A3 planning consent for use as a coffee shop granted by Dudley Metropolitan Borough Council (Reference - P00/51879, dated 8 December 2000) and a copy of this consent is available for inspection at the auctioneers and solicitors offices.

**Accommodation:**

Ground Floor  
Retail Shop - 19.5 sq m (210 sq ft)  
Kitchen - 21 sq m (226 sq ft)  
Store and Toilet  
First Floor  
Lounge, Bedroom, Kitchen and Bathroom.  
Outside - Small garden to the rear.

**Vendors Solicitors:**

Adcock Solicitors  
17-19 St Michael Street  
West Bromwich  
West Midlands B70 7AB  
Telephone No - 0121 553 7394

**Ref:** Mr N K Mcroft

**Viewings:**

Via Cottons – 0121 247 2233

**35 Borneo Street, Walsall, West Midlands WS4 2HZ**



**Property Description:**

An end terraced single bay rendered property surmounted with interlocking concrete tiles and set behind a walled fore garden. The property benefits from gas-fired central heating and double glazing throughout and requires further modernisation and improvement. The property is close to Walsall Town centre and Borneo Street leads directly off the A467 Lichfield Road.

**Accommodation:**

Ground Floor  
Hall, Two Reception Rooms, Kitchen, Breakfast Room, Covered Utility Area, WC and brick-built store.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with WC, wash hand basin and bath with shower over.  
Second Floor  
Bedroom 4.  
Outside - Front and rear gardens.

**Vendors Solicitors:**

Richard Ludlow & Co Solicitors  
Crown Buildings  
186 Stratford Road  
Shirley, Solihull  
West Midlands  
B90 3BQ  
Telephone No - 0121 733 1122

**Ref:** Mr R Ludlow

**Viewings:**

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**LOT 48****Freehold Vacant Possession**

**32 Roslyn Close, Smethwick,  
West Midlands B66 3AR**



**Property Description:**  
A modern mid terraced house situated in a small cul-de-sac located off Smethwick High Street close to the junction with Union Street. The property is set back behind a lawned fore garden and provides well laid out accommodation requiring modernisation and improvement throughout.

**Accommodation:**  
Ground Floor  
Entrance Hall, Lounge, Dining/Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside (front) - Lawned fore garden.  
Outside (rear) - Patio and rear garden.

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

**Ref:** Mr R Hearne

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

**LOT 50****Freehold Vacant Possession**

**34 Clyde Street, Cradley Heath, West  
Midlands, B64 6DQ**



**Property Description:**  
A Traditional Mid Terraced House with pitched slate clad roof requiring full modernisation and improvement. The property is situated in an established residential area. The property is close to High Street in Cradley Heath and approximately 1/2 mile from Old Hill Railway Station.

**Accommodation:**  
Ground Floor  
Two Reception Rooms  
Lobby  
Kitchen  
Bathroom with WC, wash hand basin and bath  
First Floor  
Stairs and Landing  
Three Bedrooms  
Outside - Rear garden

**Vendors Solicitors:**  
Lin & Co  
95 Chester Road  
Sutton Coldfield  
Birmingham  
B73 5BA  
Telephone No: 0121 244 2300

**Ref:** Mr R Mason

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

**LOT 49****Freehold Investment**

**69 Richard Street, Darlaston, Wednesbury,  
West Midlands, WS10 8AL**



**Property Description:**  
A traditional Semi-detached house of brick construction with tile clad pitched roof, requiring some modernisation. The property is situated on a through road in a mixed residential and commercial area, approximately 1/2 mile from the A454 and a mile from Junction 10 of the M6. The property is let on a regulated tenancy at a rental of £52.00 per week - £2704.00 per annum.

**Accommodation:**  
Ground Floor  
Hall  
Two Reception Rooms  
Kitchen  
Lobby/Utility  
Built in Cupboard  
Separate WC  
First Floor  
Landing  
Three bedrooms  
Bathroom with WC, wash hand basin and bath  
Outside - Single garage, gardens front and rear.

**Vendors Solicitors:**  
Yusuf & Baker  
258 Belsize Road  
London  
NW6 4BT  
Telephone: 0207 3166311

**Ref:** Mr S Baker

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

**LOT 51****Freehold Investment**

**17 Derrydown Road, Great Barr,  
Birmingham B42 1RZ**



**Property Description:**  
A semi-detached house of brick construction with a hipped tile clad roof, set behind a lawned fore garden and benefitting from gas fired central heating. Derrydown Road is situated off Rocky Lane, which in turn leads to Walsall Road (A34). The One Stop Shopping Centre at Perry Barr is within approximately one miles distance, providing local amenities and Birmingham City Centre is within three miles distance. The property is currently let on an Assured Shorthold Tenancy Agreement.  
Rental - £440 per calendar month (£5,280 per annum).

**Accommodation:**  
Ground Floor  
Vestibule Porch, Reception Hall,  
Two Reception Rooms, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom.  
Outside - Front and rear gardens with side pedestrian access.

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

**Ref:** Mr K J Bradley

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





**24 Cambridge Crescent, Edgbaston, Birmingham, B15 2JD**

**Property Description:**

A Mid Terraced brick faced property with a pitched interlocking concrete tile roof set behind a small foregarden in a Cul-de-sac. The property benefits from gas central heating and the majority of windows have been replaced with double glazing. The property has been converted to provide accommodation for six individuals and has been fitted with self closing fire doors and smoke alarms.

The property is very close to the Bristol Road A38 and the Pershore Road A441 and is approximately 1 mile from Birmingham City Centre.

**Accommodation:**

Ground Floor  
Porch  
Hall  
Shower Room

Two Bedrooms  
Kitchen/Living Room  
First Floor  
Stairs and Landing  
Four further Bedrooms  
Bathroom with WC, wash hand basin and bath with electric shower over.  
Outside: Gardens front and rear with rear pedestrian access

**Vendors Solicitors:**

Lodders  
10 Elm Court  
Arden Street  
Stratford on Avon  
CV37 6PA  
Telephone No - 01789 293259

**Ref:** Mr N Phillips

**Viewings:**

Via Cottons - 0121 247 2233

**144 St Heliers Road, Northfield, Birmingham B31 1QP**



**Property Description:**

A mid terraced house of brick construction with slate clad roof benefitting from UPVC double glazed windows and requiring further modernisation and improvement. St Heliers Road itself leads directly off Frankley Beeches Road adjacent to the junction with the new Sainsbury's Superstore Development and this in turn leads off Bristol Road (A38). Northfield Shopping Centre is within approximately half a mile distance providing a wide range of local amenities.

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Kitchen, Utility Room.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.

**Vendors Solicitors:**

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

**Ref:** Mr P A Lugsdin

**Viewings:**

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Outside (front) - Paved driveway providing off road parking.  
Outside (rear) - Paved patio and garden.

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**26 Alvecote Cottages, Alvecote, Tamworth, Staffordshire B79 ODJ**

**Property Description:**

A traditional style mid terraced property 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 4 miles away and provides a range of shopping and recreational facilities. The M42 Motorway is accessible at either junctions 10 or 11, each about 5 miles distance.

**Accommodation:**

Ground Floor  
 Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin

and WC.  
 First Floor  
 Stairs and Landing, Two Double Bedrooms.  
 Outside (rear) - Paved yard, shared rear vehicular access road, brick store

**Vendors Solicitors:**

Bude Nathan & Iwanier  
 1-2 Temple Fortune Parade  
 Bridge Lane  
 London NW11 OQN  
 Telephone No - 0208 458 5656

**Ref:** Mr Vernick

**Viewings:**

Via Cottons – 0121 247 2233



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