

**NEW  
VENUE**

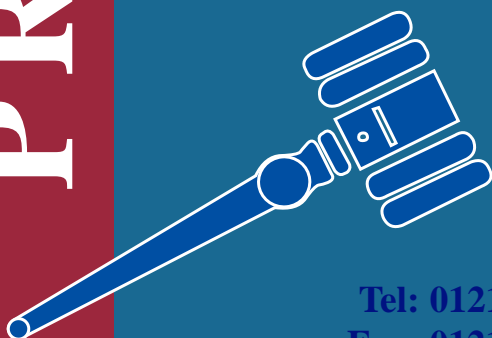
# **Cottons**

**Chartered Surveyors**

**24TH OCTOBER 2002**

**AT 11.00 AM**

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



**Tel: 0121 247 2233**

**Fax: 0121 247 1233**

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

**PROPERTY AUCTION**

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

### **CONDITION OF SALE**

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

### **AUCTIONEERS ADVICE**

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

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

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

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

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

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

**6.** The Auctioneers provide no guarantee nor have they tested any of the services, sanitary fittings, drains and any other pipework, appliances and electrical fittings. Prospective purchasers are advised to undertake their own investigations.

**7.** It is important that any finance arrangements are made well in advance of the auction date, as you will normally be expected to complete the sale within 28 days thereafter.

**8.** At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.

**9.** At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.

**10.** The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.

**11.** If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.

**12.** The Auctioneers reserve the right to photograph successful bidders for security purposes.

### **FOOTNOTE**

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

# Auction Sale

## of 53 Lots

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

- 13 Residential Investment properties on behalf of 'the grainger trust plc' in St Helens, Lancashire and Nuneaton, Warwickshire.
- 20 Freehold Vacant Houses
- 5 Residential Investment Properties
- 6 Leasehold Vacant Flats/Houses
- 2 Freehold Commercial Premises with Vacant Possession
- 4 Freehold Commercial/Residential Investments
- 1 Freehold Commercial Investment
- 1 Freehold Development Site
- 1 Freehold Potential Development Site

### ORDER OF SALE

Lot	Property	
1	72 Majuba Road, Edgbaston, Birmingham	Freehold Vacant Possession
2	22 Cliveland Street, Newtown, Birmingham	Freehold Vacant Possession
3	98 Bordesley Green Road, Bordesley Green, Birmingham	Freehold Vacant Possession
4	120 Whitacre Road, Bordesley Green, Birmingham	Freehold Vacant Possession
5	5 Patshull Place, Lozells, Birmingham	Freehold Vacant Possession
6	105 Newton Road, Sparkhill, Birmingham	Freehold Vacant Possession
7	11 Heanor Croft, Aston, Birmingham	Freehold Vacant Possession
8	10 Essendon Grove, Ward End, Birmingham	Freehold Vacant Possession
9	5 Manor House Road, Wednesbury, West Midlands	Freehold Investment
10	345 Cherrywood Road, Bordesley Green, Birmingham	Freehold Vacant Possession
11	17 Queen Street, Pensnett, West Midlands	Freehold Vacant Possession
12	31/33 Grove Lane, Handsworth, Birmingham	Freehold Vacant Possession
13	754/756 Alum Rock Road, Ward End, Birmingham	Freehold Vacant Possession
14	127 Flaxley Road, Stechford, Birmingham	Freehold Investment
15	51 Kelsall Croft, Ladywood, Birmingham	Freehold Investment
16	220 Westminster Road, Perry Barr, Birmingham	Freehold Vacant Possession
17	368 Lichfield Road, Four Oaks, Sutton Coldfield,	Freehold Vacant Possession
18	430 Chester Road, Boldmere, Sutton Coldfield	Freehold Investment
19	455 Brook Lane, Kings Heath, Birmingham	Freehold Part Invest/Vacant Poss
20	1 Sycamore Road, Handsworth, Birmingham	Freehold Vacant Possession
21	57 Greenlawns, St Marks Road, Tipton	Leasehold Vacant Possession
22	61 Greenlawns, St Marks Road, Tipton	Leasehold Vacant Possession
23	4a Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
24	19 Tudor Road, Camp Hill, Nuneaton	Leasehold Investment



25	21a Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
26	25 Tudor Road, Camp Hill, Nuneaton	Leasehold Vacant Possession
27	31a Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
28	33a Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
29	7 Winchester Grove, Handsworth, Birmingham	Leasehold Vacant Possession
30	Land London Road, Stretton on Dunsmore, Rugby	Freehold Site
31	Site Bilston Road/Darlaston Lane, Willenhall	Freehold Development Land
32	20 Oxhill Road, Handsworth, Birmingham	Freehold Vacant Possession
33	8 Pace Crescent, Bradley, Bilston, West Midlands	Freehold Vacant Possession
34	115 Park Lane East, Tipton, West Midlands	Freehold Part Invest/Vacant Poss
35	58 Brookway Lane, Parr, St Helens, Lancs	Freehold Investment
36	7 Pond Walk, Parr, St Helens, Lancs	Freehold Investment
37	26 Pond Walk, Parr, St Helens, Lancs	Freehold Investment
38	28 Pond Walk, Parr, St Helens, Lancs	Freehold Investment
39	11 Waterland Lane, Parr, St Helens, Lancs	Freehold Investment
40	57 Waterland Lane, Parr, St Helens, Lancs	Freehold Investment
41	63 Waterland Lane, Parr, St Helens, Lancs	Freehold Investment
42	28 Leicester Close, Bearwood, West Midlands	Leasehold Vacant Possession
43	79 Flackwell Road, Erdington, Birmingham	Freehold Investment
44	18 Regent Road, Handsworth, Birmingham	Freehold Vacant Possession
45	86 Blakeland Street, Bordesley Green, Birmingham	Freehold Vacant Possession
46	9 Gleave Road, Selly Oak, Birmingham	Freehold Investment
47	108 Warren Farm Road, Kingstanding	Leasehold Vacant Possession
48	76 Arden Grove, Ladywood, Birmingham	Leasehold Vacant Possession
49	R/o 146 Station Road, Stechford, Birmingham	Freehold Investment
50	46 Carmodale Avenue, Perry Barr, Birmingham	Freehold Vacant Possession
51	42 Alexander Avenue, Handsworth, Birmingham	Freehold Vacant Possession
52	36 Purbeck Craft, Harborne, Birmingham	Freehold Investment
53	386 Gospel Lane, Olton, Solihull, West Midlands	Freehold Vacant Possession

## LOT 1

## Freehold Vacant Possession

72 Majuba Road, Edgbaston,  
Birmingham B16 OPA



### Property Description:

A traditional style end terraced house of brick construction with Bitumen covered slate clad roof directly fronting the pavement and situated close to the junction with Colenso Road which leads via Shenstone Road to Dudley Road (A457). The property requires complete modernisation and repair.

### Accommodation:

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom.  
First Floor  
Stairs and Landing, Three Bedrooms (bedroom 2 intercommunicating).  
Outside (rear) - Yard area.

### 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

## LOT 2

## Freehold Vacant Possession



22 Cliveland Street, Newtown,  
Birmingham B19 3SH

### Property Description:

A traditional built semi-detached property of brick construction with a hipped tile clad roof requiring modernisation and improvement. Cliveland Street itself leads off Newtown Row (A34) and the property which directly fronts the road is situated in an unusual position alongside a variety of factories and warehouses but conveniently located within half a mile distance of Birmingham City Centre, Aston University and the A38 Aston Expressway.

### First Floor

Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside (front) - Side pedestrian access to rear concrete yard with brick-built store and WC.

### Vendors Solicitors:

Williamson & Soden  
54 Stratford Road  
Shirley, Solihull  
West Midlands B90 3LS  
Telephone No - 0121 733 8000

### Ref: Mr I Williamson

### Accommodation:

Ground Floor: Reception Hall, Living Room, Kitchen.

### 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**

**98 Bordesley Green Road, Bordesley Green,  
Birmingham B9 4TD**

**Property Description:**

A traditional style mid-terraced house of brick construction with replacement tile clad roof set back from the road behind a small walled fore garden and requiring modernisation and improvement. Bordesley Green Road (B4145) leads directly off Bordesley Green (B4128) and the property is within less than a quarter of a mile distance from Adderley Park Railway Station.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Inner Lobby, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Walled fore garden.  
Outside (rear) - Yard with pedestrian access and garden.

**Vendors Solicitors:**

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

**Ref:** Mr F Tart**Viewings:**

Via Cottons – 0121 247 2233

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

**5 Patshull Place, off Carpenters Road,Lozells,  
Birmingham B19 2BH**

**Property Description:**

A mid-terraced house of brick construction with replacement tiled roof covering, situated in a small pedestrian cul-de-sac, located off Carpenters Road. The property requires modernisation and improvement.

**Accommodation:**

Ground Floor - Porch, Front Reception Room, Inner Lobby, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom.  
First Floor - Stairs and Landing, Two Bedrooms.  
Outside (Front) - Small foregarden.  
Outside (Rear) - Yard area.

**Vendors Solicitors:**

M R Hepburn Solicitors  
53a Reddicap Heath Road  
Sutton Coldfield  
West Midlands B75 7DX  
Telephone No. - 0121 378 0440

**Ref:** Mr Hepburn**Viewings:**

Via Cottons – 0121 247 2233

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

**120 Whitacre Road, Bordesley Green,  
Birmingham B9 5NN**

**Property Description:**

A traditional style mid terraced house of part rendered brick construction with interlocking tile clad roof occupying a slightly elevated position and set back from the road behind a small walled fore garden. The property is offered in a presentable condition providing well laid out accommodation and benefits from part UPVC double glazed windows. Whitacre Road itself leads off Churchill Road which in turn leads from Bordesley Green (B4128).

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Inner Lobby, Rear Reception Room, Kitchen, Rear Lobby, Bathroom having panelled bath with shower over, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (front) - Paved fore garden.  
Outside (rear) - Patio/Yard area, lawned garden and pedestrian rear

access.

**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

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

**105 Newton Road, Sparkhill,  
Birmingham B11 4PS**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof having accommodation on three floors and benefitting from gas-fired central heating, Four Bedrooms and extended Kitchen. The property occupies an elevated position set back behind a walled fore garden and Newton Road itself is located directly between Stratford Road (A34) and Stoney Lane.

**Accommodation:**

Ground Floor  
Reception Hall with access to Cellar, Front Reception Room, Rear Reception Room, Extended Dining/Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Second Floor  
Stairs to Attic Bedroom.  
Outside (front) - Paved walled fore garden.

Outside (rear) - Paved yard and garden with shared pedestrian entry access.

**Vendors Solicitors:**

E.A.D. Solicitors  
3rd Floor Minster House  
17/19 Paradise Street  
Liverpool L1 3EU  
Telephone No - 0151 735 1000

**Ref:** Mr G Abrams**Viewings:**

Via Cottons – 0121 247 2233





**11 Heanor Croft, Aston, Birmingham B6 7NX**



**Property Description:**

A modern terraced house situated in a cul de sac located off Beales Street and is conveniently located within less than a quarter of a mile from Aston Railway Station along with the Lichfield Road (A5127) which provides access to the M6 Motorway (junction 6) and Birmingham City Centre via the A38. The property is offered in a presentable and much improved condition having been modernised to include part UPVC double glazed windows, part gas-fired central heating, good quality modern kitchen and bathroom fittings and provides well laid out accommodation which benefits from two reception rooms and four bedrooms.

**Accommodation:**

Ground Floor  
Reception Hall, Store Room/Study, Cloakroom with WC, Front Reception Room, Rear Reception Room, Refitted Dining/Kitchen with a range of modern units and integrated appliances.  
First Floor  
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.  
Outside (front) - Lawned and paved fore garden with covered entrance/porch.

Outside (rear) - Block paved yard and patio, lawned garden with pedestrian rear access.

**Vendors Solicitors:**

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

**Ref:** Mr E Ribchester

**Viewings:**

Via Cottons – 0121 247 2233

**5 Manor House Road, Wednesbury, West Midlands WS10 9PG**



**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof forming part of a small terraced row and situated close to the junction with Old Park Road. The property benefits from gas-fired central heating. The property is currently let on an Assured Shorthold Tenancy Agreement.

**Rental:** £85 per week (£4420 per annum).

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Open Plan Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, wash basin & WC.  
Outside (front) - Small walled fore garden.  
Outside (rear) - Paved yard and garden.

**Vendors Solicitors:**

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

**Ref:** Mr E Ribchester

**Viewings:**

Via Cottons – 0121 247 2233



**10 Essendon Grove, Ward End, Birmingham B8 3RF**

**Property Description:**

An end of terrace property of brick construction with slate clad roof situated in a cul de sac located off Essendon Road which in turn leads off Pelham Road. The property provides well laid out accommodation and requires modernisation and improvement.

**Accommodation:**

Ground Floor  
Entrance Hall, Living Room, Breakfast/Kitchen, Bathroom with bath, pedestal wash basin and WC.  
First Floor

Stairs and Landing, Three Bedrooms.  
Outside (front) - Lawned garden with pedestrian side access to rear.  
Outside (rear) - Patio and a generous sized garden.

**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

**345 Cherrywood Road, Bordesley Green, Birmingham B9 4XB**



**Property Description:**

A traditional style end terraced house of brick construction with replacement tile clad roof set back from the road behind a walled fore garden. The property is generally in a well-maintained condition although requires some modernisation.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Inner Hall, Kitchen, Utility Room.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside (front) - Paved fore garden.  
Outside (rear) - Paved yard with shared pedestrian entry access, Outside WC and store, enclosed lawned garden.

**Vendors Solicitors:**

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

**Ref:** Mr S Nickless

**Viewings:**

Via Cottons – 0121 247 2233



**17 Queen Street, Pensnett, Brierley Hill, West Midlands DY5 4BY**



**Property Description:**

An extended and much improved modern semi-detached house providing well laid out accommodation and benefitting from gas-fired central heating and mostly double glazed windows. The property is set back from the road behind a Tarmacadam driveway and Queen Street itself leads directly off Commonside (B4179) and is within approximately one and a half miles distance from Brierley Hill Town Centre and Merry Hill Shopping Centre.

**Accommodation:**

Ground Floor  
Reception Hall, Full Length Lounge/Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Five Bedrooms, Bathroom with corner suite comprising panelled bath, pedestal wash basin and WC.  
Outside (front) - Tarmacadam driveway providing off road parking, full length Integral Garage with Utility Area and WC.  
Outside (rear) - Paved patio and

lawned garden.

**Vendors Solicitors:**

George Green & Co  
Old Bank Chambers  
1 Summer Hill  
Halesowen  
West Midlands B63 3BU  
Telephone No - 0121 550 1139

**Ref:** Mr R Floyd

**Viewings:**

Via Cottons - 0121 247 2233



**31/33 Grove Lane, Handsworth, Birmingham B21 9ES**

**Property Description:**

An end of terrace Retail Shop with a Flat over along with a Plot of Land to the side. The property fronts directly onto Grove Lane and forms part of a parade of mixed retail units close to the junction with Soho Road. The shop premises, which are of brick construction, with a replacement tile clad roof covering has suffered some fire damage and is in need of complete modernisation and repair. The land was formerly occupied by a similar unit which was demolished some years ago and would now be suitable for either car parking or erection of a new property/extension (subject to obtaining planning consent).

**Accommodation:**

Ground Floor  
Reception Hall, Retail Shop 19.88 sq m (214 sq ft), Rear Office 14 sq m (148 sq ft), Store Room 8.3 sq m (90

sq ft) including WC.  
First Floor  
Access directly off street to stairs and landing, Lounge, Shower Room, Bedroom.  
Outside (side) - A Plot/Parcel of Land to side with potential for car parking/building plot (subject to obtaining planning consent).  
Outside (rear) - Yard and store.  
Frontage - 12.7m (41ft)

**Vendors Solicitors:**

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

**Ref:** Mr Z Khan

**Viewings:**

Via Cottons - 0121 247 2233



**754-756 Alum Rock Road, Ward End, Birmingham B8 3PP**

**Property Description:**

An end of terrace double fronted Retail Premises with Accommodation over, situated in a mixed retail parade, which fronts Alum Rock Road, close to the junction with Sladefield Road. The property is of brick construction with a recent replacement tile clad roof covering and the first floor accommodation has been divided to provide additional shop storage along with a three bedroom Self contained Flat.

**Accommodation:**

Ground Floor  
Retail Shop - 66 sq m (712 sq ft), double unit with roller shutter front, recessed entrance and partitioned storage areas, Inner Hall with built-in cupboard, Store Room 1 - 10.9 sq m (117 sq ft), Store Room 2 - 12.2 sq m (131 sq ft).

**First Floor**

Internal stairs from shop to landing, Store Room 3 and Cloakroom with WC and wash basin, Separate side entrance hall to Self-contained Flat comprising Stairs and Landing, Lounge, Bedroom 1, Bathroom with bath, wash basin & WC, Kitchen, Bedroom 2, Bedroom 3, benefitting from gas fired-central heating.  
Outside - Paved forecourt, shared pedestrian side access to rear yard and garden.

**Vendors Solicitors:**

Wildings & Co  
864 Washwood Heath Road  
Ward End  
Birmingham B8 2NG  
Telephone No - 0121 786 2555  
**Ref:** Mr Mahmood

**Viewings:**

Via Cottons - 0121 247 2233

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- **FULL COVER EVEN IF THE PROPERTY IS UNOCCUPIED**
- **MALICIOUS DAMAGE BY TENANT FOR RESIDENTIAL PROPERTIES (subject to £250 excess)**
- **LOSS OF RENT/ALTERNATIVE ACCOMMODATION COVER FOR RESIDENTIAL PROPERTIES**
- **24 HOUR CLAIM SETTLEMENT (in most cases)**

**TELEPHONE: 0121 247 2030 FOR A FREE QUOTATION**

**DO NOT DELAY...**







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

**Property Description:**

A presentable and modernised end of terrace Retail Shop with Self-contained Flat above of brick construction with a tile clad roof, set back behind a deep paved forecourt and situated close to the junction with Old Farm Road. The property benefits from gas-fired central heating and in addition the flat benefits from UPVC double glazed windows. The ground floor shop is currently let as a hairdressing studio and the flat is let on a Shorthold Periodic Tenancy and there is a substantial Garage/Workshop to the rear, which is currently vacant. Tenancy details are as follows:

**Hairdressing Studio**

Let on a full repairing and insuring lease expiring 2010.  
**Rental:** £7250 per annum

**Flat**

Let on a Shorthold Periodic Tenancy.  
**Rental:** £368 p.c.m. (£4416 p.a.)

**Garage/Workshop**

Currently Vacant

**Total Current Rental Income:**

£11,666 p.a.

**Accommodation:**

Ground Floor  
Hairdressing Studio - 44.3 sq m,  
Drying area - 7.8 sq m, Rear  
Kitchen/Sun Bed Room - 17.3 sq m  
Outside - Enclosed rear yard,  
outside WC.  
Frontage - 5.4 m  
First Floor  
Flat - Front Entrance Hall, Stairs and  
Landing, Lounge, Two Bedrooms,  
Bathroom with modern suite  
comprising panelled bath, pedestal  
wash basin and WC, Kitchen with a  
range of modern units.  
Outside (front) - Paved forecourt  
Outside (rear) - Brick built double  
Garage/Workshop 39.3 sq m having  
shared vehicular access off Old  
Farm Road.

**Vendors Solicitors:**

Garner Canning & Co  
301-303 Chester Road  
Castle Bromwich  
Birmingham  
B36 OJG  
Telephone No - 0121 749 5577

**Ref:** Mr J Dowdeswell

**Viewings:**

Via Cottons - 0121 247 2233

**51 Kelsall Croft, Ladywood,  
Birmingham B1 2PS**



**Property Description:**

A three-storey end town house in a presentable and well maintained condition, benefitting from gas-fired central heating. Kelsall Croft comprises of a cul de sac, situated off St Marks Crescent, which is located within approximately one third of a mile from Broad Street, providing a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement.  
**Rental:** £398.66 per calendar month (£4784.00 per annum).

**Accommodation:**

Ground Floor  
Covered Entrance, Reception Hall,  
Cloakroom with pedestal wash  
basin and WC, Dining/Kitchen.  
First Floor  
Stairs and Landing, Lounge,  
Bedroom 1.  
Second Floor  
Stairs and Landing, Bedroom 2,  
Bedroom 3, Bathroom with  
panelled bath, pedestal wash basin  
and WC.  
Outside (front) - Paved entrance  
and driveway leading to part

integral Garage.  
Outside (rear) - Paved yard/garden  
with brick store.

**Vendors Solicitors:**

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

**Ref:** Mr R Hearne

**Viewings:**

Via Cottons - 0121 247 2233

**220 Westminster Road, Perry Barr,  
Birmingham B20 3NB**



**Property Description:**

A substantial much improved traditional style three-storey end terraced house of brick construction with replacement tile clad roof benefitting from UPVC double-glazed windows and extended kitchen and bathroom. The property which is located to the upper part of Westminster Road close to the junction with Wellington Road (A4040) is conveniently situated within approximately half a mile distance from both Perry Barr Shopping Centre, Railway Station and The University of Central England.

Outside (rear) - Paved yard with  
shared pedestrian access, enclosed  
garden.

**Vendors Solicitors:**

Adcocks  
17-19 St Michaels Street  
West Bromwich  
West Midlands B70 7AB  
Telephone No - 0121 553 7394

**Ref:** Mr K Drew

**Viewings:**

Via Cottons - 0121 247 2233







**368 Lichfield Road, Four Oaks, Sutton Coldfield, West Midlands B74 4BH**

**Property Description:**

A presentable detached residence of rendered brick construction with tile clad roof, providing well-laid out family style accommodation and benefitting from gas-fired central heating, ample parking and extensive garden. The property is located in a popular established residential location close to the junction with Holly Lane and approximately 2 miles north of Sutton Coldfield Town Centre. Local amenities and services are located in Mere Green, being approximately a quarter of a mile distance and both Four Oaks Rail Station and Sutton Park are each within approximately one mile distance.

The property provides ample scope for further improvement and extension (subject to obtaining planning consent).

**Accommodation:**

Ground Floor  
Reception Hall, Full Length Lounge, Dining Room, Breakfast/Kitchen, Utility Area, Veranda, Cloakroom with WC and wash basin, Rear Entrance Hall.  
First Floor  
Stairs and Landing with built-in store cupboard, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite.  
Outside (front) - Large gravelled forecourt providing multi car-parking, full length Garage.  
Outside (rear) - Extensive lawned garden approximately 37 metres long.

**Vendors Solicitors:**

Khan & Co  
47 Cape Hill  
Smethwick  
West Midlands B66 4SF  
Telephone No - 0121 565 4292

**Ref:** Mr Khan

**Viewings:**

Via Cottons – 0121 247 2233



**430 Chester Road, Boldmere, Sutton Coldfield, West Midlands B73 5BS**

**Property Description:**

A presentable and much improved substantial three-storey mid terraced villa set back from Chester Road behind a Tarmacadam driveway and constructed of brick surmounted by a tile clad roof. The property has been informally converted to provide three self-contained Flats benefitting from a shared gas-fired central heating system, part double glazed windows and off road parking, including a Garage to the rear. Each flat is currently let on an Assured Shorthold Tenancy Agreement as follows:

- Flat 1:** £425 p.c.m. (£5100 p.a.)
- Flat 2:** £450 p.c.m. (£5400 p.a.)
- Flat 3:** £300 p.c.m. (£3600 p.a.)
- Garage:** Currently Vacant.
- Total Rental Income:** £14,100 p.a.

**Accommodation:**

Ground Floor  
Shared Reception Hall.  
Flat 1 - Lounge, Bedroom, Inner Hall, Dining/Kitchen, Rear Entrance Hall and Utility Area, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor  
Stairs and Landing  
Flat 2 - Kitchen, Lounge, Bedroom 1, Bathroom with panelled bath, pedestal wash basin and WC, Inner Hall, Bedroom 2.  
Second Floor  
Flat 3 - Stairs and Landing, Breakfast/Kitchen, Large Bedroom/Living Room, Shower Room with shower enclosure, pedestal wash basin and WC.  
Outside (front) - Tarmacadam driveway providing off road parking.  
Outside (rear) - Paved patio, lawned garden, detached single Garage and separate secure parking space accessed via a shared driveway at the rear.

**Vendors Solicitors:**

Sydney Mitchell  
Shakespeare Buildings  
2233 Coventry Road  
Sheldon  
Birmingham B26 3NL  
Telephone No - 0121 722 2969

**Ref:** Mr D McCorry

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 19 Freehold Part Investment/Vacant Possession**

**455 Brook Lane, Kings Heath, Birmingham B13 0BT**



**Property Description:**

A substantial three-storey property of brick construction with tile clad roof comprising of a ground floor Retail Shop, currently trading as an Off Licence, Duplex Flat over and a secure yard to the rear. The business premises are currently operated by the vendor, who has been trading for in excess of eight years and all fixtures and fittings within the sales area will be available to the purchaser (subject to negotiation). The flat accommodation is currently let on an Assured Shorthold Tenancy Agreement

**Rental:** £450 p.c.m (£5400 p.a.) and provides well-laid out and presentable accommodation which benefits from gas-fired central heating.

**Accommodation:**  
 Ground Floor  
 Retail Shop 26.7 sq m with aluminium shop front with roller shutter and linked alarm system, inner hall, rear store/office 14.1 sq m, rear passageway to WC and store cupboard.  
 Frontage - 6.26 m  
 First Floor  
 External staircase to Reception Hall, Lounge, Dining/Kitchen with a range of modern units, Bedroom 1, Bathroom with panelled bath having electric shower over, pedestal wash basin, Separate WC.  
 Second Floor  
 Stairs and Landing, Bedroom 2,

Bedroom 3.  
 Outside (front) - Paved forecourt.  
 Outside (rear) - Large secure yard 63.9 sq m with double gated entrance off Colebourne Road.

**Vendors Solicitors:**  
 Richard Ludlow & Co  
 186 Stratford Road  
 Shirley  
 Solihull  
 West Midlands B90 2BQ  
 Telephone No - 0121 733 1122

**Ref:** Mr R Ludlow

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

**Accommodation:**

Ground Floor  
 Retail Shop 26.7 sq m with aluminium shop front with roller shutter and linked alarm system, inner hall, rear store/office 14.1 sq m, rear passageway to WC and store cupboard.  
 Frontage - 6.26 m  
 First Floor  
 External staircase to Reception Hall, Lounge, Dining/Kitchen with a range of modern units, Bedroom 1, Bathroom with panelled bath having electric shower over, pedestal wash basin, Separate WC.  
 Second Floor  
 Stairs and Landing, Bedroom 2,

**LOT 20**

**Freehold Vacant Possession**

**1 Sycamore Road, Handsworth, Birmingham B21 0QW**



**Property Description:**

A traditional end-terrace property with single bay, mainly double-glazed and having a replacement tiled roof covering. Sycamore Road is conveniently situated within 1/4 mile of Soho Road (A41) providing a range of local services and amenities. The property also benefits from gas central heating.

**Accommodation:**

Ground Floor  
 Two Reception Rooms, Kitchen, Lobby, Ground Floor Bathroom with WC, wash hand basin and bath.  
 First Floor  
 Stairs Landing and Three Bedrooms  
 Outside (front) - Walled fore garden  
 Outside (rear) - Rear garden with pedestrian access through side passageway.

**Vendors Solicitors:**

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

**Ref:** Mr S Nickless

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

**LOT 21**

**Leasehold Vacant Possession**



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

**Property Description:**

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

**Term:** 99 years  
 Commencement Date: 5 December 1986

**Ground Rent:** £50 per annum

**Service Charge:** £640 per annum approximately

**Accommodation:**

Ground Floor  
 Communal Entrance Hall, Stairs and Landing.  
 First Floor  
 Reception Hall, Lounge, Kitchen, Bedroom, Bathroom with panelled bath, pedestal wash basin and WC.  
 Outside - Communal gardens and Garage in separate block.

**Vendors Solicitors:**

Patel & Co  
 322a Holloway Road  
 Islington  
 London N7 6NJ  
 Telephone No - 02076 190210

**Ref:** Mr M Mehta

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

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 Tel: 01249 822 999 Fax: 01249 822 211







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

**Property Description:**

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

Outside - Communal gardens and Garage.  
**Term:** 99 years  
 Commencement Date: 5 December 1986  
**Ground Rent:** £50 per annum  
**Service Charge:** £640 per annum approximately

**Vendors Solicitors:**

Patel & Co  
 322a Holloway Road  
 Islington  
 London N7 6NJ  
 Telephone No - 02076 190210

**Ref:** Mr M Mehta

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation** Ground Floor  
 Communal Entrance Hall, Stairs and Landing.  
 Second Floor  
 Reception Hall, Lounge,  
 Dining/Kitchen.  
 Third Floor  
 Three Bedrooms, Bathroom with  
 panelled bath, pedestal wash basin  
 and WC.

**4a Tudor Road, Camp Hill, Nuneaton, Warwickshire CV10 9EH**



**Property Description:**

A purpose built first floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. The property benefits from part double-glazing. Tudor Road is located off Ramsden Avenue and the property is within two miles distance of Nuneaton Town Centre providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement.

**Rental:** £190.00 per calendar month (£2280.00 per annum).

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**  
 Ground Floor: Entrance Hall.  
 First Floor  
 Stairs and Landing, Lounge, Two  
 Bedrooms, Kitchen, Bathroom with  
 bath, wash hand basin and WC.  
 Outside (rear) - Garden.  
**Term:** 99 years  
 Commencement Date: 25  
 December 1979  
**Ground Rent:** £25.00 p.a, rising on  
 25 December 2012 to £50.00 p.a,  
 rising again 25 December 2045 to  
 £75.00 p.a.

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



**Property Description:**

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

**Rental:** £175.00 per calendar month (£2100.00 per annum)

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
 Reception Hall, Lounge, Two  
 Bedrooms, Kitchen, Bathroom with  
 wash hand basin & WC.  
 Outside (front) - Garden.  
 Outside (rear) - Shared garden.  
**Term:** 99 years  
 Commencement Date: 25  
 December 1979

**Ground Rent:** £25.00 p.a, rising on  
 25 December 2012 to £50.00 p.a,  
 rising again on 25 December 2045  
 to £75.00 p.a.

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



**Property Description:**

A purpose built first floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. The property benefits from part double-glazing. Tudor Road is located off Ramsden Avenue and the property is within two miles distance of Nuneaton Town Centre providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement.

**Rental:** £195.00 pcm (£2340.00 pa).

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

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

**Term:** 99 years  
 Commencement Date: 25  
 December 1979  
**Ground Rent:** £25.00 p.a, rising on  
 25 December 2012 to £50.00 p.a,  
 rising again 25 December 2045 to  
 £75.00 p.a.



**LOT 26****Leasehold Vacant Possession**

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



**Property Description:**  
A purpose built ground floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within two miles distance of Nuneaton Town Centre providing a range of local amenities.

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

**Ref:** Mr I Gallon

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

**Accommodation:**  
Ground Floor  
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with wash hand basin & WC.  
Outside (front) - Garden.  
Outside (rear) - Shared garden.

**Term:** 99 years  
Commencement Date: 25 December 1979

**Ground Rent:** £25.00 p.a, rising on 25 December 2012 to £50.00 p.a, rising again on 25 December 2045 to £75.00 p.a.

**LOT 28****Leasehold Investment**

**33a Tudor Road, Camp Hill, Nuneaton,  
Warwickshire CV10 9EF**



**Property Description:**  
A purpose built first floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within two miles distance of Nuneaton Town Centre providing a range of local amenities. The property is currently let on a Regulated Tenancy .

**Registered Rental:** £40.00 per week (£2080.00 p.a.) effective from 22 September 2002.

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

**Ref:** Mr I Gallon

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

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

**Term:** 99 years  
Commencement Date: 25 December 1979

**Ground Rent:** £25.00 p.a, rising on 25 December 2012 to £50.00 p.a, rising again 25 December 2045 to £75.00 p.a.

**LOT 27****Leasehold Investment**

**31a Tudor Road, Camp Hill, Nuneaton,  
Warwickshire CV10 9EF**



**Property Description:**  
A purpose built first floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within two miles distance of Nuneaton Town Centre providing a range of local amenities. The property is currently let on a Shorthold Periodic Tenancy Agreement.

**Rental:** £170.00 per calendar month (£2040.00 per annum).

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

**Ref:** Mr I Gallon

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

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

**Term:** 99 years  
Commencement Date: 25 December 1979

**Ground Rent:** £25.00 p.a, rising on 25 December 2012 to £50.00 p.a , rising again 25 December 2045 to £75.00 p.a.

**LOT 29****Leasehold Vacant Possession**

**7 Winchester Grove, Watville Road,  
Handsworth, Birmingham B21 0DT**



**Property Description:**  
A end of terrace house situated in a small pedestrian cul de sac located off Watville Road and having rendered elevations, UPVC double glazed windows and replacement tile clad roof.

**Vendors Solicitors:**  
Refer to Agents

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

**Accommodation:**  
Ground Floor  
Through Reception Room, Kitchen, Lobby, Bathroom with bath, wash basin & WC.  
First Floor  
2 Bedrooms.  
Outside (front) - Concrete forecourt  
Outside (rear) - Small garden.

**Term:** 95 years  
Commencement Date: 29 September 1973

**Ground Rent:** Refer to Agents







**Land/Former Filling Station, London Road, (A45) Stretton on Dunsmore, Rugby, CV23**

**Property Description:**

A parcel of land formerly used as a petrol filling station and extending to approximately 570 sq m (0.14 acres). The site directly fronts the Southern Bound section of the London Road (A45) which comprises of a dual carriageway linking Coventry with the M45 Motorway and is located approximately a third of a mile prior to the Fosseyway Traffic Roundabout (B4455). The land is situated just inside the Rugby borders, adjacent to the Crazy Daisys Nightclub and is within approximately seven miles distance from both Coventry City Centre and Rugby Town Centre.

**Planning:**

The site and buildings currently have planning consent for use as a petrol filling station with sales kiosk, however would be most suitable for a variety of commercial uses subject to obtaining appropriate planning consent. We are advised by the vendor that the underground fuel tanks have been filled and are therefore redundant.

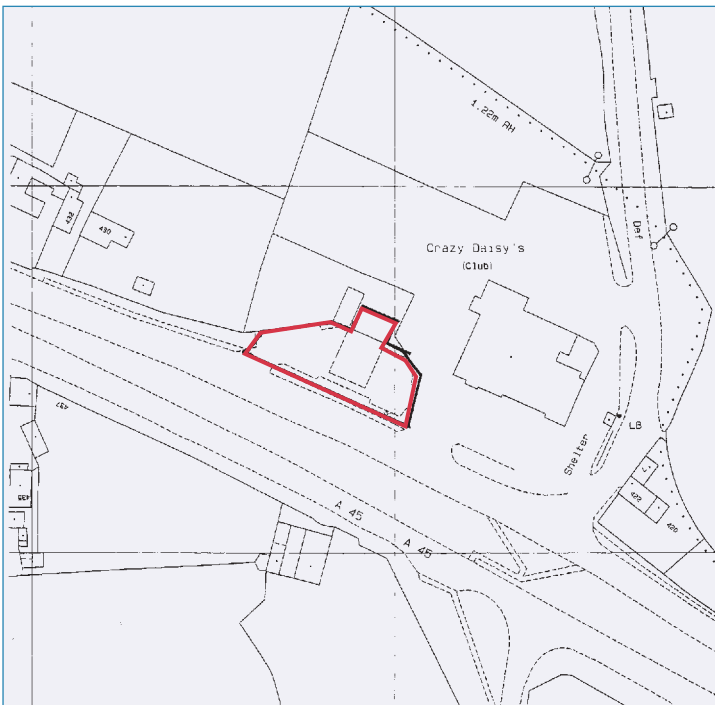
**Vendors Solicitors:**

Lester Dixon Jeffcoate  
29 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QN  
Telephone No - 02476 745000

**Ref:** Mr D Plester

**Viewings:**

Via Cottons – 0121 247 2233



Not to scale - for identification purposes only



**Development Site, Willenhall Service Station, 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 approximately 32 m (105 ft).

**Planning:**

Planning consent has been granted by Wolverhampton City Council (reference 01/0123/FP dated 12 June 2001) for the demolition of the existing petrol filling station and the erection of a convenience store with parking and servicing. NOTE: The site may also be suitable for other planning uses, including residential (subject to obtaining appropriate planning consent). A copy of the planning consent is available from both the auctioneers and solicitors offices.

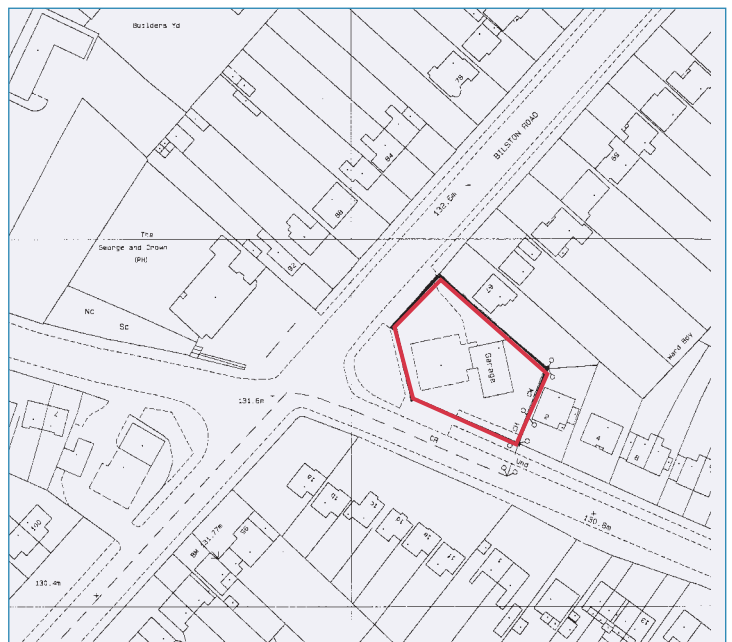
**Vendors Solicitors:**

Mander Hadley & Co  
1 The Quadrant  
Coventry CV1 2DW  
Telephone No - 02476 631212

**Ref:** Mr P Mander

**Viewings:**

Via Cottons – 0121 247 2233



Not to scale - for identification purposes only



**20 Oxhill Road, Handsworth,  
Birmingham B21 9RE**



**Property Description:**

An end of terrace property of rendered brick construction with a hipped replacement tile clad roof and having a single storey flat roof extension to the rear. The property is located on the A4040 Oxhill Road adjacent to a commercial premises and located near to local shops and amenities.

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen, Lobby, Bathroom with bath, wash hand basin and WC.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside - Rear yard with pedestrian access from Slack Lane.

**Vendors Solicitors:**

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

**Ref:** Mr N Sharma

**Viewings:**

Via Cottons – 0121 247 2233

**8 Pace Crescent, Bradley, Bilston,  
Wolverhampton WV14 8BJ**



**Property Description:**

A mid terraced house of brick construction with interlocking tile clad roof, requiring some modernisation and cosmetic improvement. Pace Crescent itself forms part of Lower Bradley and is within a third of a mile from Great Bridge Road (A4098).

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby/Utility Area with Store-Room.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with bath and wash basin, Separate WC.  
Outside (front) - Lawned fore garden, shared pedestrian entry access to rear, paved patio and lawned garden.

**Vendors Solicitors:**

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

**Ref:** Mr K Bradley

**Viewings:**

Via Cottons – 0121 247 2233



**115 Park Lane East, Tipton,  
West Midlands DY4 8RE**

**Property Description:**

A substantial two-storey detached residential dwelling occupying a large irregular shaped site extending to approximately .12 Hectares (.29 Acres) and fronting Park Lane East opposite the junction with Carnegie Avenue. The main house is of brick construction with a tile clad roof and has been sub-divided to provide three self-contained flats which benefit from UPVC double glazed windows, gas-fired central heating and off road parking. The yard to the rear contains a brick built Garage/Workshop Premises and this has formerly been let as a vehicle repair yard/scrap yard. The property is currently part let as follows:  
Flat 1 - Assured Shorthold Tenancy Rental - £325 per calendar month (£3900 per annum)  
Flat 2 - Assured Shorthold Tenancy Rental - £325 per calendar month (£3900 per annum)  
Flat 3 - Vacant  
Yard/Garage - Vacant  
Total Current Rental Income - £7800 per annum  
Total Potential Rental Income - £15000 approximately per annum

**Accommodation:**

Residential Dwelling  
Flat 1 (Ground floor)  
Shared side Entrance, Reception Hall, Large Lounge, Dining/Kitchen

with access to Cellar, Bathroom with panelled bath, pedestal wash basin and WC, Double Bedroom.  
Flat 2 (First floor)  
Shared side Entrance Hall, Stairs and Landing, Large Lounge, Dining/Kitchen, Bathroom with panelled bath, pedestal wash basin & WC, Double Bedroom.  
Flat 3 (Ground floor)  
Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin, Separate WC, Lounge, Kitchen (first floor), Stairs and Landing, Double Bedroom.  
Outside - Forecourt area, driveway to side to shared parking area.  
Rear Yard  
Accessed via a shared driveway off Park Lane East, concreted with Inspection Pit and a detached Garage/Workshop of brick and block construction with tile clad roof.

**Vendors Solicitors:**

Baches  
Lombard House  
Cronehills Linkway  
West Bromwich  
West Midlands B70 7PL  
Telephone No - 0121 553 3286

**Ref:** Mr B Boyle

**Viewings:**

Via Cottons – 0121 247 2233





**58 Brookway Lane, Parr, St Helens, Lancashire**

**Property Description:**

A semi-detached house of Wimpey 'No Fines' construction having an interlocking tile clad roof and set back from the road behind a fore garden. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (Junction 23) is within five miles distance. The property is currently let on a Regulated Tenancy  
**Registered Rental:** £41.50 per week (£2158.00 p.a.) effective from 9 January 2001

**Accommodation:**

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

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons – 0121 247 2233



**26 Pond Walk, Parr, St Helens, Lancashire**

**Property Description:**

A end-terraced property of Wimpey 'No Fines' construction having an interlocking tile clad roof and set back from the road behind a fore garden with off road parking. The property benefits from part double-glazing. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (Junction 23) is within five miles distance. The property is currently let on a Regulated Tenancy.  
**Registered Rental:** £44.00 pw (£2288.00 p.a.) effective from 25 January 2002

**Accommodation:**

Ground Floor  
 Living Room, Kitchen.  
 First Floor  
 Stairs and Landing, Three Bedrooms and Bathroom.  
 Outside - Gardens and Driveway.

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons – 0121 247 2233

**7 Pond Walk, Parr, St Helens, Lancashire**



**Property Description:**

A mid-terraced property of Wimpey 'No Fines' construction having an interlocking tile clad roof and set back from the road behind a fore garden with off road parking. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (Junction 23) is within five miles distance. The property is currently let on a Regulated Tenancy.  
**Registered Rental:** £39.50 p.w. (£2054.00 p.a.) effective from 12 February 2001

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

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

**28 Pond Walk, Parr, St Helens, Lancashire**



**Property Description:**

A semi-detached property of Wimpey 'No Fines' construction having an interlocking tile clad roof and set back from the road behind a fore garden with driveway to side providing off road parking. The property benefits from part double-glazing. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (Junction 23) is within five miles distance. The property is currently let on an Assured Periodic Tenancy.  
**Rental:** £55.00 p.w. (£2860.00 p.a.).

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

**Accommodation:**

Ground Floor  
 Living Room, Kitchen.  
 First Floor  
 Stairs and Landing, Three Bedrooms and Bathroom.  
 Outside Gardens and Driveway.





11 Waterland Lane, Parr, St Helens, Lancashire

**Property Description:**

A semi-detached house of Wimpey 'No Fines' construction having an interlocking concrete tile roof set back from the road behind a fore garden. The property forms part of an estate located off Fleet lane containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (Junction 23) is within five miles distance. The property is currently let on a Regulated Tenancy.  
**Registered Rental:** £39.50 per week (£2054.00 p.a.) effective from the 26 February 2001.

**Accommodation:**

Ground Floor  
 2 Reception Rooms, Kitchen  
 First Floor  
 Stairs and Landing, 3 Bedrooms,  
 Bathroom and separate W.C.  
 Outside - Gardens front and rear.

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons - 0121 247 2233



57 Waterland Lane, Parr, St Helens, Lancashire

**Property Description:**

A mid-terraced house of Wimpey 'No Fines' construction having an interlocking concrete tile roof set back from the road behind a fore garden off a pedestrian walkway. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (Junction 23) is within five miles distance. The property is currently let on a Regulated Tenancy.  
**Registered Rental:** £39.50 p.w (£2054.00 p.a.) and effective from the 27 February 2001

**Accommodation:**

Ground Floor  
 Living Room, Kitchen, Store  
 First Floor  
 Stairs and Landing, 3 Bedrooms,  
 Bathroom and separate W.C.  
 Outside - Gardens front and rear

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

Via Cottons - 0121 247 2233

63 Waterland Lane, Parr, St Helens, Lancashire



**Property Description:**

A mid-terraced house of Wimpey 'No Fines' construction having an interlocking concrete tile roof set back from the road behind a fore garden off a pedestrian walkway. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (Junction 23) is within five miles distance. The property is currently let on a Regulated Tenancy as follows.  
**Registered Rental:** £39.50 p.w (£2054.00 p.a.) and effective from the 12 February 2001.

**Accommodation:**

Ground Floor  
 Living Room, Kitchen, Store  
 First Floor  
 Stairs and Landing, 3 Bedrooms,  
 Bathroom, and separate W.C.  
 Outside - Gardens front and rear.

**Vendors Solicitors:**

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

**Ref:** Mr I Gallon

**Viewings:**

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28 Leicester Close, Bearwood, West Midlands B67 5NJ

**Property Description:**

A purpose built First Floor Flat, forming part of a three-storey block. Leicester Close itself contains a number of similar Flat developments all within established and well-maintained grounds and comprises of a cul de sac located off Abbey Road between the junctions of Pitcairn Road and Woodbourne Road. The property requires some cosmetic improvement and modernisation and benefits from a security door entry system and a Garage in an adjacent block.

with panelled bath, pedestal wash basin and WC, Lounge and Kitchen. Outside - Established communal gardens, parking area and Garage in adjacent block.

**Term:** 99 years

Commencement Date: 25 December 1982

**Ground Rent:** £30 per annum

**Service Charge:** £770 per annum

**Vendors Solicitors:**

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

**Ref:** Mr P Swann

**Viewings:**

Via Cottons - 0121 247 2233

**Accommodation:**

Ground Floor  
 Shared Entrance Hall, Stairs and Landing.  
 First Floor  
 Reception Hall, Bedroom, Bathroom







**79 Flackwell Road, Erdington,  
Birmingham B23 5EN**

**Property Description:**

An end of terrace Retail Shop with Self-contained Flat over, situated in a small parade of similar units, positioned close to the junction of Flackwell Road and Witton Lodge Road. The property is of brick construction with a replacement tile clad roof and provides well-laid out accommodation, having been much improved throughout and in particular the flat benefits from UPVC double glazed windows and gas-fired central heating. The property is currently fully let as follows:

**Ground Floor Shop**

Let to Premier Kitchens.  
**Lease term:** 5 years, expiring 2007.  
**Rental:** £3000 per annum

**First Floor Flat**

Let for 12 months on an Assured Shorthold Tenancy Agreement.  
**Rental:** £300 per calendar month (£3600 per annum).

**Total Rental Income:** £6600 p.a.

**Accommodation:**

Ground Floor  
Retail Shop  
Showroom - 51.24 sq m (551 sq ft) with electric roller shutter front, Office - 10.59 sq m (114 sq ft), Cloakroom with WC and wash basin.  
Outside - Forecourt parking area, pedestrian side access to enclosed yard and store at the rear.  
First Floor  
Self-contained Flat  
Dining Kitchen, Bathroom with panelled bath, pedestal wash basin and WC, Two Bedrooms, Lounge.  
Outside - Pedestrian side access and steps to raised yard and off road parking area with vehicular access off Witton Lodge Road.

**Vendors Solicitors:**

Carvers  
10 Coleshill Road  
Hodge Hill  
Birmingham  
B36 8AA  
Telephone No - 0121 784 8484

**Ref:** Mr F Wortley

**Viewings:**

Via Cottons – 0121 247 2233



**18 Regent Road, Handsworth,  
Birmingham B21 8AB**

**Property Description:**

A larger than average traditional semi-detached house situated to the upper end of Regent Road between Farcroft Avenue and Sandwell Road and conveniently located within approximately a third of a mile from Soho Road (A41) providing a wide range of local amenities. The property is in need of complete modernisation and repair and offers well-laid out accommodation which could be further extended (subject to obtaining planning approval). Planning permission was granted in 1986 for an extension having laundry and shower room with two further bedrooms, but this has now expired.

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Full length tandem Garage.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.  
Outside (front) - Fore garden and driveway.  
Outside (rear) - Large garden.

**Vendors Solicitors:**

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

**Ref:** Mr P Curtis

**Viewings:**

Via Cottons – 0121 247 2233

**86 Blakeland Street, Bordesley Green,  
Birmingham B9 5XG**



**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof directly fronting the pavement. Blakeland Street itself is located directly between Yardley Green Road and Bordesley Green (B4128).



**Accommodation:**

Ground Floor  
Through Lounge, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms and Bathroom.  
Outside (rear) - Veranda and garden with shared pedestrian entry access.

**Vendors Solicitors:**

Michael G Waldrige  
21 Shirley Road  
Acocks Green  
Birmingham B27 7XU  
Telephone No - 0121 706 2259

**Ref:** Mr J West

**Viewings:**

Via Cottons – 0121 247 2233

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**9 Gleave Road, Selly Oak,  
Birmingham B29 6JW**



**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof, set back from the road behind a small walled fore garden and benefitting from gas-fired central heating, modern kitchen and bathroom fittings. Gleave Road itself is situated off Elliott Road, which in turn is off Bristol Road (A38) opposite the Battery Retail Park. The property is currently let on a Company Tenancy Agreement which expires on 2 April 2005. **Rental:** £456 per 4 weeks (£5928 per annum).

**Accommodation:**

Ground Floor  
Reception 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 (front) - Small walled fore garden.  
Outside (rear) - Yard, shared pedestrian access and lawned garden.

**Vendors Solicitors:**

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

**Ref:** Mr S Nickless

**Viewings:**

Via Cottons – 0121 247 2233

**Leasehold Vacant Possession**



**108 Warren Farm Road, Kingstanding,  
Birmingham B44 0QN**

**Property Description:**

A semi-detached former shop premises of brick construction with a hipped tile clad roof, which has been converted to provide two Self-contained Flats, each benefitting from gas-fired central heating.

**Accommodation:**

Ground Floor  
Lounge, Bedroom 1, Inner Hall, Bedroom 2, Kitchen.  
Outside - Brick built WC and Shower Room, paved yard and garden.  
First Floor  
Side Entrance, Stairs and Landing, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash basin and WC.

Outside - Side parking space.

**Term:** 99 years  
Commencement Date: 29 September 1931  
**Ground Rent:** £10 per annum

**Vendors Solicitors:**

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

**Ref:** Bal Dhinsa

**Viewings:**

Via Cottons – 0121 247 2233



**76 Arden Grove, off Francis Road, Ladywood,  
Birmingham B16 8HQ**

**Property Description:**

A well-laid out second floor Flat, forming part of a purpose built development located off Francis Road which in turn leads directly off Hagley Road (A456). The immediate surrounding area is currently undergoing significant redevelopment, primarily with the conversion of the former children's hospital to Broadway Plaza Leisure Development. The property benefits from UPVC double glazed windows, electric storage heating, Garage in an adjacent block and is conveniently located within a quarter of a mile from Broad Street, providing a range of local amenities, bars and restaurants.

Reception Hall, Lounge, Breakfast/Kitchen, Bathroom with bath, wash basin and WC, Two Bedrooms.  
Outside - Communal gardens, allocated parking space and separate Garage in adjacent block.

**Term:** 99 years from 1st January 1983.  
**Ground Rent:** £10 per annum  
Service Charge: Refer to Solicitors.

**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  
Communal Entrance Hall with a door entry telephone system.  
Stairs to:  
Second Floor

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

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

**Property Description:**

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

**Rental:** £3237 per annum.

**Vendors Solicitors:**

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

**Ref:** Mr B Kang

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

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

**LOT 51****Freehold Vacant Possession**

42 Alexandra Avenue, Handsworth,  
Birmingham B21 OPH

**Property Description:**

A traditional style semi-detached house of brick construction with a hipped tile clad roof benefitting from gas-fired central heating and UPVC double glazed windows. The property is situated in a cul de sac which is located off Alexandra Road and is conveniently situated within a quarter of a mile of Soho Road (A41) providing a range of local services and amenities.

**Accommodation:**

Ground Floor  
Vestibule Entrance, Reception Hall, Through Lounge/Dining Room, Kitchen with a range of modern fitted units.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.  
Outside (front) - Paved & concrete fore garden, lean-to shed/workshop to side.  
Outside (rear) - Concrete yard, brick

store and garden.

**Vendors Solicitors:**

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

**Ref:** Mr E Ribchester

**Viewings:**

Via Cottons – 0121 247 2233

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

46 Carmodale Avenue, Perry Barr,  
Birmingham B42 1PW

**Property Description:**

An end of terrace house of brick construction with a hipped tile clad roof occupying a large plot and providing excellent scope for extension subject to obtaining planning consent. The property is currently in need of complete modernisation and improvement and is situated in a cul de sac which leads off Wensleydale Road, and is with approximately half a mile from both the A34 Walsall Road and Hampstead Railway Station both providing access to Birmingham City Centre.

**Vendors Solicitors:**

Murria & Co  
Court Chambers  
180 Corporation Street  
Birmingham B4 6UD  
Telephone No - 0121 200 2818

**Ref:** Mr A Murria

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance 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) - Lawned fore garden, driveway leading to wooden Garage at the side.  
Outside (rear) - Large garden.

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**36 Purbeck Croft, Harborne, Birmingham B32 2NL**

**Property Description:**

A larger than average mid terraced house of brick construction with tile clad roof in a presentable condition benefitting from UPVC double glazed windows, gas-fired central heating, recently installed alarm, rewiring and four/five bedrooms. Purbeck Croft itself comprises of a cul de sac and the property can be accessed from either Wisley Way or Rilstone Road. The property is currently let furnished on an Assured Shorthold Tenancy Agreement to five students at a rental of £40 per room per week.

**Rental Income:** £200 p.w. (£10,400 p.a.).

**Accommodation:**

Ground Floor: Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen, Ground

Floor Bedroom with vanity wash basin.  
 First Floor: Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, wash basin & WC, Separate WC with wash basin.  
 Outside (front) - Lawned fore garden with brick store.  
 Outside (rear) - Paved garden with pedestrian access.

**Vendors Solicitors:**

Baches Solicitors  
 Lombard House, Cronehills Linkway  
 West Bromwich  
 West Midlands B70 7PL  
 Telephone No - 0121 553 3286

**Ref:** Mr Bernard Bache

**Viewings:**

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**386 Gospel Lane, Olton, Solihull, West Midlands B27 7AN**



**Property Description:**

A traditional semi-detached house of brick construction with a hipped tile clad roof, set back from the road behind a lawned fore garden and requiring modernisation and improvement. Gospel Lane itself leads directly off Warwick Road (A41).

**Accommodation:**

Ground Floor: Reception Hall, Front Reception Room opening to Dining Room, Kitchen.

First Floor: Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.  
 Outside (front) - Large lawned fore garden with pedestrian side access to rear.  
 Outside (rear) - Paved patio, long lawned garden with a free-standing

Garage accessed via a shared vehicular driveway.

**Vendors Solicitors:**

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

**Ref:** Miss C K Leyser

**Viewings:**

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