

Auction Sale

of 67 Lots

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

- 16 Residential Investment properties
- 27 Freehold Vacant Houses
- 2 Leasehold Vacant Houses/Flats
- 1 Residential Development opportunity
- 1 Former Public House
- 1 Former Health Centre
- 13 Freehold Commercial Premises with Vacant Possession
- 1 Freehold Ground Rent Investment
- 1 Freehold Commercial Investment
- 3 Freehold Commercial/Residential Investments
- 1 freehold Land with Development Potential

AUCTION TEAM

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John Day FRICS

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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.



ORDER OF SALE

LOT PROPERTY

1	55 Warren Road, Washwood Heath	Vacant Possession
2	2 Charles Road, Small Heath	Vacant Possession
3	112 Carpenters Road, Lozells	Vacant Possession
4	97 Parkeston Road, Kingstanding	Vacant Possession
5	Flat 6, 22 St Bernards Road, Olton, Solihull	Vacant Possession
6	3 The Triangle, off Allens Road, Winson Green	Vacant Possession
7	135 Summer Road, Erdington	Vacant Possession
8	3 Ramsden Avenue, Camp Hill, Nuneaton	Vacant Possession
9	57 Gleave Road, Selly Oak	Vacant Possession
10	73/75 Shaw Hill Road, Ward End	Vacant Possession
11	281 Burnaby Road, Coventry	Investment
12	60 Arbury Hall Road, Shirley Solihull	Vacant Possession
13	29 Church Road, Smethwick	Investment
14	244 Court Oak Road, Harborne	Investment
15	1436 Pershore Road, Stirchley	Vacant Possession
16	304 Somerville Road, Small Heath	Vacant Possession
17	26 Wenlock Road, Perry Barr	Vacant Possession
18	19 Chadwick Road, Sutton Coldfield	Vacant Possession
19	115 Portland Street, Derby	Investment
20	Land, Tudor Rd, Heath Town, Wolverhampton	Freehold Land
21	Kingsleigh Court, Wimborne, Dorset	Investment Opportunity
22	104 Lowe Avenue, Darlaston, Wednesbury	Vacant Possession
23	87 High Point, Edgbaston,	Investment
24	60 Reeves Road, Derby	Investment
25	91 Denewood Avenue, Handsworth Wood	Vacant Possession
26	1317 Bristol Road South, Northfield	Vacant Possession
27	211 Bordesley Green East, Bordesley Green,	Vacant Possession
28	710 Alum Rock Road, Birmingham	Vacant Possession
29	712 Alum Rock Road, Birmingham	Vacant Possession
30	714/716 Alum Rock Road, Birmingham	Vacant Possession
31	99 Hawthorn Road, Kingstanding	Vacant Possession
32	15 Carters Green, West Bromwich	Vacant Possession
33	2 Larch Road, Rugeley, Staffs	Vacant Possession
34	49 Waddington Ave, Great Barr	Vacant Possession
35	161 Lowe Avenue, Darlaston, Wednesbury	Vacant Possession
36	25 Wordsworth Road, Walsall	Vacant Possession
37	70 Chelmsley Lane, Marston Green, Solihull	Vacant Possession
38	105 Tame Road, Witton	Vacant Possession
39	Wattle Cottage, 21 High St, Kington, Hereford	Vacant Possession
40	12/14 Oaston Road, Nuneaton, Warwickshire	Investment
41	10 Newey Avenue, Bedworth, Warwickshire	Investment
42	230 Montague Road, Smethwick	Investment
43	113 Markby Road, Winson Green,	Investment
44	96 Stoney Lane, Balsall Heath	Vacant Possession
45	442 Bordesley Green, Birmingham	Investment
46	503 Hagley Road, Bearwood	Vacant Possession
47	25 Ashley Close, Carpenters Rd, Edgbaston	Investment
48	Cape House, Cape Hill, Smethwick	Vacant Possession
49	306 Alcester Road South, Kings Heath	Vacant Possession
50	1A Kings Road, Rushall, Walsall	Vacant Possession
51	5 Hollybank Road, Kings Heath	Vacant Possession
52	Premises formerly Windmill Inn, Smethwick	Vacant Possession
53	266 Monument Road, Edgbaston	Vacant Possession
54	454/456 Bordesley Green, Birmingham	Investment
55	132 Knightlow Road, Harborne	Vacant Possession
56	27 Romsley Road, Oldbury	Investment
57	Land adj. 12 New Rowley Road, Dudley	Building Plot
58	84 Sandwell Road, Handsworth	Investment
59	7 Little Moor Hill, Smethwick	Investment
60	169 James Turner Street, Winson Green	Investment
61	146 Beeches Road, Oldbury	Investment
62	6 Bearwood Road, Smethwick	Vacant Possession
63	16 Wattisham Square, Castle Vale	Vacant Possession
64	29 Willes Road, Winson Green	Investment
65	47 Willes Road, Winson Green	Investment
66	372 Bordesley Green, Birmingham	Vacant Possession
67	87 Maney Hill Road, Sutton Coldfield	Vacant Possession

LOT 1

Freehold Vacant Possession



**55 Warren Road,
Washwood Heath,
Birmingham B8 2YD**

Property Description

A mid-terraced house of brick construction with replacement tile clad roof, set back from the road behind a small walled fore-garden. Warren Road runs parallel with Washwood Heath Road (A47) and is situated between Church Road and Common Lane.

Accommodation

Ground Floor – Reception hall, Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside – Walled fore-garden.
Rear – Garden with pedestrian access.

Vendors Solicitors:

Tyndallwoods
5 Greenfield Crescent
Edgbaston
Birmingham
B15 3BE
Telephone – 0121 693 2222

Ref: Mr A K Dyer

Viewings:

Via Cottons – 0121 247 2233

LOT 2

Leasehold Vacant Possession



**2 Charles Road,
Small Heath,
Birmingham B10 9EU**

Property Description:

A traditional end of terraced residence of brick construction with replacement slate clad roof, situated close to the junction with Coventry Road, providing a wide range of local amenities.

Accommodation:

Ground Floor – Reception Hall, Two Reception Rooms, Inner Lobby, Kitchen.
First Floor – Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and WC.
Outside – Front walled fore-garden.
Rear – Pedestrian side access, outside WC and garden.

Vendors Solicitors:

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

Ref: Mr S Ali

Viewings:

Via Cottons – 0121 247 2233

Term:

50 years, commencing 26 March 1991.

Ground Rent

£850.00. p.a.





**112 Carpenters Road,
Lozells, Birmingham
B19 2BD**

Property Description:
A traditional style mid-terrace house of brick construction with replacement tiled roof covering, having rendered elevations and benefitting from UPVC double glazed doors and windows (except kitchen). The property is in presentable condition and Carpenters Road itself is located between Gerrard Street and Lozells Road.

Accommodation:
Ground Floor – Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor – Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside – Yard and garden to rear with pedestrian access.

Vendors Solicitors:
Eyre & Co
1041 Stratford Road
Hall Green
Birmingham
B28 8AS
Telephone No. - 0121 778 2161
Ref: Miss E Ball

Viewings:
Via Cottons - 0121 247 2233



**97 Parkeston Crescent, Kingstanding,
Birmingham B44 0PD**

Property Description:
A mid-terrace house of brick construction with part-rendered elevations and tile clad roof, and benefits from part UPVC double glazed windows, gas-fired central heating and off road parking. Parkeston Crescent is located off Twickenham Road, which in turn leads to College Road (A453).

Accommodation:
Ground Floor – Entrance Hall, Two Reception Rooms, Kitchen, Bathroom.
First Floor – Stairs and Landing,

Three Bedrooms.
Outside – Paved forecourt providing off road parking. Rear - Garden.

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

Ref: Mr A Z Khattak

Viewings:
Via Cottons – 0121 247 2233



**Flat 6, 22 St Bernards Road, Olton,
Solihull B92 7BB**

Property Description:
A well-laid out second floor flat, situated to the rear of a substantial period house. which was converted some years ago to provide six separate Self-contained Flats. The property itself is in presentable condition and is conveniently located within a quarter of a mile form Warwick Road (A41) and Olton Main Line Railway Station and it enjoys splendid views to the rear, overlooking Olton Mere Reservoir.

Accommodation:
Ground Floor – Side entrance Hall, Stairs and Landing.
Second Floor – Reception Hall, Lounge, Kitchen, Double Bedroom, Bathroom with panelled bath, shower, pedestal wash basin and WC.
Outside – Tarmacadam Forecourt, providing shared parking.
Rear – Side pedestrian access and

long lawned garden.
Lease Term:
174 years commencing 25 March 1977.

Service Charge: £420.00. p.a.

Ground Rent:
peppercorn rent only.

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





3 The Triangle, off Allens Road, Winson Green, Birmingham B18 4QU

Property Description:

A traditional style mid-terrace house of brick construction with replacement tile clad roof, situated in a cul-de-sac located at the end of Allens Road, which in turn leads off Bacchus Road.

Accommodation:

Ground Floor – Glazed Porch, Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside – Rear – Paved yard, outside WC and store, rear pedestrian access and garden.

Vendors Solicitors:

Sidhu & Co
275 Hagley Road
Edgbaston
Birmingham
B16 9NB
Telephone No – 0121 454 6604

Ref: Mr G Sidhu

Viewings:

Via Cottons – 0121 247 2233



135 Summer Road, Erdington, Birmingham B23 6DX

Property Description:

A Three-Storey traditional mid-terraced house of brick construction with slate clad roof, requiring modernisation. Summer Road is situated directly between Sutton New Road and Station Road, and is well located for access to Erdington Railway Station, along with the High Street Shopping Centre, both within a third of a mile distance.

Accommodation:

Ground Floor – Entrance Hall, Lounge, Walk-in Pantry/Store Cupboard, Kitchen.
First Floor – Stairs and Landing, Bedroom 1, Bathroom with panelled bath, pedestal wash basin and WC.
Second Floor – Bedroom 2.
Outside – Rear – Paved yard and garden area, brick store and WC, rear pedestrian access to shared driveway.

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



3 Ramsden Avenue, Camp Hill, Nuneaton, Warwickshire CV10 9EB

Property Description:

A single storey modern detached commercial premises, formerly used as a Hairdressing Salon and suitable for alternative (A1) Retail Uses. Ramsden Avenue is located off Green Lane and the property has the benefit of gas-fired central heating and ample forecourt parking.

Planning:

Current use A1 Retail. Outline planning permission was formerly granted by Nuneaton and Bedworth Borough Council (Reference PPO56792) dated 6 January 1993 for the construction of four starter flats. The planning consent has now lapsed and no valid permissions are currently in force. We recommend that prospective purchasers make their own enquiries with the local authority concerning the granting of planning permission for this site.

Accommodation:

Ground Floor – Salon
(Room 1) 35.76 sq m (305 sq ft)

(Room 2) 10.5 sq m (113 sq ft)
(Room 3) 4.5 sq m (50 sq ft)
Kitchen - 9 sq m (97 sq ft)
Toilet with WC and wash basin
Outside – Tarmacadam forecourt providing multi car parking and rear garden.
Overall Frontage – 15 m (49 ft)

Vendors Solicitors:

Lester Dixon & Jeffcoat
29 Dugdale Street
Nuneaton
Warwickshire
CV11 5QN
Telephone No. – 02476 745000

Ref: Mr M Bunney

Viewings:

Via Cottons – 0121 247 2233



57 Gleave Road, Selly Oak, Birmingham B29 6JW

Property Description:

A traditional style mid terraced house, of brick construction, with replacement tile clad roof, requiring general modernisation. The property is situated in a popular student letting area, located off Elliott Road, which runs directly from Bristol Road (A38), and it is within a third of a mile from Selly Oak Railway Station.

Vendors Solicitors:

Hadgkiss Hughes & Beale
83 Alcester Road
Moseley
Birmingham
B13 8EB
Telephone No – 0121 449 5050

Ref: Mr R G Brindley

Viewings:

Via Cottons – 0121 247 2233



**73/75 Shaw Hill Road, Ward End,
Birmingham B8 3LJ**

Property Description:

A detached Self-contained Office/Workshop Premises of brick construction with tile clad roof, which is accessed by way of a secure driveway and forecourt leading directly off Shaw Hill Road, close to the junction with Sladefield Road.

Accommodation:

Ground Floor – Total net internal floor area 82 sq m (880 sq ft) comprising:
 Reception Office (Front) 9.3 sq m (100 sq ft)
 General Office 13.6 sq m (146 sq ft)
 Central Passageway, leading to five Separate Offices
 Office 1 – 5.3 sq m (57 sq ft)
 Office 2 – 5.3 sq m (57 sq ft)
 Office 3 – 5.3 sq m (57 sq ft)
 Office 4 – 6.1 sq m (66 sq ft)
 Office 5 – 8.5 sq m (91 sq ft)
 Kitchen – 5.3 sq m (57 sq ft)

Stores and Separate WC
 First Floor – Total net internal floor area – 28 sq m (306 sq ft) comprising:
 Office 1 – 8.7 sq m (93.5 sq ft)
 Office 2 – 19.8 sq m (213 sq ft)
 Outside – Forecourt and secure driveway.

Vendors Solicitors:

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

Ref: Mr A Murria

Viewings:

Via Cottons – 0121 247 2233



Freehold Investment



**281 Burnaby Road,
Radford, Coventry
CV6 4AU**

Property Description:

A mid-terraced house of brick construction with part rendered elevations and tiled roof set back from the road behind a walled fore garden. The property is subject to a Regulated Tenancy as follows:

Tenant:

Mrs Hamilton
 Registered Rental – £52.00 per week (effective from 23 July 1999)

Vendors Solicitors:

Cartwright & Lewis
 7 High Street
 Harborne
 Birmingham
 B17 9NT
 Telephone No. – 0121 246 3060

Ref: Miss R Shaw

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Lounge, Dining Kitchen.
 First Floor – Stairs and Landing, Three Bedrooms, Bathroom.
 Outside – Front – Paved and cultivated fore garden.
 Rear – Yard area, brick store and garden with shared rear vehicular access.



**60 Arbury Hall Road, Shirley,
Solihull B90 4PZ**

Property Description:

A semi detached house of brick construction with a tiled clad roof, in presentable condition having been recently re-furbished, including new kitchen and bathroom fittings, decorations and gas fired central heating. The property benefits from aluminium double glazed windows and off road parking. The property is conveniently located within 1½ miles of M42 Motorway (Junction 4)

Accommodation:

Ground Floor Reception Hall, Lounge/Dining Room, Breakfast Kitchen with an extensive range of units.

First Floor Stairs and Landing, 3 Bedrooms, Bathroom with modern suite including panelled bath, pedestal wash basin and WC. Outside Lawned fore garden and paved driveway. Pedestrian Side Access to rear concrete patio with brick built store and lawned 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

Freehold Investment



**29 Church Road,
Smethwick, West
Midlands B67 6HA**

Property Description:

A traditional end terraced house of brick construction with replacement tile clad roof, benefitting from gas-fired central heating. Church Road is situated off Bearwood Road (A4030). The property is currently subject to an Assured Shorthold Tenancy Agreement, which commenced for six months certain on the 15 March 2001.

Tenant:

Mr A Tonge
 Rental – £325.00 per calendar month.

Vendors Solicitors:

Adcock & Co
 85 Dudley Road
 Tipton
 West Midlands
 DY4 8EB
 Telephone No – 0121 557 1834

Ref: Miss E Childs

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Two Reception Rooms, Kitchen with utility area.
 First Floor – Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
 Outside – Small fore garden.
 Rear – Paved yard and a range of outbuildings, shared pedestrian access and garden.



LOT 14**Freehold Investment**

**244 Court Oak Road,
Harborne,
Birmingham B32 2EG**

Property Description:

A traditional mid-terraced property, of brick construction with slate clad roof, forming part of a small parade of mixed use shops and located directly opposite the Court Oak Public House. The property comprises of a Ground Floor Retail Premises, currently trading as a hairdressing salon, with a self-contained flat upon the first floor.

Accommodation:

Ground Floor –
Width 3.89 metres (12' 9") Depth
8.76 metres (28' 9")
Overall frontage 4.34 metres (14'
3").
First Floor – Rear access to Self-
contained Flat comprising: Hallway,
Lounge, Kitchen, Bathroom and
WC.

Tenancy Details:

Retail Shop:
Currently Let as a Hairdressing
Salon to Mr J Gough on a Lease.
Commencing Date – 1 March 2001
Expiry Date – 24 November 2009
Rental – £5,750 per annum
Rent Reviews – Every 3 Years

Flat (244A):
Let on an Assured Shorthold
Tenancy Agreement
Tenant – Mr Stephen Mortimer
Term – 12 Months
Commencing – 1 November 2000
Rental – £240 PCM
Gross rental income £8,630. p.a.

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 16**Freehold Vacant Possession**

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

Property Description:

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

Accommodation

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

Vendors Solicitors

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

Ref: Mr A Murria

Viewings

Via Cottons – 0121 247 2233

LOT 15**Freehold Vacant Possession**

**1436 Pershore Road,
Stetchley, Birmingham
B30 2PH**

Property Description:

A traditional terraced property, directly fronting Pershore Road (A441) and located in a mixed parade of retail and commercial premises. The property comprises of a ground floor Retail Shop with Self-contained Flat over and requires modernisation and improvement.

**Vendors Solicitors:**

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

Ref: Ms L Russell

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Retail Shop
Premises 28 sq m (305 sq ft)
Rear Store/Office 13 sq m
(142 Sq ft)
Kitchen 7 sq m (78 Sq ft)
First Floor – External Stairs to rear
of premises, Kitchen, Bedroom with
Separate Shower off, Cloakroom
with WC and wash basin, Lounge.
Outside – Garden area to rear.

LOT 17**Freehold Vacant Possession**

**26 Wenlock Road,
Perry Barr,
Birmingham B20 3HN**

Property Description:

A traditional mid-terraced house of brick construction with replacement tile clad roof requiring some modernisation and set back from the road behind a small walled forecourt. Wenlock Road is located directly off Aston Lane (A4040).

Accommodation

Ground Floor – Front Reception
Room, Inner Hall, Rear Reception
Room, Kitchen, Bathroom with
panelled bath and Separate WC.
First Floor – Stairs and Landing,
Three Bedrooms.
Outside – Small walled forecourt.
Rear – Shared pedestrian access,
concrete yard, brick store cupboard,
paved garden.

Vendors Solicitors

Silks
Barclays Bank Chambers
27 Birmingham Street
Oldbury
West Midlands
B69 4EZ
Telephone No – 0121 511 2233

Ref: Mrs P Hawton

Viewings

Via Cottons – 0121 247 2233





19 Chadwick Road, Sutton Coldfield,
West Midlands B75 7RA

Property Description:

A semi-detached house of brick construction with a hipped tile clad roof, set back from the road behind a paved driveway and fore-garden. Chadwick Road is situated off St Chads Road, which in turn leads from Hollyfield Road (B4148) and the property is within the catchment area for Fairfax and John Wilmott Schools.

Accommodation:

Ground Floor – Reception Hall, Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing, Three Bedrooms, Bathroom.
Outside – Front – Lawned fore-garden and paved driveway, side pedestrian access, brick outbuilding and lawned garden to rear.

Vendors Solicitors:

Countrywide Direct Conveyancing
Shire House
Birmingham Road
Lichfield
Staffordshire
WS14 9BW
Telephone No – 01543 441530

Ref: Mrs J Caldwell

Viewings:

Via Cottons – 0121 247 2233



115 Portland Street,
Derby DE23 8QD

Property Description:

A traditional style mid-terraced house of brick construction with slate clad roof, situated close to the junction with Pear Tree Street, Portland Street is located directly off Derby Ring Road/Osmaston Park Road (A5111). The property benefits from UPVC double glazed windows and gas-fired central heating, and is conveniently located within approximately half a mile from Pear Tree Railway Station. The property is currently let in an Assured Shorthold Agreement as follows:

Tenant:

Miss C Moulton
Rental – £65.00 per week

Vendors Solicitors:

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

Ref: Mr J Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor –
Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing,
Two Bedrooms, Bathroom with
bath, wash basin and WC.
Outside – Small walled forecourt.
Rear – Garden.



Land, Tudor Road, Heath Town,
Wolverhampton WV10 0LT

Land Description:

The land comprises of a potential development site, occupying a corner position with the junction of Tudor Road and Station Road, extending north along Tudor Road, to encompass a disused Bowling Green, which lies adjacent to Heath Town Baths. The land is currently unused and generally in an overgrown condition.

Planning Information:

The land extends to an area of approx 0.78 acre and an outline planning application was submitted to Wolverhampton Metropolitan Borough Council (reference 00/0896/OP, received 6 September 2000) proposing residential development on the site. The planning committee have delegated authority to the Chief Planning Officer to grant permission, subject to the owners entering into a planning obligation to provide £20,000 for the provision of new

sports facilities, to compensate for the loss of the existing bowling green. A planning agreement (Section 106/299A Town and County Planning Act 1990) has been drafted, in order to formalise planning consent and is yet to be agreed by all parties.

Vendors Solicitors:

Mills & Reeve
Midland House
132 Hagley Road
Edgbaston
Birmingham
B16 9NN
Telephone No – 0121 454 4000

Ref: Mrs B Duffy

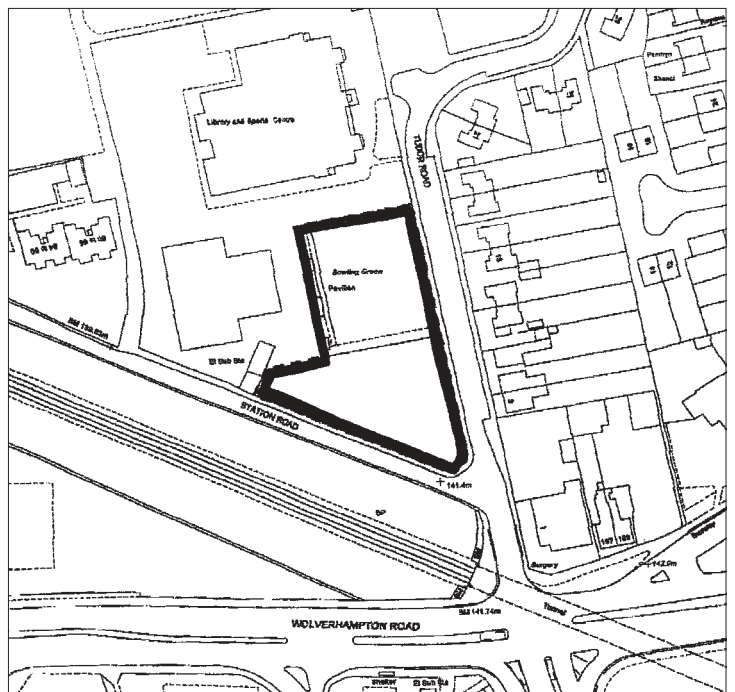
Viewings:

Via Cottons – 0121 247 2233

On the instructions of



on behalf of the Secretary of State for Health





Flats 1 to 6 Kingsleigh Court, Leigh Road, Wimborne, Dorset

Property Description:

A three storey modern purpose built block of flats of brick construction with pitched tiled clad roof.

Accommodation:

The block contains six self contained flats, each with entrance hall, lounge, kitchen, two bedrooms and bathroom. Outside – Communal gardens and six lock up garages which are designated to each flat.

Tenure:

All flats are subject to a long lease for a term of 99 years commencing on the 24th July 1986.

Service Charge:

A service charge of £340.00 per annum, is collected quarterly from each lessee including a proportion for block insurance. Total Service Charge collected £2,040.00 per annum.

Ground Rent Income:

Three flats at £30.00 per annum = £90.00
Three flats at £40.00 per annum = £120.00
Total Ground rent income = £210.00 per annum

Landlord and Tenant Act 1987:

Offer Notices 'For Sale' by Auction have been served upon all Lessees under Section 5B of the above act.

Vendors Solicitors:

Vendors Solicitors
Messrs. Tyndallwoods
5 Greenfield Crescent
Edgbaston
Birmingham
B15 3BE.
Telephone – 0121 693 2222

Ref: Mr A. K. Dyer

Viewing:

Via Cottons – 0121 247 2233



87 High Point, Richmond Hill Road, Edgbaston, Birmingham B15 3RS

Property Description:

A well laid out Flat, located on the 8th floor of a purpose built well-managed block. The property has recently been improved including re-wiring and redecoration works, and is situated in a sought after residential area. The property is currently let on a Regulated Weekly Tenancy.

Tenant:

Mrs M Smith
Rental – £60.00 per week
Garage – Available to let – £35.00 per month

Accommodation:

Ground Floor – Communal Entrance, Lift and Stair Access.
8th Floor – Reception Hall, Lounge with balcony, Kitchen with modern units, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite and wash basin. Outside – Communal gardens and Garage in separate block.

Lease term:

99 years (less 3 days) commencing 29 September 1960.

Ground rent:

£50 per annum until 29 September 2026, £65 thereafter for remainder of term.

Service charge:

£294.62 Quarterly

Vendors Solicitors:

Reed Smith Warner Cranston
Pickfords Wharf
Clink Street
London
SE1 9DG
Telephone No – 0207 4032900

Ref: Mr P Davies

Viewings:

Via Cottons – 0121 247 2233



104 Lowe Avenue, Darlaston, Wednesbury, West Midlands WS10 8NX

Property Description:

End of terraced house of brick construction with part rendered elevations and a concrete tiled roof. The property benefits from part gas-fired central heating and requires modernisation and improvement.

Vendors Solicitors:

Powell & Co
9-11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD
Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Entrance Hall, Lounge, Dining/Kitchen, Rear Entrance Hall, Bathroom.
First Floor – Stairs and Landing, Three Bedrooms, Cloakroom.
Outside – Lawned Fore-garden, Shared pedestrian access to the rear with garden.

LOT 24**Freehold Investment**

**60 Reeves Road,
Derby DE23 8JE**

Property Description:

A traditional mid-terraced house of brick construction with slate clad roof, directly fronting the pavement, located between Holcombe Street and Cambridge Street. The property is currently let on an Assured Shorthold Tenancy as follows:

Tenant:

Mr C Hutchinson
Rental – £60.00 per week

Vendors Solicitors:

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

Ref: Mr J Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing, Two Bedrooms, Bathroom.
Outside – Rear – Garden.

LOT 25**Freehold Vacant Possession**

**91 Denewood Avenue, Handsworth Wood,
Birmingham B20 2AE**

Property Description:

A brick-built semi-detached house with a hipped tile clad roof, benefitting from UPVC double glazed windows, electric storage heating and garage. The property is situated in a small cul-de-sac and requires modernisation and improvement.

Accommodation:

Ground Floor – Reception Hall, Two Reception Rooms. Conservatory, Kitchen, Rear Lobby with built-in store cupboard and Separate WC off, Single Garage.
First Floor – Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin,

Separate WC with WC suite.

Outside – Lawned fore-garden with tarmac driveway to Garage.
Rear – Paved patio and substantial lawned garden.

Vendors Solicitors:

David Drury & Co
84 Whitehouse Common Road
Sutton Coldfield
West Midlands
B75 6HD
Telephone No – 0121 378 4552

Ref: Mr D Drury

Viewings:

Via Cottons – 0121 247 2233

LOT 26**Freehold Vacant Possession**

**1317 Bristol Road South, Northfield,
Birmingham B31 2SR**

Property Description:

A substantial semi-detached house of brick construction with tile clad roof having part rendered elevations. The property requires some modernisation and improvement and is situated close to the junction with Tessall Lane being set back from the main road behind a lawned fore garden.

Accommodation:

Ground Floor – Vestibule Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen, Walk-in Pantry.
First Floor – Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin, separate WC with WC suite.

Outside – Lawned fore garden with Tarmac driveway, Single Integral garage, pedestrian side access to the rear, paved patio, brick store, lawned garden.

Vendors Solicitors:

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

Ref: Mr Loftus

Viewings:

Via Cottons – 0121 247 2233

**LOT 27****Freehold Vacant Possession**

**211 Bordesley Green
East, Bordesley Green,
Birmingham B9 5SP**

Property Description:

An end of terraced Shop Premises, formerly trading as a Balti take-away, having the benefit of A3 planning consent and having Living Accommodation to the rear of the ground floor and first floor areas. The property is located in a small parade of three other shops, set back from Bordesley Green East (B4128) behind a paved forecourt and of brick construction with slate clad roof.

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





710, 712, 714-716 ALUM ROCK ROAD

A substantial block of three adjacent Shop/Showroom Premises. The Shops are located approximately three miles to the north-east of Birmingham City Centre, and form part of a parade of Shops which includes Greggs the Bakers and other local retailers. Although the accommodation is joined at ground floor level at present, the vendors have agreed to reinstate the division walls between the shops, should these be purchased separately.



712 Alum Rock Road, Alum Rock, Birmingham B8 3PP

Property Description:
The property comprises a Retail Shop with Self-contained Flat over and is of traditional brick construction.

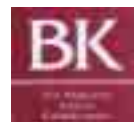
Accommodation:
Ground Floor –
Retail Area – 8.5m x 4.6m
Rear Storage – 5.9m x 2.8m
Rear Lobby and WC
First Floor – Hall, Living Room, Bedroom, Kitchen and Bathroom with bath, hand basin and WC.

Vendors Solicitors:
Wilcox Lane Clutterbuck
55 Charlotte Street
Birmingham
B3 1PX
Telephone No – 0121 236 9441

Ref: Mr S Dempsey

N.B.:
The accommodation is at present joined at ground floor level to No 712 Alum Rock Road. The Vendors agree to reinstate the division wall between the two shops should they be purchased separately.

Viewings:
Via Cottons –
0121 247 2233



710 Alum Rock Road, Alum Rock, Birmingham B8 3PP

Property Description:
The property occupies a prominent position on the corner of Alum Rock Road and Sladefield Road and comprises a Retail Shop with Self-contained Flat over and is of traditional brick construction.

712 Alum Rock Road. The Vendors agree to reinstate the division wall between the two shops should they be purchased separately.

Vendors Solicitors:
Wilcox Lane Clutterbuck
55 Charlotte Street
Birmingham
B3 1PX
Telephone No – 0121 236 9441

Ref: Mr S Dempsey

Viewings:
Via Cottons –
0121 247 2233

Accommodation:
Ground Floor –
Retail Area – 11.5m x 5m
Rear Storage – 3m x 2.8m
First Floor – Living Room, Bedroom, Kitchen and Bathroom with bath, hand basin and WC.

N.B.:
The accommodation is at present joined at ground floor level to No



714-716 Alum Rock Road, Alum Rock, Birmingham B8 3PP

Property Description:
A substantial double-fronted Retail Showroom with first floor storage and attic storage over and is of brick construction.

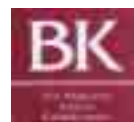
N.B.:
The accommodation is at present joined at ground floor level to No 712 Alum Rock Road. The Vendors agree to reinstate the division wall between the two shops should they be purchased separately.

Accommodation:
Ground Floor
Front Retail Area – 12.7m x 9m
Centre Retail Area – 6.37m x 5.9m
Rear Retail Area – 8.5m x 9.5m
First Floor
Front Store 1 – 8.1m x 4.6m
Front Store 2 – 8.1m x 4.6m
Rear Store 1 – 5.7m x 2.8m
Rear Store 2 – 5.9m x 2.9m
Attic Storage.

Vendors Solicitors:
Wilcox Lane Clutterbuck
55 Charlotte Street
Birmingham
B3 1PX
Telephone No – 0121 236 9441

Ref: Mr S Dempsey

Viewings:
Via Cottons –
0121 247 2233





**99 Hawthorn Road,
Kingstanding,
Birmingham B44 8QT**

Property Description:

A substantial Retail Shop with Living Accommodation of traditional brick and tile construction, located on Hawthorn Road, virtually opposite Warren Road within an established parade of shops.



Vendors Solicitors:

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

Ref: Mr K Styles

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Retail Shop – Internal Width 4.6 m (15' 1") Net Ground Floor Area 57 sq m (620 sq ft) Rear Storage.
First Floor – Self-contained Studio Flat Lounge/Bedroom, Bathroom with fitted suite and Kitchen with fitted units.
Outside – Deep front forecourt and rear access to parking area for two cars.



**2 Larch Road, Rugeley, Staffordshire
WS15 1AG**

Property Description:

A semi-detached house of concrete construction with a concrete tile clad roof occupying a substantial corner position at the junction with Oak Tree Road. The property is within less than a quarter of a mile from Main Road (A51) giving direct access to Rugeley and Lichfield Shopping Centres.

Outside - Lawned gardens to front side and rear with patio area, gated vehicular access and concrete hard-standing, providing scope for erection of a Garage.

Vendors Solicitors:

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

Viewings:

Via Cottons – 0121 247 2233



Accommodation:

Ground Floor – Reception Hall, Lounge, Dining Room, Kitchen, Side Entrance Lobby.
First Floor – Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite.



**15 Carters Green,
West Bromwich, West
Midlands B70 9QP**

Property Description:

The property comprises a substantial Retail Shop with Accommodation over, formerly used residentially. The property is situated in the centre of the well established shopping centre of Carters Green on the main bus routes between Birmingham, Dudley and Wednesbury.

Ref: Mr R Hughes

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Shop with electric roller shutter. Frontage 4.26m (14') Depth 11.35m (37' 3").
Stairs leading to:
First Floor – Five Rooms, formerly Living Room, Kitchen, Two Bedrooms and Bathroom.

Vendors Solicitors:

Martin Kaye
Hazledine House
Central Square
Telford
Shropshire
TF3 4JL
Telephone No – 01952 291757



**49 Waddington Avenue, Great Barr,
Birmingham B43 5JF**

Property Description:

A semi-detached house of brick construction with a tile clad roof, located directly off Newton Road (A4041) and within three quarters of a mile distant from the M6 Motorway (junction 7). The property which is set back from the road behind a lawned fore-garden has recently been much improved and benefits from gas-fired central heating.

panelled corner bath, pedestal wash basin and WC.

Outside – Front – Lawned fore-garden. Rear – Side pedestrian access, patio and lawned garden.

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone No – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233



Accommodation:

Ground Floor – Glazed Porch, Reception Hall, Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing, Three Bedrooms, Bathroom with



161 Lowe Avenue, Darlaston, Wednesbury,
West Midlands WS10 8NX

Property Description:

Semi-detached house of brick construction with concrete tile clad roof, having part gas-fired central heating and requiring improvement.

Tarmacadam driveway to side, providing parking, pedestrian access to rear.
Rear – Yard and garden.

Vendors Solicitor:

Powell & Co
9-11 Coleshill Street
Sutton Coldfield
West Midlands
B72 1SD
Telephone No – 0121 355 1001

Ref: Mr N Humphrey

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Entrance Hall, Lounge, Dining/Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite.
First Floor – Stairs and Landing, Three Bedrooms, Cloakroom with WC and wash basin.
Outside – Lawned Fore-garden,



25 Wordsworth Road, Walsall,
West Midlands WS3 1DJ

Property Description:

A presentable semi-detached house of brick construction with replacement tile clad roof, having part UPVC double glazed windows. The property is set back from the road behind a fore-garden and is within three quarters of a mile from Bloxwich Road (A4210) providing access to Walsall Town Centre.

First Floor – Stairs and Landing, Three Bedrooms.
Outside – Fore-garden, pedestrian side access to rear with yard and garden.

Vendors Solicitors:

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

Ref: Mr N Humphrey

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Entrance Hall, Lounge, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin and WC, Kitchen.



70 Chelmsley Lane, Marston Green, Solihull,
West Midlands B37 7BL

Property Description:

A traditional style detached farmhouse residence, formerly operating as Chelmsley Farm and occupying a corner position fronting the original farm driveway. The property, which is of brick construction with slate clad roof provides scope for modernisation and improvement and possible extension, subject to obtaining the relevant planning consents, and is conveniently located within approximately a quarter of a mile from Marston Green Railway Station.

Outside – Lawned cottage gardens to front and side with large lawned garden to rear.

N.B.:

The property enjoys a right of way over the side driveway, allowing potential for vehicular access.

Vendors Solicitors:

Mills & Reeve
Midland House
132 Hagley Road
Edgbaston
Birmingham B16 9NN
Telephone No – 0121 454 4000

Ref: Mrs B Duffy

Viewings:

Via Cottons – 0121 247 2233

On the instructions of



on behalf of the Secretary of State for Health



105 Tame Road,
Witton, Birmingham
B6 7DG

Property Description:

A traditional style mid-terraced house of brick construction with part rendered elevations, set back from the road behind a small walled fore garden. Tame Road is located directly off Brookvale Road (A4040) and is within a quarter of a mile from Witton Rail Station.

Vendors Solicitors:

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

Ref: Mr G J Davies

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing, Two Bedrooms, Bathroom and WC.
Outside –
Front – Walled fore garden.
Rear – Garden.



Freehold Vacant Possession Incorporating Residential Development Plot to rear



Wattle Cottage, 21 High Street, Kington, Herefordshire HR5 3AX

Property Description:

An exceptional and well-maintained Grade 11 Listed Cottage Residence, incorporating a Retail Shop fronting the High Street and currently trading as a jewellery/gift shop. The property also includes a Garage yard/garden to the rear, which has the benefit of planning consent for the erection of a detached residence. The property itself benefits from a range of original features, including a wealth of oak beams, and also has gas-fired central heating. Kington is an historic market town, popular with tourists, and is situated approximately fourteen miles west of Leominster and is within three miles of the Welsh borders.



Accommodation:

Ground Floor
Retail Shop – Currently used as a jewellery/gift shop (average accounts last three years £11,500) 35 sq m (380 sq ft) Display window, Counter and a range of fixtures and fittings, Cloakroom with WC and wash basin.
Wattle Cottage – Side Reception Hall, Utility Room, Sitting Room.
First Floor
Stairs and Gallery Landing, Lounge/ Dining Room, Lobby Area with Guest Bed, Bedroom 1, Cloakroom with WC and wash basin, Kitchen/ Breakfast Room, Bathroom with panelled bath, pedestal wash basin, WC with tiled shower enclosure, Bedroom 2.
Second Floor Bedroom 3, Roof Storage.
Outside – Shared vehicular driveway to side, private gated parking area, Wooden Garage and garden.

Planning permissions:

The property was granted formal planning consent by Herefordshire District Council (reference NW2000/2426/F) dated 31 October 2000, for the erection of a detached two bedroom residence, situated to the rear of 21 High Street, on the existing Garage/Garden area. A copy of the consent and architects plans for the proposed development are available for inspection at the auctioneers offices.

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



Garden / Development Plot – LOT 39

LOT 40

Freehold Investment



12/14 Oaston Road, Nuneaton, Warwickshire CV11 6JX

Property Description:

A double fronted end of terrace property (formerly two separate dwellings) with return frontage along Trent Road. The property is currently divided into a ground floor Shop/Office premises, having the benefit of restricted A3 planning consent and two Self-contained Flats.

Accommodation:

Ground Floor:
14 Oaston Road - (Commercial Premises)
Corner Office – (103 sq m/340 sq ft approx), Staff Room with WC and wash basin, Inner Lobby with door to cellar.
Rear Office – (47 sq m/156 sq ft approx), shared rear yard and parking space.
14A Oaston Road – (Studio Apartment)
Kitchen, Bedroom/Living Room , Shower Room having electric shower, WC and wash basin, shared yard to rear.

First Floor:

12A Oaston Road – (First Floor Flat) Containing Living Room, 2 bedrooms, kitchen, bathroom having panelled bath, wash basin and WC. Outside shared yard to rear.

Tenancies:

The property is subject to three separate tenancies
14 Oaston Road – Let on a Law Society Lease, Holding Over, at a rental of £2340 per annum.
14A Oaston Road – Currently vacant – anticipated rental £170 per calendar month.
12A Oaston Road – Let on an Assured Shorthold Tenancy Agreement, expiring on 22 August 2001, at a rental of £240 per calendar month.

Vendors Solicitors:

Saeed Solicitors
107 Golden Hillock Road
Small Heath
Birmingham
B10 0DP
Telephone No. – 0121 772 5141

Ref: Mr N Aruna

Viewings:

Via Cottons – 0121 247 2233



LOT 41**Freehold Investment**

**10 Newey Avenue, Bedworth,
Warwickshire CV12 OHG**

Property Description:

A semi-detached house of "WIMPEY no fines" construction and having a concrete interlocking tile clad roof. The property is situated in a small cul-de-sac, located off Mavor Drive and benefits from UPVC double glazed windows and driveway providing off road parking. The property is currently let on an Assured Periodic Tenancy commencing February 1990.

Tenant:

Mr A Sanderson
Rental – £80.00 per week
(£4,160.00 per annum)

Accommodation:

Ground Floor – Reception Hall, Cloakroom, Living Room, Kitchen.

First Floor – Four Bedrooms, Bathroom.
Outside – Fore Garden with paved driveway, Rear Garden.

Vendors Solicitors:

Paynes
Marshall House
44 King Street
Bedworth
Warwickshire
CV12 8JA
Telephone No. – 02476 319820

Ref: Mr M R Williams

Viewings:

Via Cottons – 0121 247 2233

**LOT 42****Freehold Investment**

**230 Montague Road,
Smethwick, West
Midlands B66 4PJ**

Property Description:

A traditional style mid-terrace house of brick construction with slate clad roof benefitting from part double glazed windows and gas-fired central heating. Montague Road is situated directly between Shireland Road (B4125) and Cape Hill (A4092).

The property is currently let on an Assured Shorthold Tenancy Agreement, for a term of twelve months certain and commencing on the 24 August 2000.

Rental: £368.00 per calendar month

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 – Two Reception Rooms, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor – Stairs and Landing, Three Bedrooms.
Outside – Small walled forecourt.
Rear – Predominantly paved garden with rear pedestrian access

LOT 43**Freehold Investment**

**113 Markby Road,
Winson Green,
Birmingham B18 4PR**

Property Description:

A mid-terrace house of brick construction with replacement slate clad roof set back from the road behind a small walled forecourt. Markby Road is located directly off Handsworth New Road (A4040). The property is currently let on an Assured Shorthold Tenancy Agreement for 12 months commencing 5 February 2001.

Tenant:

Ms P Stokes
Rental – £295 per calendar month

Accommodation:

Ground Floor – Two Reception Rooms, Kitchen.
First Floor – Stairs and Landing, Two Bedrooms, Bathroom.
Outside – Front – Small walled forecourt.
Rear – Garden.

Vendors Solicitors:

Sankey Reynolds & Co
466 Birchfield Road
Birmingham
B20 3JQ
Telephone No – 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233

LOT 44**Freehold Vacant Possession**

**96 Stoney Lane,
Balsall Heath,
Birmingham B12 8AF**

Property Description:

A mid-terrace property of brick construction with slate clad roof comprising predominantly of living accommodation with a retail area situated to the front of the premises. The property, which requires modernisation and improvement, is situated in a small parade of shops, close to the junction with Fulham Road.

Vendors Solicitors:

Sultan & Lloyd
514a Coventry Road
Small Heath
Birmingham
B10 0UN
Telephone No – 0121 248 2850

Ref: Ms C Bong

Viewings:

Via Cottons – 0121 247 2233





442 Bordesley Green, Bordesley Green, Birmingham B9 5NS

Property Description:

A traditional end terraced property occupying a corner position at the junction with Colonial Road and comprising of a ground floor Taxi Office with a Separate Self-contained Flat over. The property is of brick construction with a replacement tile clad roof. The property is currently fully let.

Tenancy Details:

Ground Floor – Let on an Informal Tenancy Agreement
 Tenant – G T Taxis
 Rent – £150 per week
 First Floor – Let on an Assured Shorthold Tenancy Agreement for one year commencing 5 February 2001.
 Tenant – Mr P J Carter
 Rental – £65.00 per week.

Total Gross Income:

£11,180.00 per annum

Accommodation:

Ground Floor – Front Office, Rear Lounge, Kitchen and WC.
 First Floor – Self-contained Flat having gas-fired central heating and double glazed windows.
 Lounge, Bedroom, Bathroom, Kitchen.
 Outside – Rear – Yard.

Vendors Solicitors:

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

Ref: Mr A Z Khatak

Viewings:

Via Cottons – 0121 247 2233



25 Ashley Close, Carpenter Road, Edgbaston, Birmingham B15 2JL

Property Description:

A well-laid out Duplex Flat, with accommodation on the second and third floors of a purpose-built development located to the corner of Carpenter Road/Gough Road. The property which benefits from gas-fired central heating is in a presentable furnished condition, and is currently let on an Assured Shorthold Tenancy Agreement, and a new letting has been arranged for commencement on the 1 July, for a term of 12 months.

Rental:

£550 per calendar month, exclusive.

Accommodation:

Ground Floor – Communal Entrance, Stairs with security door entry system.
 Second Floor – Reception Hall, Kitchen, Lounge/Dining Room with balcony off.
 Third Floor – Stairs and Landing, Bedroom 1, Bedroom 2 with access door to shared roof terrace, Bedroom 3, Bathroom with panelled bath having electric shower over, wash basin, Separate WC with WC suite.
 Outside – Lockable storage cupboard, communal gardens and Garage in adjacent block.

Tenure:

Leasehold

Term:

99 years, 68 years unexpired

Service charge:

£650 per annum

Ground Rent:

£50 per annum

Vendors Solicitors:

Adcock & Co
 85 Dudley Road
 Tipton
 West Midlands
 DY4 8EB
 Telephone No. – 0121 557 1834

Ref: Miss E Childs

Viewings:

Via Cottons – 0121 247 2233

503 Hagley Road, Bearwood, West Midlands B66 4AX



Property Description:

A traditional mid-terraced property of brick construction with slate clad roof, comprising of a Ground Floor Retail/Office premises with A1/A2 Planning Use, and having a Separate Self-contained Two-Bedroom Flat over, with secure access, directly off Hagley Road. Both parts of the property are in presentable and modernised condition throughout, and both benefit from separate gas-fired central heating systems.

Accommodation:

Ground Floor – Shop/Office Premises 30.5 sq m (301 sq ft) with electric internal shutter and suspended ceiling, Inner Hall with Store Cupboard. Rear Office 9.5 sq m (102 sq ft) Kitchen, Separate WC off with WC suite. Overall frontage – 6.4 metres (21 ft)
 Outside – Paved forecourt, secure pedestrian access to rear, brick paved yard, enclosed lawned garden, three brick-built stores.
 First Floor – (Flat) Entrance Hall/Reception Hall directly off Hagley Road. Stairs and Landing, Lounge, Storage Room/Study, Bedroom 1, Bathroom with modern

suite comprising: panelled bath with shower over, pedestal wash basin and WC, Kitchen with a range of modern fitted units.
 Second Floor – Stairs to Attic Bedroom 2.

Vendors Solicitors:

Bermans
 Pioneer Buildings
 65/67 Dale Street
 Liverpool
 L2 2NS
 Telephone No. – 0151 227 3351

Ref: Mr D Hickey

Viewings:

Via Cottons – 0121 247 2233

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13th September 2001

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0121 247-2233





Cape House, Cape Hill, Smethwick, West Midlands B66 4SH

Property Description:

A most unusual and imposing Grade II listed detached building, displaying an array of architectural features including a central clock tower. The property occupies a prominent position on the corner of Cape Hill and Durban Road and was formerly used the vendor as a Clinic/Health Centre. The property is suitable for a variety of uses subject to obtaining relevant planning consent.

Accommodation:

All accommodation is situated on the ground floor (split level) and first floors which features a central hall, with a range of rooms, offices, bathroom and kitchen accommodation located off. The property benefits from gas fired central heating.
 Ground Floor
 Reception Hall, Central Hall 106m² (1,144sq ft), 6 Offices, Ladies Toilets, Store Room, Kitchen, Staff Toilets/Shower Room/Disabled Toilets, Cleaning/Store Cupboard, Hallway to eight rooms and kitchen. Stairs to sunken Hallway, 5 further Rooms, Kitchen and Bathroom. Access to substantial dry cellar, divided into several rooms and

Boiler Room.
 First Floor, Stairs and Landing, 6 Rooms, Kitchen, Bathroom, Cloakroom, 2 Store Cupboards.
 Outside – Surrounding gardens and tarmacadam car parking, enclosed garden and patio/yard area.

Net internal area – 860 m² (9,245sq ft) approx.
 Gross site area – .2499 hectare (.6175 acre) approx.
 Frontage to Cape Hill – 55.7 meters (182 ft)
 Durban Road – 23.3 meters (76ft)

Vendors Solicitors:
 Messrs. Mills & Reeve
 Midland House
 132 Hagley Road
 Edgbaston
 Birmingham B16 9NN
 Telephone – 0121 454 4000

Ref: Mrs B. Duffy
Viewings:
 Via Cottons – 0121 247 2233
 On the instructions of



on behalf of the Secretary of State for Health



306 Alcester Road South, Kings Heath, Birmingham B14 6EN

Property Description:

An attractive detached residence of brick-built construction with rendered front elevation and tile clad roof, set back from the road behind a Tarmacadam forecourt. This property which benefits from gas-fired central heating and part aluminium double glazed windows was formerly used as a Dentist Surgery, and would readily convert back into residential accommodation. The property is located between Woodthorpe Road and Wynfield Gardens and is within three quarters of a mile from Kings Heath High Street, providing a wide range of local amenities.

Accommodation:

Ground Floor – Entrance Hall, Reception Hall, Front Reception Room. Rear Reception Room, Dining Room, Kitchen, Full length Reception Room to side of property, Storage Room set behind Garage Door.
 First Floor – Stairs And Landing, Cloakroom off with WC suite, Three Bedrooms, Box Room with pedestal wash basin (suitable for bath/shower room).
 Outside – Front – Tarmacadam forecourt, providing off road parking.
 Rear – Concrete and paved yard, patio area and a mature long lawned garden.

Vendors Solicitor:

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



1A Kings Road, Rushall, Walsall, West Midlands WS4 1JB

Property Description:

A single-storey brick-built Retail Premises, formerly used as a hairdressing salon and in a presentable modernised internal condition. The property benefits from ample forecourt parking and is situated close to the junction with Queens Road, and is within a predominantly residential area.

access to shared delivery yard at the rear.
 Building Frontage – 6.37 m
 Site Frontage – 11 m
 Site Depth – 21.8 m

Vendors Solicitors:

Carpenters Rose Solicitors
 26 The Broadway
 Mill Hill
 London
 NW7 3NL
 Telephone No – 0208 906 0088

Accommodation:

Ground Floor – Retail/Hairdressing Salon – 31.9 sq m (343 sq ft)
 Kitchen – 4.2 sq m x 45 sq ft with a range of modern units.
 Cloakroom off with WC suite, Rear Entrance Hall. Further Salon/Office 7.3 sq m (79 sq ft).
 Outside – Tarmacadam Forecourt providing multi car parking, side yard/storage area, side pedestrian

Ref: Mr A Rose

Viewings:

Via Cottons – 0121 247 2233





**5 Hollybank Road,
Kings Heath,
Birmingham B13 ORF**

Property Description:

A substantial detached restaurant premises of brick construction with tile clad roof having a large self-contained Flat over, with access at the rear. Both Properties benefit from gas-fired central heating and the restaurant is to be sold as a going concern, including all fixtures and fittings. Planning consent has been granted by Birmingham City Council to convert the first floor accommodation to 2 separate flats (Reference S/5255/97FUL dated 31 December 1997.

Frontage – 11.26 m
Total Site Depth – 30.05 m

Vendors Solicitor:

Margetts & Ritchie
Coleridge Chambers
177 Corporation Street
Birmingham
B4 6RL
Telephone No – 0121 236 5517

Ref: Mr G Ritchie

Viewings:

Via Cottons – 0121 247 2233



Accommodation:

Ground Floor – Entrance, Reception Hall and Bar 14.3 sq m (155 sq ft)
Restaurant – 61 sq m (655 sq ft) – with seating for 72 people. Lobby with fire exit, Ladies and Gents Toilets off, each with wash basin and WC. Kitchen – 20.3 sq m (218 sq ft) fully tiled with stainless steel extractor, shelving, cooker and refrigerator, Lobby to Staff Toilet with WC and wash basin.
First Floor – External metal staircase to Flat comprising Kitchen, Dining Room, Inner Hall, Lounge, Three Bedrooms, Bathroom with panelled bath, wash basin, Shower Enclosure, Separate WC.
Outside – Tarmacadam forecourt providing multi car parking, pedestrian side access to rear yard, lockable brick Store, paved patio and a long lawned garden.



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

Property Description:

A substantial grade 11 listed semi-detached period residence of brick construction with Stucco rendered front elevations and a slate clad roof. The property currently comprises of a seven bedroom Guest-House, along with private living accommodation and a range of bath/shower rooms. However it does provide scope for a number of investment opportunities or alternatively use as a family residence.

pedestal wash basin and WC.
Outside – Shared gravelled fore garden, providing off road parking. Rear – Long lawned garden and brick-built store.

Vendors Solicitors:

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

Ref: Mr D Partington

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Reception Hall, access door to dry cellar, Shower Room with tiled shower cubicle, Kitchen, Office/Utility Room, Sitting Room, Dining Room, Rear Lobby, Bedroom 1, Bathroom with panelled bath having electric shower, pedestal wash basin and WC, Bedroom 2 with en-suite bathroom having panelled bath, pedestal wash basin and WC, Substantial Conservatory.
First Floor – Stairs and Landing, Bedroom 3, En-suite Shower Room with WC and wash basin, Bedroom 4, Bedroom 5 with en-suite Shower Room with wash basin and Separate WC.
Second Floor – Stairs and Landing, Bedroom 6, Bedroom 7, Shower Room with tiled shower enclosure,



Premises, formerly known as the Windmill Inn, Windmill Lane, Smethwick B66 3LX

Property Description:

A substantial two-storey detached premises, formerly known as the Windmill Inn Public House and occupying corner position at the junction with Ballot Street. The property is of brick construction with a replacement tile clad roof and is in need of modernisation and repair works and provides scope for a range of uses subject to obtaining the relevant planning consent.

Accommodation:

Ground Floor – Reception Hall, Bar Area, Off Sales, Lounge, Inner Hall and Rear Lobby with side entrance and access to Cellar, Ladies and Gents Toilets, Further Entrance Hall, Kitchen, Rear Reception Room.
First Floor – Stairs and Landing, Function Room and Bar, Office,

Hallway with Cloakroom and WC, Reception Room, Kitchen, Living Quarters with Bathroom, Lounge and Bedroom.
Outside – Enclosed yard area at the rear.
Frontage – 8.5 m
Rear Width – 12.3 m
Site Depth – 28.7 m

Vendors Solicitors:

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

Ref: Mr J Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233



454/456 Bordesley Green, Bordesley Green, Birmingham B9 5NS

Property Description:

A double fronted mid-terraced property forming part of a parade of retail shops and fronting directly onto Bordesley Green (B4128) located between the junctions of Colonial Road and Churchill Road. The property is of brick construction with a slate clad roof and there is a single storey extension to the rear. The whole property was let on a lease with full repairing and insuring terms, which expired in February 2001 and the tenant is now holding over.

Tenant:

Trading as Heartlands Fine Furniture Rental – £225 per week
Gross rental income – £11,700 per annum

Accommodation:

Ground Floor – Retail sales area – 177.5 sq m (1910 sq ft)
First Floor – Store Room 1 – 63.5 sq m (684 sq ft)
Store Room 2 – 5.39 sq m (58 sq ft)
Kitchen, Separate WC.

Vendors Solicitors:

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

Ref: Mr A Z Khatak

Viewings:

Via Cottons – 0121 247 2233





132 Knightlow Road, Harborne, Birmingham B17 8QA

Property Description:

A well-laid out semi-detached house, of brick construction, with tile clad roof, and predominantly pebbledash rendered elevations, benefitting from gas-fired central heating. The property is situated in a popular residential location, which runs directly between Gillhurst Road and Lordwood Road (A4040). The property provides scope for modernisation and improvement.

Accommodation:

Ground Floor – Reception Hall, Front Reception Room, Rear Reception Room. Lean-to Conservatory, Dining/Kitchen, Covered Lobby with Separate WC. First Floor – Stairs and Landing, Four Bedrooms, Bathroom with

panelled bath with electric shower over and pedestal wash basin, Separate WC. Outside – Front – Tarmacadam driveway providing off road parking, Integral Garage and raised garden. Rear – Concrete patio, extensive lawned garden and shed.

Vendors Solicitors:

DLA Solicitors
Victoria Square House
Victoria Square
Birmingham
B2 4DL
Telephone No – 0121 262 5907

Ref: Mr I Lennox

Viewings:

Via Cottons – 0121 247 2233

Freehold Investment



27 Romsley Road, Oldbury, West Midlands B68 9BU

Property Description:

A semi detached house of brick built construction with part rendered elevations and slate clad roof. The property stands back from the road behind a lawned foregarden and is situated off Parsons Hill, which gives direct access onto the Wolverhampton Road (A4123). The property is currently let on an Assured Shorthold Tenancy Agreement which commenced on the 29th March 2001.

Vendors Solicitors:

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

Ref: Mr J. Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233

Tenant:

Miss J. Abbott
Rental – £425.00 per calendar month.

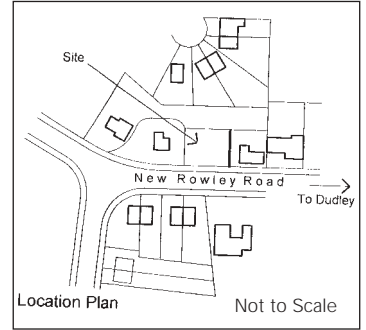
Accommodation:

Ground Floor – Entrance Hall, Lounge/Dining Room, Kitchen
First Floor – Stairs and Landing, 3 Bedrooms, Bathroom with panelled bath, pedestal wash hand basin and WC.
Outside – Lawned foregarden with concrete driveway.
Rear – Garden and outside WC.

Building Plot, adjacent to
12 New Rowley Road, Dudley, West Midlands
DY2 8AS

Property Description:

A building plot with planning consent for the erection of a three bedroom detached house. The plot occupies a position fronting New Rowley Road, close to the junction with Oakham Avenue, and within approximately one mile distant from Dudley Town Centre. Planning permission has been granted by Dudley Metropolitan Borough Council (Reference No 99/51040 dated 27 August 1999), for the erection of a detached residence with the following accommodation.



Entrance Hall, Lounge, Dining Room, Kitchen, Integral Garage, Three Bedrooms, Utility Room, Two Shower Rooms.

Planning Consent:

A copy of the consent and architects plans for the proposed development are available for inspection at the auctioneers offices.

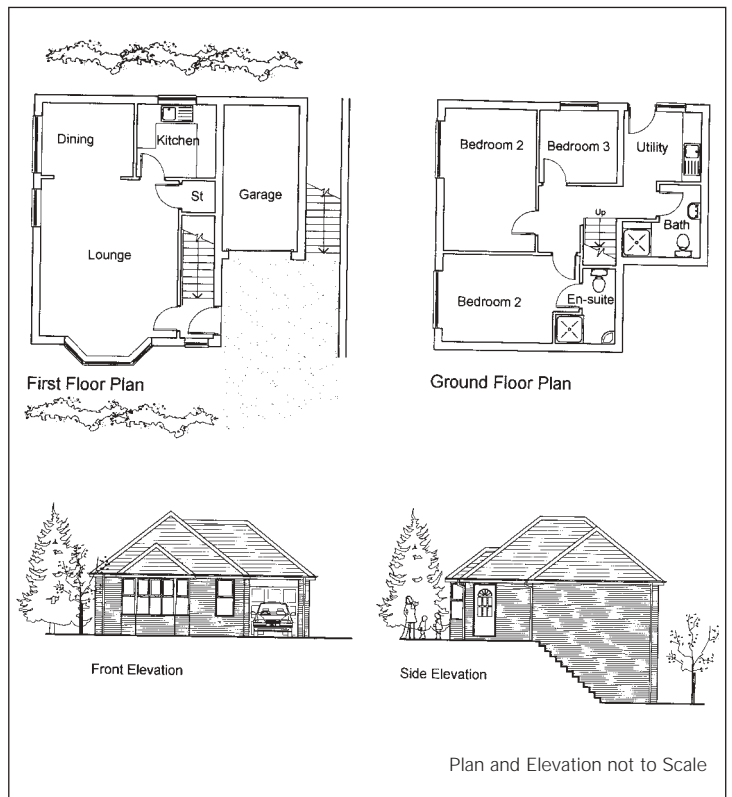
Vendors Solicitors:

Turner Cary Partnership
Bank Chambers
313 High Street
West Bromwich
B70 8LU
Telephone No – 0121 553 3017

Ref: Ms A Wacey

Viewings:

Via Cottons – 0121 247 2233





**84 Sandwell Road, Handsworth,
Birmingham B21 8PS**

Property Description:

A substantial detached property of brick construction with part rendered elevations and tiled clad roof, set back from Sandwell Road (A4040) behind a forecourt parking area. The property has been converted to provide 4 separate self contained flats which are all currently let on Assured Shorthold Tenancy Agreements, and benefit from a communal gas fired central heating system.

Tenancy Details:

Tenancy details are as follows:

- Flat 1:
Tenant Mr D. Lawrence and Miss H. Hanson.
Term 6 months commencing 26th January 2001
Rental £325.00 per calendar month.
- Flat 2:
Tenant Mr P. Perks.
Term 6 months commencing 24th January 2001.
Rental £280.00 per calendar month.
- Flat 3:
Tenant Mr S. Hornsvered.
Term 6 months commencing 30th March 2001.
Rental £300.00 per calendar month.
- Flat 4:
Tenant Mr T. Dass.
Term 6 months commencing 28th February 2001.
Rental £280.00 per calendar month.

Gross Rental:

Income £14,220.00 per annum

Accommodation:

- Ground Floor:**
Communal reception hall, laundry room.
- Flat 1 – Reception Hall, Kitchen, Sitting Room, 2 Bedrooms, Shower Room with shower, WC and wash basin.
- First Floor:**
Flat 2 (studio apartment) – Hall, Kitchen/Dining Room, Bed/Living Room, Shower Room, with shower, WC and wash basin.
- Flat 3 – Hall, Lounge, Bedroom, Kitchen, Shower Room with shower, wash basin and WC.
- Second Floor:**
Flat 4 (studio apartment) – Kitchen, Bed/Living Room, Shower Room with shower, wash basin and WC.
- Outside – forecourt parking area with gardens to side and rear.

Vendors Solicitors:

Messrs. Harbans Singh & Co
366 - 372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone – 0121 551 4496

Ref: Mr J. Kakad

Viewings:

Via Cottons –
0121 247 2233



**7 Little Moor Hill,
Smethwick, West
Midlands B67 7BE**

Property Description:

A blue brick mid terraced house with replacement slate clad roof set back from the road behind a small walled forecourt, located between the junctions of Vicarage Road and Stoney Lane. The property is currently let on an Assured Shorthold Tenancy Agreement which commenced on the 17th November 2000.

Tenant:

Miss S. Parvez.
Rental –
£350.00 per calendar month.

Vendors Solicitors:

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

Ref: Mr J. Lincoln-Lewis

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

- Ground Floor – 2 Reception Rooms, Kitchen.
- First Floor – 2 Bedrooms Bathroom
- Outside – Front – walled forecourt
- Rear – Brick Store, WC and garden.



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

Property Description:

An end of terraced house of brick construction with replacement tile clad roof located off Handsworth New Road (A4040) via Beeton Road. The property benefits from gas-fired central heating. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of six months commencing 23 May 2001.

Rental:

£400 per calendar month.

Accommodation:

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

- First Floor – Stairs and Landing, Three Bedrooms.
- Outside – Rear Pedestrian access and garden.

Vendors Solicitors:

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

Ref:

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**146 Beeches Road, Oldbury,
West Midlands B68 9TY**

Property Description:

A semi-detached house of brick construction with tile clad roof having rendered elevations and aluminium replacement double glazed windows. The property occupies a corner position at the junction with Hilltop Road. The property is currently let on a Periodic Shorthold Tenancy Agreement which commenced on the 18 November 1999.

Tenant:

Mrs D Collins
Rent – £365 per calendar month.

Accommodation:

Side Reception Hall, Lounge, Breakfast/Kitchen, Conservatory. First Floor – Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin

and WC.

Outside – Front and Side – Large lawned gardens with concrete driveway providing off road parking. Rear – Lawned garden, Patio area and pedestrian side access.

Vendors Solicitors:

George Green & Co
195 High Street
Cradley Heath
West Midlands
B64 5HW
Telephone No – 01384 410410

Ref: Mr N Robb

Viewings:

Via Cottons – 0121 247 2233



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

Property Description:

A traditional style mid-terraced house of brick construction with slate clad roof, having part UPVC double glazed windows. The property is situated opposite Victoria Park, close to the junction with High Street.

Vendors Solicitors:

Wragge & Co
55 Colmore Row
Birmingham
B3 2AS
Telephone No. – 0121 233 1000

Ref: Miss L Shaw

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor – Reception Hall, Front Reception Room, Rear Reception Room, Kitchen. First Floor – Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, wash basin and WC. Outside (Front) – Concrete walled fore garden. Outside (Rear) – Paved yard, brick store and rear pedestrian access.



**16 Wattisham Square, off Filton Croft,
Castle Vale, Birmingham B35 6JL**

Property Description:

A modern mid-town house providing well-laid out accommodation and benefiting from central heating and part-double glazed windows. The property requires some modernisation and is situated to the northern part of Castle Vale, and access to the A38 Kingsbury Road is approximately a quarter of a mile distant.

Accommodation:

Ground Floor – Enclosed Porch, Lounge, Dining/Kitchen. First Floor – Stairs and Landing, Three Bedrooms, Bathroom with bath having shower over, wash basin and WC.

Outside – Lawned fore-garden. Rear – Paved garden with rear access.

Vendors Solicitors:

Clark Brookes
2 Lombard Street West
West Bromwich
West Midlands
B70 8EH
Telephone No – 0121 553 2576

Ref: Mr R Pinning

Viewings:

Via Cottons – 0121 247 2233



**29 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 fore-garden. The property is currently let on a Registered Tenancy as follows:

Tenant:

Mrs J Byfield
Registered Rental –
£39.00 per week, effective from
1 July 2000

Vendors Solicitors:

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

Ref: Mr D Partington

Viewings:

Via Cottons – 0121 247 2233



LOT 65**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 Tenancy as follows:

Tenant:

Mr Cole
Rental – £50.00 per week

Vendors Solicitors:

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

Ref: Mr D Partington

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

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

LOT 66**Freehold Vacant Possession**

**372 Bordesley Green,
Bordesley Green,
Birmingham B9 5ND**

Property Description:

A mid terraced house of brick construction with slate clad roof, set back from the road behind a walled fore garden. The property benefits from part UPVC double glazed windows.

Accommodation:

Ground Floor – 2 Reception Rooms, Kitchen.
First Floor – Stairs and Landing, 2 Bedrooms and Bathroom.
Outside – Front – walled fore garden.
Rear – Yard and garden.

Vendors Solicitors:

Messrs. Caffrey & Co
506 Alum Rock Road
Birmingham B8 3HX
Telephone – 0121 326 6977

Ref: Mr A. Z. Khattak

Viewings:

Via Cottons – 0121 247 2233

LOT 65a**Vacant Possession**

**49 Sladefield Road, Ward End,
Birmingham B8 3PF**

Property Description

A traditional style semi-detached house of brick construction with slate clad roof requiring full modernisation and improvement. Sladefield Road runs directly off Washwood Heath Road (A47). The property is set back behind a small walled fore-garden.

Accommodation:

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

Outside (Front) – Walled Fore-garden.
Outside (Rear) – Garden

Vendors Solicitors:

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

Viewings

Via Cottons – 0121 247 2233

Collins, Son & Harvey
CHARTERED SURVEYORS

**LOT 67****Freehold Vacant Possession**

**87 Maney Hill Road, Maney, Sutton Coldfield,
West Midlands B72 1JT**

Property Description:

A detached residence of brick construction with a tiled clad hipped roof, constructed during the 1930s. Maney Hill Road leads directly from Birmingham Road (A5127) giving direct access to Sutton Coldfield town centre. The property itself is set back from the road behind a tarmacadam forecourt and benefits from gas fired central heating and the majority of windows are double glazed.

Accommodation:

Ground Floor – Reception Hall, 2 Reception Rooms, Kitchen, Utility Room, Cloakroom with WC and wash basin.
First Floor – Stairs and Landing, 3 bedrooms (one with en-suite Shower Room with WC and wash basin) Family Bathroom with bath, wash basin and WC.

Outside – Front – Tarmacadam forecourt, integral garage, pedestrian side access to rear.
Rear – patio and lawned garden.

Vendors Solicitors:

Messrs. Woollastons,
331 Jockey Road
Boldmere
Sutton Coldfield
West Midlands
B73 5XE
Telephone – 0121 355 5516

Ref: Ms F. Woollaston

Viewings:

Via Cottons – 0121 247 2233



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