

NEW
VENUE

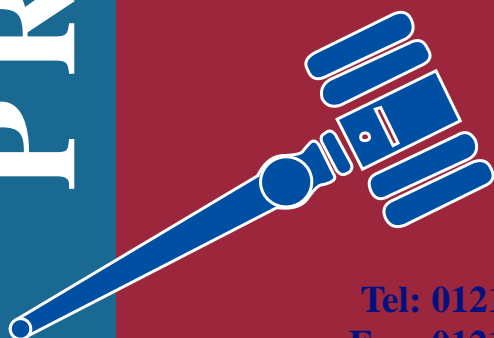
Cottons

Chartered Surveyors

5TH SEPTEMBER 2002

AT 11.00 AM

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



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

PROPERTY AUCTION

Auction Sale

of 73 Lots

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

- 15 Residential Investment properties on behalf of 'the grainger trust plc' in St Helens, Lancashire and Nuneaton, Warwickshire.
- 28 Freehold Vacant Houses
- 11 Residential Investment Properties
- 2 Leasehold Vacant Flats
- 2 Leasehold Vacant Houses
- 3 Freehold Commercial Premises with Vacant Possession
- 4 Freehold Commercial/Residential Investments
- 1 Freehold Commercial Investment
- 1 Freehold Business Opportunity
- 1 Freehold Building plot
- 4 Freehold Ground Rent Investments
- A Block of 4 Lock-Up Garages

ORDER OF SALE

Lot	Property	
1.	70 South Road, Erdington	Freehold Vacant Possession
2.	1 Norris Road, Perry Barr, Birmingham	Freehold Vacant Possession
3.	1 Alexander Terrace, Smethwick, West Midlands	Freehold Vacant Possession
4.	83 Redhill Road, Hay Mills, Birmingham	Freehold Vacant Possession
5.	59 Trysull Road, Wolverhampton	Freehold Investment
6.	2 Charles Road, Small Heath, Birmingham	Leasehold Vacant Possession
7.	10 Essendon Grove, Ward End, Birmingham	Freehold Vacant Possession
8.	5 Patshull Place, Lozells, Birmingham	Freehold Vacant Possession
9.	15 Brookvale Park Road, Erdington	Freehold Vacant Possession
10.	40 Greenridge Road, Handsworth, Birmingham	Freehold Investment
11.	424 Stratford Road, Sparkhill, Birmingham	Freehold Investment
12.	1541 Pershore Road, Stirchley, Birmingham	Freehold Vacant Possession
13.	1 Mayfair, Haselour Road, Kingshurst	Leasehold Vacant Possession
14.	33 Sherwood Avenue, Tipton, West Midlands	Freehold Vacant Possession
15.	106 The Broadway, Perry Barr, Birmingham	Freehold Vacant Possession
16.	26 Fairfield Road, Kings Heath, Birmingham	Freehold Vacant Possession
17.	75 Watwood Road, Hall Green, Birmingham	Freehold Vacant Possession
18.	215 Overdale Road, Quinton, Birmingham	Freehold Investment
19.	25 Brooklands Close, Seacroft, Leeds	Freehold Vacant Possession
20.	11 Parkhill Street, Dudley, West Midlands	Freehold Vacant Possession
21.	11 Mount Road, Tividale, West Midlands	Freehold Investment
22.	1 Harborne Court, Harborne, Birmingham	Leasehold Investment
23.	3 Oakwood Road, Sparkhill, Birmingham	Freehold Vacant Possession
24.	179 Wellington Road, Perry Barr, Birmingham	Freehold Investment
25.	18 Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
26.	20 Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
27.	20A Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
28.	24 Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
29.	24A Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
30.	28 Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
31.	28A Tudor Road, Camp Hill, Nuneaton	Leasehold Investment
32.	148 Highfield Road, Washwood Heath, Birmingham	Freehold Vacant Possession



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.

33.	12 Augusta Road, Acocks Green, Birmingham	Freehold Investment
34.	206/208 Washwood Heath Road, Washwood Heath	Freehold Investment
35.	50 Anson Street, Rugeley, Staffs	Freehold Business Opportunity
36.	3-10 Bridge View, Lower High Street, Coleshill, Warks.	Freehold Investment
37.	260a/260b Gospel Lane, Olton, Solihull, West Midlands	Freehold Vacant Possession
38.	127 Brettel Lane, Amblecote, Stourbridge	Freehold Vacant Possession
39.	Garages, St. Johns Road, Oldbury	Freehold Investment
40.	Land Embry Avenue, Stafford	Freehold Building Land
41.	36 Sladefield Road, Ward End	Freehold Vacant Possession
42.	67 Stirling Road, Edgbaston, Birmingham	Freehold Vacant Possession
43.	44 Fountain Road, Edgbaston, Birmingham	Freehold Investment
44.	9-11 Carters Green, West Bromwich	Freehold Investment
45.	11 Croft End, Parr, St Helens, Lancs	Freehold Investment
46.	112 Brookway Lane, Parr, St Helens, Lancs	Freehold Investment
47.	116 Brookway Lane, Parr, St Helens, Lancs	Freehold Investment
48.	31 Concourse Way, Parr, St Helens, Lancs	Freehold Investment
49.	19 Downland Way, Parr, St Helens, Lancs	Freehold Investment
50.	31 Downland Way, Parr, St Helens, Lancs	Freehold Investment
51.	43 Downland Way, Parr, St Helens, Lancs	Freehold Investment
52.	47 Downland Way, Parr, St Helens, Lancs	Freehold Investment
53.	3 Pond Walk, Parr, St Helens, Lancs	Freehold Investment
54.	18 Brunswick Road, Sparkbrook, Birmingham	Freehold Ground Rent
55.	24 Brunswick Road, Sparkbrook, Birmingham	Freehold Ground Rent
56.	1 - 17, 19 - 30 & 32 Parkstone Road, Manchester	Freehold Ground Rents
57.	9 Mulberry Walk, Streetly, Sutton Coldfield	Freehold Ground Rent
58.	754a Alum Rock Road, Ward End, Birmingham	Freehold Vacant Possession
59.	26 Jarvis Crescent, Oldbury, West Midlands	Leasehold Vacant Possession
60.	1 Sycamore Road, Handsworth, Birmingham	Freehold Vacant Possession
61.	11 Matthew Court, 367 Hagley Road, Edgbaston	Leasehold Vacant Possession
62.	30 Slade Road, Erdington, Birmingham	Freehold Vacant Possession
63.	32 Slade Road, Erdington, Birmingham	Freehold Vacant Possession
64.	125 City Road, Edgbaston, Birmingham	Freehold Vacant Possession
65.	4 Albion Road, Handsworth, Birmingham	Freehold Investment
66.	116 Davey Road, Perry Barr, Birmingham	Freehold Vacant Possession
67.	172 Foden Road, Great Barr, Birmingham	Freehold Vacant Possession
68.	34 Chipstead Road, Erdington, Birmingham	Leasehold Vacant Possession
69.	42 Alexandra Avenue, Handsworth, Birmingham	Freehold Vacant Possession
70.	61 Richmond Road, Bearwood, West Midlands	Freehold Vacant Possession
71.	95 Guild Avenue, Blakenhall, Walsall	Freehold Vacant Possession
72.	161 Farnham Road, Handsworth, Birmingham	Freehold Vacant Possession
73.	34 Coplow Street, Ladywood, Birmingham	Leasehold Investment

LOT 1

Freehold Vacant Possession



70 South Road, Erdington, Birmingham B23 6EJ

Property Description

A traditional style mid-terraced house of brick construction with slate clad roof requiring complete modernisation and repair. South Road itself runs directly between Reservoir Road (A4040) and Gravelly Lane (B4142) and the property is situated in an established residential area being within approximately a third of a mile from both Erdington High Street, providing a wide range of local amenities and Erdington Railway Station.

Accommodation

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

Room, Kitchen.

First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Small walled fore garden, pedestrian entry access to rear.
Outside (rear) - Yard, brick built WC, stores and 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

LOT 2

Freehold Vacant Possession

1 Norris Road, Perry Barr, Birmingham B6 6PE



Property Description:

A traditional end terraced house of brick construction with replacement tile clad roof offered in a presentable condition and benefitting from gas-fired central heating. The property which is situated close to the junction with Witton Road (B4140) was formerly let to students and is conveniently located within approximately one mile distance from both The University of Central England and Perry Barr Shopping Centre.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC.
Outside (front) - Small walled fore garden

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

Vendors Solicitors:

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

Ref: Mr Z Khan

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.



1 Alexander Terrace, Smethwick, West Midlands B67 7PS



Property Description:

A traditional brick-built mid terraced property set back from the road behind a small walled fore garden and benefitting from gas central heating. The property is conveniently located for Smethwick High Street with good local shopping facilities.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.

Outside (front) - Lawned fore garden and shared pathway
Outside (rear) - Slabbed yard.

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

59 Trysull Road, Bradmore, Wolverhampton WV3 7JE



Property Description:

A cottage style residence of brick construction with an interlocking concrete tile roof set back from the road behind a small fore garden. The property itself is located near to the Gunmakers Arms Public House close to the junction with Maple Road and within approximately one and a half miles distance from Wolverhampton City Centre. The property is currently let on a Regulated Tenancy at a registered rental of £43.50 per week (£2262 per annum) effective from 9 August 2002.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Shower Room with WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (front) - Small paved fore garden
Outside (rear) - Yard and garden, shared pedestrian access.

Vendors Solicitors:

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

Ref: Mr A G Curtis

Viewings:

Via Cottons – 0121 247 2233



83 Redhill Road, Hay Mills, Birmingham B25 8HQ

Property Description

A traditional style mid-terraced house of brick construction with interlocking concrete tiled roof requiring some modernisation and improvement. The property directly fronts Redhill Road, which links between Coventry Road (A45) and Speedwell Road.

Accommodation

Ground Floor
Entrance Hall, Living Room, Dining Room, Kitchen, Shower Room with shower cubicle, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms. (bedroom 2 intercommunicating).
Outside (rear) - Paved yard and garden.

Vendors Solicitor

Partridge Allen
Portland Buildings
Anchor Road
Aldridge
Walsall
WS9 8PR
Telephone No - 01922 452860

Ref: Mr K Windridge

Viewings

Via Cottons - 0121 247 2233



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.

Ground Rent: £850 per annum.

Vendors Solicitors

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

Ref: Mrs S Cooper

Viewings

Via Cottons - 0121 247 2233

Term: 50 years, commencing 26 March 1991



Freehold Vacant Possession



**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.

Vendors Solicitors

Sydney Mitchell
Cavendish House
Waterloo Street
Birmingham B2 5PU
Telephone No - 0121 233 1711

Ref: Mr D Singh

Viewings

Via Cottons - 0121 247 2233

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.

Freehold Vacant Possession



**15 Brookvale Park Road, Erdington,
Birmingham B23 7TU**

Property Description:

A mid terraced house of block construction with an interlocking tiled clad roof benefiting from UPVC double glazed windows and gas fired central heating. The property is set back from the road behind a grass verge adjacent to the junction with Purley Grove. Brookvale Park Road leads directly off Brookvale Road (A4040) and is approximately one and a quarter miles distance from Erdington Shopping Centre providing a wide range of local amenities.

Vendors Solicitors:

Jack Klar Solicitors
PO Box 9231
Halesowen
West Midlands B62 9TR
Tel: 0121 561 5958

Ref: Mr J Klar

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen,
Bathroom with panel bath, wash
basin, WC.
First Floor
Stairs and Landing, Three
bedrooms.
Outside (front) - Gravelled
foregarden
Outside (rear) - Paved yard, lawned
garden with pedestrian entry
access.

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.

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

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.

Freehold Investment



**40 Greenridge Road, Handsworth Wood,
Birmingham B20 1JP**

Property Description:

An elevated semi-detached brick built property with a hipped tiled roof and benefitting from some double-glazing with gardens front and rear. The property is located in a popular area off Underwood Road a short distance from Hampstead Hill (B4124). The property is currently let on an Assured Shorthold Tenancy as follows:

Rental: £550.00 pcm (£6600.00pa)

with adjoining dilapidated garage
with rear vehicle access.

Vendors Solicitors:

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

Ref: Mr A Murria

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Porch, Hall, Two Reception Rooms,
Kitchen, Full-length covered
walkway to side of the
property/utility area.
First Floor
Stairs, Landing, 3 Bedrooms,
Bathroom with WC, wash hand
basin and bath with shower over.
Outside (front) - Lawned foregarden
Outside (rear) - Terraced garden
with patio and brick built garage





424 Stratford Road, Spark Hill, Birmingham, B11 4AD

Property Description:

A traditional style four storey property of brick construction with slate clad roof having a retail shop to the lower ground floor with four separate flats over. The property fronts directly onto Stratford Road (A34) close to the junction with Warwick Road (A41). The property is currently let as follows:

Retail Shop: Trading as Blade Gents Hair Studio on an informal tenancy agreement
Rental: £70 per week (£3640 pa)

Flat 2: let on an A.S.T. Agreement
Rental: £340 pcm (£2880 pa)

Flat 3: let on an A.S.T. Agreement
Rental: £48 per week (£2496 pa)

Flat 4: let on an A.S.T. Agreement
Rental: £240 pcm (£2880 pa)

Flat 5: let on an A.S.T. Agreement
Rental: £216 pcm (£2592 pa)

Total Rental Income: £14,488 pa

Accommodation:

Lower Ground Floor
 Retail Shop - 29.44 sq.m (316 sq ft) with UPVC double glazed shop front.

Upper Ground Floor
 Communal Entrance Hall
 Flat 2 - Bedroom, Kitchen and shower room, with WC.
 Flat 3 - Bedroom, Kitchen and bathroom with WC.

First Floor
 Stairs and Landing, Flat 4 - Sitting Room with Kitchenette and Bedroom.

Shared Bathroom and WC.

Second Floor
 Stairs to Flat 5 - Living Room, Kitchen and Bedroom.

Outside (front) - Small forecourt area, pedestrian entry access.
 Outside (rear) - Yard and garden

Vendors Solicitors:

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

Ref: Mrs S Cooper

Viewings:

Via Cottons – 0121 247 2233

1541 Pershore Road, Stirchley, Birmingham B30 2JH



Property Description:

A mid-terraced brick built retail unit (formerly used as a Butchers shop) with self-contained living accommodation above, located within an established retail parade on the busy A441 Pershore Road. The property benefits from off road parking to the rear.

Accommodation:

Ground Floor
Retail Shop
 Roller shutter doors to the front of the property with a timber and single glazed shop front leading to sales area 4.48 mtrs wide x 4.05 mtrs deep (14 ft 8 in x 13 ft 3 in). Preparation area 4.48 mtrs wide x 3.7 mtrs deep (14 ft 8 in x 12 ft 3 in). Walk-in refrigerator, corridor to utility area with single drainer stainless steel sink unit, wash hand basin, further walk-in fridge and separate WC.

Residential Accommodation

Ground Floor
 Separate door leading to hallway,

and cloakroom with WC.
 Stairs to: First Floor
 Landing, Lounge, Bedroom 1 and Kitchen with built-in units and separate shower cubicle with electric shower.
 Stairs to: Second Floor
 Two Bedrooms

Vendors Solicitors:

Sankey Reynolds
 466 Birchfield Road
 Perry Barr B20 3JQ
 Tel: 0121 356 5032

Ref: Mr Keith Bradley

Viewings:

Via Cottons – 0121 247 2233



1 Mayfair, Haselour Road, Kingshurst, Birmingham B37 6EG

Property Description

A purpose built ground floor studio apartment, forming part of a three storey block of brick construction with interlocking tile clad roof and benefitting from UPVC double glazed windows. The block itself is set well back behind well maintained lawned gardens situated close to the junction with Hopwas Grove.

Accommodation

Ground Floor
 Communal Entrance Hall, Reception Hall with door entry telephone, Shower Room with glazed shower cubicle, wash basin and WC, Bedsitting Room, Kitchen.

Outside - Communal Gardens.

Term: 999 years commencing 1 January 1984
 Service Charge: £500 p.a. (including ground rent)

Vendors Solicitors

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

Ref: Mr D M Inman

Viewings

Via Cottons - 0121 247 2233



LOT 14**Freehold Vacant Possession**

**33 Sherwood Avenue, Tipton,
West Midlands DY4 8LG**

Property Description

A mid-terraced house of brick construction with part rendered elevations surmounted by a slate clad roof and offered in a presentable condition benefitting from part electric storage heating, modern kitchen fittings and off road parking. Sherwood Avenue itself comprises of a cul de sac located directly off Park Lane West (A457) and the property is situated within approximately two miles distance from Dudley Town Centre.

Accommodation

Ground Floor
Entrance Hall, Lounge, Kitchen with built in cupboard, Bathroom with panelled bath and WC.

First Floor
Stairs and Landing, Two Bedrooms.
Outside (front) - Gravelled fore garden and concrete driveway providing off road parking.
Outside (rear) - Shared pedestrian access, paved patio and generous lawned garden.

Vendors Solicitors

Vernon & Shakespeare
1292 Bristol Road South
Northfield Birmingham B31 2TH
Telephone No - 0121 475 7311

Ref: Ms J O'Donahue

Viewings

Via Cottons - 0121 247 2233

LOT 15**Freehold Vacant Possession**

**106 The Broadway, Perry Barr,
Birmingham B20 3DT**

**Property Description**

A mid terraced-house of rendered brick construction with slate clad roof set back from the road behind a paved fore garden. The property, which is situated close to the junction with Davey Road has formerly been let to students and is conveniently located within approximately three quarters of a mile distance from both The University of Central England and Perry Barr Shopping Centre.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Paved fore garden.
Outside (rear) - Side pedestrian access, yard, brick stores and garden.

Vendors Solicitors

Eyre & Co
1041 Stratford Road
Hall Green
Birmingham B28 8AS
Telephone No - 0121 777 7222

Ref: Mr M Eyre

Viewings

Via Cottons - 0121 247 2233

LOT 16**Freehold Vacant Possession**

**26 Fairfield Road, Kings Heath,
Birmingham B14 7QY**

**Property Description**

A Traditional style mid-terraced house of brick construction with replacement tile clad roof situated in a cul de sac located off Silver Street and comprising of a popular and established residential area conveniently situated within a quarter of a mile distance from Kings Heath High Street. The property requires modernisation and improvement.

Accommodation

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms (bedroom 2 intercommunicating).

Outside (rear) - Shared pedestrian

entry access to paved yard and small garden.

Vendors Solicitors

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

Ref: Mr P Wilding

Viewings

Via Cottons - 0121 247 2233

LOT 17**Freehold Vacant Possession**

**75 Watwood Road, Shirley/Hall Green,
Birmingham B28 OTW**

**Property Description**

A presentable much improved traditional detached house of brick construction surmounted by a tile clad hipped roof and benefitting from gas-fired central heating, double-glazed windows and Garage. Watwood Road itself is located off Delrene Road, a popular and established residential area on the Shirley/Hall Green borders and is within approximately three quarters of a mile distance from Shirley Railway Station.

Accommodation

Ground Floor
Vestibule Entrance, Reception Hall, Lounge, Dining Room, Sun Lounge, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.

Outside (front) - Lawned fore garden with paved driveway, providing off road parking.
Outside (rear) - Paved patio, good

sized garden, concrete hard-standing and Garage with access to shared vehicular driveway.

Vendors Solicitors

Harris Cooper Walsh
King Edward Building
48 High Street
Solihull
West Midlands B91 3TB
Telephone No - 0121 705 2255

Ref: Miss C White

Viewings

Via Cottons - 0121 247 2233



LOT 18**Freehold Investment**

**215 Overdale Road, Quinton,
Birmingham B32 2QY**

**Property Description:**

A semi-detached house of brick construction with hipped tile-clad roof benefitting from UPVC double glazed windows, set back behind a lawned fore garden and driveway. The property is currently let on a Company Tenancy Agreement which expires on 22 November 2005.

Rental: £402.42 per 28 days (£5,231.46 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
Entrance Hall, Lounge, Kitchen,
Bathroom with panelled bath, vanity wash basin, built-in store cupboard, rear Entrance Lobby, Separate WC with WC suite.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Paved driveway and garden, side pathway to rear.
Outside (rear) - Patio and rear garden.

LOT 20**Freehold Vacant Possession**

**11 Parkhill Street,
Dudley, West
Midlands DY2 8LX**

**Property Description**

A traditional style end terraced house of brick construction with a predominantly tile clad roof having undergone some recent improvement works including new kitchen and bathroom fittings. Parkhill Street is located off Blackacre Road, which in turn leads off Dixons Green Road (B4171) and the property is within three quarters of a mile distance from Dudley Town Centre.

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Inner Hall, Kitchen, Utility Room.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Outside - Small walled fore garden.
Outside (Rear) - Brick yard, pedestrian entry access and rear garden.

Vendors Solicitors

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

Ref: Mrs S Cooper

Viewings

Via Cottons - 0121 247 2233

LOT 19**Freehold Vacant Possession**

**25 Brooklands Close, Seacroft, Leeds,
West Yorkshire LS14 6SQ**

Property Description

An inter-war end terraced house of brick construction with a slate clad hipped roof occupying a corner position and situated in a cul-de-sac located off Brooklands Avenue and located to the east of Leeds City Centre, being approximately 3 miles distance. The property benefits from recent rewiring and installation of UPVC double glazed windows and external doors and requires further repair and improvement.

Accommodation

Ground Floor
Entrance Hall, Living Room,
Kitchen, Rear Entrance Hall, Store Cupboard and Cloakroom.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside (front) - Garden, pedestrian side access to rear.
Outside (rear) - Long garden.

Vendors Solicitors

Silks
368 High Street
Smethwick
West Midlands B66 3PG
Tel: 0121 558 1147

Ref: Mr S Nickless

Viewings

Via Cottons - 0121 247 2233

LOT 21**Freehold Investment**

**11 Mount Road, Tividale,
West Midlands B69 1LR**

**Property Description:**

A brick built rendered semi-detached house on an established estate just off the New Birmingham Road (A4123). The property has a tiled hipped roof and is set back behind a lawned fore garden and benefits from gas fired central heating. The property is currently let on an Assured Shorthold Tenancy as follows :-

Rental: £430.00 per calendar month (£5160.00 pa)

Accommodation:

Ground Floor
Hall, Front Reception Room,
Kitchen, ground floor Bathroom with wash hand basin, WC and bath with shower over.

First Floor
Stairs and Landing, Three Bedrooms.

Outside fore garden and rear garden with concrete patio and side pedestrian access.

Vendors Solicitors:

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

Ref: Mr A Murria

Viewings:

Via Cottons - 0121 247 2233





Flat 1 Harborne Court, Harborne Park Road, Harborne, Birmingham B17 0BP

Property Description

A ground floor studio apartment forming part of a three-storey purpose built block fronting Harborne Park Road and situated virtually opposite the junction with Old Church Road.

The property is currently let on a Regulated Tenancy as follows: Registered Rental - £197.00 per calendar month (£2,364 per annum)

Accommodation

Ground Floor
Bed/Sitting Room, Kitchen, Bathroom, Store and Entrance Hall.
Outside - Communal gardens and parking area.

Term: 99 years

Commencement Date:

29 September 1983

Ground Rent: £25.00 pa

Service Charge: £514.00 pa (2001/2002)

N.B. The tenant contributes £24.00 per calendar month towards the service charge payable by the lessee.

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

3 Oakwood Road, Sparkhill, Birmingham B11 4EX



Property Description

A traditional style semi-detached house of brick construction with tile clad roof having well laid-out accommodation and offered in a presentable and modernised condition, benefitting from gas-fired central heating, part double glazed windows, modern kitchen and bathroom fittings. The property is conveniently situated close to the junction with Stratford Road (A34) which is lined with local retailers and amenities.

utility room, WC and lawned garden.

Vendors Solicitors

Michael Lee & Co
503 Coventry Road
Small Heath
Birmingham B10 0LN
Telephone No - 0121 766 7447

Ref: Miss J Brookes

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Reception Hall with Cellar off, Front Reception Room, Rear Reception Room, Large Dining Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Outside (front) - Small Tarmacadamed Forecourt.
Outside (rear) - Side pedestrian access to paved yard, external



179 Wellington Road, Perry Barr, Birmingham B20 2EA

Property Description

A traditional style mid-terraced house of brick construction with replacement tile clad roof offered in good presentable condition and benefitting from UPVC double glazed windows and gas-fired central heating. The property occupies a slightly elevated position set back from the road behind a small walled fore garden and is situated close to the junction with Hill Grove. The property is conveniently located within approximately half a mile distance of Perry Barr Shopping Centre and the University of Central England. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £370 per calendar month (£4440 per annum).

Accommodation

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

Entrance Lobby, Cloakroom with WC and wash basin.

First Floor
Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising panelled bath with shower over, pedestal wash basin and WC.

Outside (front) - Paved fore garden.
Outside (rear) - Paved yard, brick store, lawned garden with rear pedestrian acces.

Vendors Solicitors

Eddowes Perry & Osbourne
46 High Street
Sutton Coldfield
West Midlands B72 1UL
Telephone No - 0121 686 9444

Ref: Ms B A Bailey

Viewings

Via Cottons - 0121 247 2233

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LOT 25**Leasehold Investment**

**18 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**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, which benefits from UPVC double glazed windows, has vacant possession. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £195.00 pcm (£2340.00 pa)

Accommodation

Ground Floor
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with wash hand basin and WC.

Outside (front) - Garden.
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date:

25 December 1979

Ground Rent: £25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again 25 December 2045 to £75.00 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

LOT 26**Leasehold Investment**

**20 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**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 Periodic Tenancy Agreement as follows:

Rental: £175 per calendar month (£2100 per annum).

Notice has been served on the tenant to vacate the property on 6 September 2002.

Accommodation

Ground Floor
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with wash hand basin and WC.

Outside (front) - Garden.
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date:

25 December 1979

Ground Rent: £25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again 25 December 2045 to £75.00 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

LOT 27**Leasehold Investment**

**20a 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. 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 Periodic Tenancy Agreement as follows:

Rental: £185 per calendar month (£2220 per annum).

Accommodation:

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

Term: 99 years

Commencement Date:

25 December 1979

Ground Rent: £25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again 25 December 2045 to £75.00 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

LOT 28**Leasehold Investment**

**24 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**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 as follows:

Rental: £180 per calendar month (£2160 per annum)

Accommodation

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

Term: 99 years

Commencement Date:

25 December 1979

Ground Rent: £25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again 25 December 2045 to £75.00 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



LOT 29**Leasehold Investment**

**24a 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. 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 benefits from UPVC double glazed windows. The property is currently let on an Assured Shorthold Periodic Tenancy Agreement as follows:

Rental: £200 per calendar month (£2400 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) - Shared garden.

Term: 99 years

Commencement Date:

25 December 1979

Ground Rent: £25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again 25 December 2045 to £75.00 pa)

LOT 31**Leasehold Investment**

**28a 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. 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 as follows:

Rental: £175 per calendar month (£2100 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) - Shared garden.

Term: 99 years

Commencement Date:

25 December 1979

Ground Rent: £25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again 25 December 2045 to £75.00 pa).

LOT 30**Leasehold Investment**

**28 Tudor Road, Camp Hill, Nuneaton,
Warwickshire CV10 9EH**

**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 as follows:

Rental: £180 per calendar month (£2160 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 and WC.
Outside (front) - Garden.
Outside (rear) - Shared garden.

Term: 99 years

Commencement Date:

25 December 1979

Ground Rent: £25.00 per annum (rising on 25 December 2012 to £50.00 per annum, rising again 25 December 2045 to £75.00 pa).

LOT 32**Freehold Vacant Possession**

**148 Highfield Road,
Washwood Heath,
Birmingham B8 3QT**

**Property Description**

A traditional end terraced house of brick construction with replacement tile clad roof benefitting from UPVC double glazed windows. The property is set back from the road behind a small walled fore garden and Highfield Road itself (B4516) leads directly off Washwood Heath Road (A47).

Vendors Solicitors

Sydney Mitchell
346 Stratford Road
Shirley
West Midlands B90 3DN
Telephone No - 0121 746 3300

Ref: Mr R Bramwell

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) - Small walled fore garden.

Outside (rear) - Yard, pedestrian access and garden.



12 Augusta Road, Acocks Green, Birmingham B27 6LA



Property Description

A substantial three-storey semi-detached house of brick construction with replacement tile clad roof set back from the road behind a small walled fore garden. Augusta Road itself is located directly off Yardley Road (B4146) and the property is situated within approximately a third of a mile from Acocks Green Railway Station and three quarters of a mile from Acocks Green Shopping Centre, providing a wide range of local amenities. The property benefits from gas-fired central heating. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £600 pcm (£7,200 pa).

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, extended Kitchen, Bathroom.
First Floor Stairs and Landing, Three Bedrooms, Bathroom.
Second Floor Stairs leading to Two Attic Bedrooms.
Outside (front) - Walled fore garden,

pedestrian side access to rear. Outside (rear) - Garden.

Vendors Solicitors

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

Ref: Mrs S Cooper

Viewings

Via Cottons - 0121 247 2233



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

Property Description:

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

Accommodation:

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

basin. Kitchen/Store Room 6.5 sq m (69 sq ft)
Rear Storeroom 38 sq m (407 sq ft) with door access to shared passageway.

First Floor Access to the first floor rooms has been removed and therefore this area has not been inspected.

Outside - Paved forecourt with a shared passageway to side.

Vendors Solicitors:

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

Ref: Mr Bhavesh Amlani

Viewings:

Via Cottons - 0121 247 2233



The Corner Shop, 50 Anson Street, Rugeley, Staffordshire WS15 2BA

Property Description:

A detached two-storey retail premises with family living accommodation currently operating as an Off Licence, Convenience Store and Counter Newsagents and of brick built construction under a tiled roof with a flat roof extension, car parking and garden. The premises are located to the north of Rugeley Town Centre at the junction of Market Street and Anson Street in an established residential area. The property provides scope for extending the current retail sales area subject to obtaining relevant planning consent.

The Business:

The business has been operated by the present owner for a period in excess of 30 years. Accounts are available to inspect which show an annual turnover in excess of £220,000 for the year to the end of April 2001. Normal opening hours have been from 6am-6pm as a consequence of the business being run by a single proprietor. It is believed that if the opening hours were to be increased then further opportunity exists for greater turnover.

Accommodation:

Main Shop
10.36 m (34 ft) x 4.27 m (14 ft).
Rear Store
Cellar 1, Cellar 2.
Living Accommodation Ground Floor
Reception Hall, Kitchen, Sitting Room.
First Floor
Four Bedrooms, Bathroom.

Outside - Gardens and parking.

Vendors Solicitors:

Hand Morgan & Owen
17 Martin Street
Stafford ST16 2LF
Telephone No - 01785 211411

Ref: Mr J James

Viewings:

Via Cottons - 0121 247 2233



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3-10 Bridge View, Lower High Street, Coleshill, Warwickshire B46 1BE

Property Description

A parade of four purpose built Retail Shops with four well laid-out duplex flats over, and three lock-up Garages, situated between Orchard Close and Mill Road and fronting Lower High Street, set back behind a lay-by parking area. Coleshill itself comprises of a popular and established town located on the Warwickshire/Birmingham borders, situated in an excellent position for access to the M6 and M42 Motorways, Hams Hall Distribution Centre, Birmingham Business Park, National Exhibition Centre and Birmingham International Airport, all being within 2 to 5 miles distance.

Accommodation

Ground Floor Retail Shops

Unit 3

Retail area - 41.83 sq m (450 sq ft)
Kitchen - 8.54 sq m (92 sq ft)
Lobby & WC, pedestrian access to rear yard.

Unit 5

Retail Shop - 37.7 sq m (408 sq ft)
Kitchen - 8.86 sq m (96 sq ft)
Lobby and WC, pedestrian access to rear yard.

Unit 7

Retail Area - 37.7 sq m (408 sq ft)
Kitchen - 8.86 sq m (96 sq ft)
Lobby and WC, pedestrian access to rear yard.

Unit 9

Retail Area - 64 sq m (693 sq ft)
Store/Office - 10 sq m (109 sq ft)
Kitchen, Cloakroom with WC, wash hand basin, pedestrian access to rear yard.

Duplex Flat Accommodation

Flat 4: First Floor

Reception Hall, Lounge/Dining Room, Kitchen.

Second Floor

Stairs and Landing, Three Bedrooms, Bathroom.

Garage to rear.

Flat 6: First Floor

Reception Hall, Lounge/Dining Room, Kitchen.

Second Floor

Stairs and Landing, Three Bedrooms, Bathroom, Garage to rear.

Flat 8: First Floor

Reception Hall, Lounge/Dining Room, Kitchen.

Second Floor

Stairs and Landing, Three

Bedrooms, Bathroom, Garage to rear.

Flat 10: First Floor

Reception Hall, Lounge/Dining Room, Kitchen.

Second Floor

Stairs and Landing, Three Bedrooms, Bathroom.

Lease details

3 Lower High Street

Let on a 3 year lease from 17/9/01

Rental - £6,500 pa

4 Lower High Street

Let on an Assured Shorthold

Tenancy Agreement

Rental - £4,740 pa

5 Lower High Street

Vacant

6 Lower High Street

Let on an Assured Shorthold

Tenancy Agreement

Rental - £4,320 pa

7 and 8 Lower High Street

Let on a 10 year Lease from

11/11/95 Rental - £9,750 pa

9 Lower High Street

Let on a 3 year lease from 15/7/02

Rental - £9,500 per annum

10 Lower High Street

Let on an Assured Shorthold

Tenancy Agreement

Rental - £4,800 per annum

Current Rental Income £39,610 pa

Potential Rental Income

(when fully let) £46,110 pa

Planning

Planning permission has been granted by North Warwickshire Borough Council Reference No PCOLCT/0833/2001/FAP for extensions to the rear of units 3, 5 and 7 to increase the size of the Retail Shops and provide an improved access to the flats. A copy of the plans and planning approval are available for inspection at the auctioneers offices

Vendors Solicitors

Millichips
4 The Courtyard
707 Warwick Road
Solihull West Midlands B91 3DA
Telephone No - 0121 624 4000

Ref: Mr J Eagle

Viewings

Via Cottons - 0121 247 2233





260a/260b Gospel Lane, Olton, Solihull, West Midlands B27 7AH

Property Description:

A substantial double fronted end retail premises situated in a mixed retail parade and set back from Gospel Lane behind a deep forecourt. The property is predominantly of brick construction with tile clad roof and has been considerably extended to the rear to provide a range of single storey workshops and storage rooms.

Generous living accommodation is located on the first floor and the property has further scope for conversion (subject to planning consent) of the existing attic storage rooms.

The property is generally in presentable condition. The ground floor benefits from part electric storage heating whilst the living accommodation benefits from gas fired central heating. The property is currently occupied by a computer retail company who are relocating and would be suitable for occupation as a whole unit or sub-division into smaller lettable units.

Accommodation:

- Ground Floor
- Retail Shop (No.260a) - 40.55 sq mtrs (436 sq ft)
- Retail Shop (No. 260b) - 45.65 sq mtrs (491 sq ft)
- Lobby Storeroom - 7.48 sq mtrs (80 sq ft)
- Managers Office - 6.82 sq mtrs (74 sq ft)
- Side Storage Area - 7.79 sq mtrs (84 sq ft)

- Workshop/Passage way - 12.31 sq mtrs (132 sq ft)
- Workshop 1: 19.78 sq mtrs (212 sq ft)
- Workshop 2: 22.51 sq mtrs (242 sq ft)
- Workshop 3: 32.88 sq mtrs (353 sq ft)
- Storeroom 1: 42.1 sq mtrs (444 sq ft)
- Storeroom 2/Garage: 69.52 sq mtrs (748 sq ft)

First Floor
Stairs and Landing, Living Room, Kitchen with range of modern fitted units, Utility area, Bathroom with panel bath having electric shower over, wash basin, W C, Inner Hallway, 3 Double Bedrooms. Staircase leading to 2 Attic Storage Rooms.

Outside - Forecourt parking, shared vehicular driveway to side leading to rear.
Frontage: 9.85 mtrs (32 ft)
Forecourt depth: 10.7 mtrs (35 ft)
Building depth: 49.4 mtrs 162 ft average

Vendors Solicitors:

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

Ref: Mrs D O'Connor

Viewings:

Via Cottons – 0121 247 2233

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



Property Description:

A brick-built two-storey property with tiled roof, comprising ground floor Retail Unit with A3 planning consent for coffee shop and first floor one bedroom flat. The property is prominently located on the A461 Brettell Lane, close to the junction with the A491 Audnam.

SELLERS

CHARTERED SURVEYORS

Accommodation:

- Ground Floor
- Shop - 19.5 sq mtrs (210 sq ft), Kitchen, Store and Toilet.
- First Floor
- Lounge, Bedroom, Kitchen and Bathroom.

Outside - Small garden to the rear.

Vendors Solicitors:

Tanfields
Fountain Arcade Chambers
Dudley
West Midlands
DY1 1PE
Telephone No - 01384 252471
Ref:Mr K C Amos

Viewings:

Via Cottons – 0121 247 2233



Lock up Garages and Land at St Johns Road, Oldbury, West Midlands B68

Property Description:

A brick built and part rendered block of four garages with a forecourt fronting St Johns Road close to Richmond Hill and adjacent to St Johns Evangelical Church.

The Garages are currently let to local residents on informal tenancy agreements as follows:

- Garage 1 - Vacant
- Garage 2 - Rental - £5.00 per week
- Garage 3 - Rental - £5.00 per week
- Garage 4 - Rental - £5.00 per week
- Current Rental Income - £780.00 per annum.

Site Dimensions

Frontage
11.6 metres (38 ft)
Depth
Approximately 13.7 metres (45 ft)

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





**Building Land, Embry Avenue,
Stafford, ST16 3QF**

Land Description:

A parcel of building land situated at the end of a small cul de sac located off Douglas Road and having planning consent for the erection of two detached three-storey dwellings, each containing the following accommodation.

Proposed Accommodation:

Ground Floor
Reception Hall, Cloakroom and Integral Garage.

First Floor
Lounge, Cloakroom and Dining/Kitchen.

Second Floor
Three Bedrooms, Bathroom and ensuite.

The site itself is rectangular in shape and extends to approximately 677 square metres (7287 sq ft) along with average depth of 19.81 metres (65ft) and rear width of 36.58 metres (120 ft). Also within

the site is a small MEB electrical sub-station which is held on a yearly lease.

Planning

Outline planning consent and Architects plans has been granted by Stafford Borough Council (Ref No. 40730 dated 4 July 2001), for the erection of two detached three-storey residential dwellings. A copy of the planning consent and Architects Plans for the proposed development are available for inspection at the auctioneers offices.

Vendors Solicitors:

Anthony Stockton
12th Floor Coventry Point
Market Way
Coventry CV1 1EA
Telephone No - 02476 231821

Ref: Mr M A Stockton

Viewings:

Via Cottons – 0121 247 2233

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**36 Sladefield Road, Ward End,
Birmingham B8 3NX**



Property Description

A traditional style end-terraced house of brick construction with replacement tile clad roof and benefitting from gas-fired central heating, part UPVC double glazed windows and vehicular side access providing access to enclosed parking area and Garage. The property occupies an above average sized plot and requires modernisation and improvement and provides scope for a possible extension at the rear (subject to obtaining relevant planning approvals).

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Through Lounge/Sitting Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Shower Room with shower cubicle, pedestal wash basin and WC.

Outside (front) - Paved fore garden with driveway to side, giving access to rear.

Outside (rear) - Enclosed paved driveway and yard area, Wooden Garage and rear garden.

Vendors Solicitors

Sydney Mitchell
Cavendish House
Waterloo Street
Birmingham
B2 5PU
Telephone No - 0121 233 1711

Ref: Mr D Singh

Viewings

Via Cottons - 0121 247 2233

**67 Stirling Road, Edgbaston,
Birmingham B16 9BD**



Property Description:

A substantial end terraced residence which is offered in a presentable condition having been much improved and modernised by the existing owners and benefitting from gas-fired central heating, UPVC double glazed windows, modern kitchen and bathroom fittings, three reception rooms and six bedrooms. The property is ideal for investment purposes and is conveniently located with access directly onto Hagley Road (A456).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Cloakroom with WC, and pedestal wash basin, Dining Room, Kitchen.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin, Separate WC.

Second Floor
Stairs and Landing, Bedroom 5, Bedroom 6 with dressing room.

Outside (front) - Paved fore garden.
Outside (rear) - Pedestrian side access, paved yard and garden, brick store and WC.

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





44 Fountain Road, Edgbaston, Birmingham B17 8NR

Property Description:

A substantial 3 storey semi-detached brick built house with a replacement tile clad roof divided into 6 bedsitting flats and benefitting from UPVC double glazed units and mains fitted fire detection system. The property is set behind a Tarmacadam forecourt with parking for 4 vehicles and with a good size garden to the rear. Fountain Road is located off the Hagley Road (A456) giving easy access to the City Centre. The property is currently let as follows:-

- Flat 1: - Regulated Tenancy - Rental £34.15 per week. (£1775.80pa)
- Flat 2: - AST Agreement - Rental £195.00 per calendar month. (£2340.00pa)
- Flat 3: - Regulated Tenancy - Rental £29.70 per week. (£1544.40pa)
- Flat 4: - Currently vacant.
- Flat 5: - AST Agreement - Rental £195.00 per calendar month. (£2340.00pa)
- Flat 6: - AST Agreement - Rental £281.67 per calendar month. (£3380.00pa)

CURRENT TOTAL INCOME (Excluding flat 4) (£11,380 pa)

POTENTIAL TOTAL INCOME (when fully let) (£13,480 pa)

Accommodation:

Ground Floor
Front door leading to communal hall.
Flat 1 - Lounge, Double Bedroom, Kitchen, and side door to garden.
Flat 2 (rear) - Large Bedsitting room, Kitchen.

First Floor
Stairs and Landing to:
Flat 3 - Bedsitting room with kitchenette.
Flat 4 - Bedsitting room with kitchenette.
Flat 5 - Bedsitting room and separate kitchen.

Communal bathroom with bath, wash hand basin and separate shower cubicle with glazed door, 2 separate WC's.
Second Floor
Stairs and Landing to:
Flat 6 - Lounge, Double Bedroom, Kitchen.

Outside (front) - Tarmacadam forecourt with parking for 4 cars
Outside (rear) - Patio, range of brick built out houses, and separate WC, good sized lawned garden.

Vendors Solicitors:

Nijher & Co
22 Lisson Grove
London NW1 6TT
Tel : 0207 5695300

Ref: Mr Nijher

Viewings:

Via Cottons – 0121 247 2233



9-11 Carters Green, West Bromwich, West Midlands B70 9QP

Property Description:

Two roller shuttered mid-terraced retail lock-up shops with a duplex residential flat above, situated on a busy retail parade just off the A41 Black County Spine Road in West Bromwich. No 9 is let to a Chinese Herbalist and No 11 is let as a café. The flat above has its own access from the rear and is let on an Assured Shorthold Tenancy Agreement.

Accommodation & Tenancy Details:

9 Carters Green

Tenant: Chinese Alternative Medicine
Term: 3 years from the 10 April 2000
Rent: £3500.00 per annum
Roller Shutter Protected Shop Front, giving access to main shop 5.07 metres (16' 8") x 4.72 metres (15' 6").
Consulting Room 3.88 metres (12' 9") x 3.9 metres (12' 10") with separate WC.

11 Carters Green

Tenant: Village Diner
Term: 20 years from 24 June 1983
Rent: £5300.00 per annum
Café servery: 4.23 mtrs x 6.08 mtrs with fitted counter.
Café seating area : 4.23 mtrs x 8.2 mtrs

Rear kitchen and store : 4.13 mtrs x 2.21 mtrs, fully tiled with double and single sink units.
WC with fitted WC and wash hand basin.
Stairs up to first floor
Storage room: 3.83 mtrs x 4.58 mtrs
At the rear there is a tarmac yard with vehicular access to Winkle Street.

9a Carters Green

Rear access from the yard via a metal stairway to the self contained flat. Comprising Dining/Kitchen, Lounge, Hallway, Bathroom with WC, wash hand basin and bath. Bedroom 1 with stairs to Second floor - Bedroom 2
Let on AST Agreement at £280.00 per calendar month (£3360.00 pa)

Vendors Solicitors:

S V Wadsworth
325 Stratford Road
Shirley West Midlands B90 3BL
Telephone - 0121 745 8550

Ref: Ms S Cooper

Viewings:

Via Cottons – 0121 247 2233

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**11 Croft End, Parr, St Helens,
Lancashire WA9 3RB**



Property Description

A terraced house of Wimpey 'No Fines' construction having an interlocking concrete tile roof and benefitting from aluminium double glazed units. The property is located in a cul de sac and benefits from a forecourt and gardens to the rear. The property forms part of an estate located off Fleet Lane containing a number of similar properties. St Helens Town centre is within 2 miles distance and the M6 Motorway (junction 23) is within 5 miles distance. The property is currently let on a Regulated Tenancy as follows:

Registered Rental: £39.00 pw (£2028 pa)
Effective from 8 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
Two Reception Rooms, Kitchen.
First Floor
Stairs & Landing, Three Bedrooms and Bathroom.

Outside - Forecourt and garden to rear.

**116 Brookway Lane, Parr, St Helens,
Lancashire WA9 3RN**



Property Description

A semi-detached house of Wimpey 'No Fines' construction having an interlocking tile clad roof, benefitting from double glazing 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 5 miles distance.

The property is currently let on a Regulated Tenancy as follows:

Registered Rental: £39.50 per week (£2054 per annum)
Effective from 25 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 & Landing, Three Bedrooms and Bathroom.

Outside - Gardens to front and rear.

**112 Brookway Lane, Parr, St Helens,
Lancashire WA9 3RN**



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 5 miles distance. The property is currently let on a Regulated Tenancy as follows:

Registered Rental: £42.00 per week (£2184 per annum)
Effective from 16 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 & Landing, Three Bedrooms and Bathroom.

Outside - Gardens to front and rear.

**31 Concourse Way, Parr, St Helens,
Lancashire WA9 3QJ**



Property Description:

A terraced house of Wimpey 'No Fines' construction having an interlocking tile clad roof and set back from the road behind a grass verge area. 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 5 miles distance. The property is currently let on a Regulated Tenancy as follows:

Registered Rental: £39.50 pw (£2054 per annum)
Effective from 12 February 2001.

Ref: Mr I Gallon

Viewings:

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Living Room, Dining/Kitchen, Store.
First Floor
Stairs & 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

**19 Downland Way, Parr, St Helens,
Lancashire WA9 3RB**



Property Description:

A semi-detached house of Wimpey 'No Fines' construction having an interlocking concrete tile roof, and set back from the road behind a fore garden and driveway. 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 5 miles distance. The property is currently let on an Assured Periodic Tenancy Agreement as follows:

Rental: £55.00 pw (£2860 pa)
Effective from 1 March 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
Reception Room, Kitchen and Store.
First Floor
Stairs and Landing, Three Bedrooms and Bathroom.
Outside
Gardens to Front and Rear

**31 Downland Way, Parr, St Helens,
Lancashire WA9 3RJ**



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 5 miles distance.

The property is currently let on a Regulated Tenancy Agreement as follows:

Registered Rental: £39.50 per week (£2054 per annum)
Effective from 8 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
Reception Room, Kitchen and Store.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside - Gardens to front and rear.



**43 Downland Way, Parr, St Helens,
Lancashire WA9 3RJ**

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 5 miles distance. The property is currently let on a Regulated Tenancy Agreement as follows:

Rental: £41.00 pw (£2132 pa)
Effective from 8 February 2001.

Accommodation

Ground Floor Two Reception Rooms, Kitchen.
First Floor Stairs and Landing, Three Bedrooms, 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



**47 Downland Way, Parr, St Helens,
Lancashire WA9 3RG**

Property Description

A semi-detached house of Wimpey 'No Fines' construction having an interlocking tile clad roof, benefitting from double-glazing 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 5 miles distance.

The property is currently let on a Regulated Tenancy Agreement as follows:

Registered Rental: £39.50 pw (£2054 pa)
Effective from 8 February 2001.

Accommodation

Ground Floor Two Reception Rooms, Kitchen.
First Floor Stairs and Landing, Three Bedrooms, 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

LOT 53**Freehold Investment**

**3 Pond Walk, Parr, St Helens,
Lancashire WA9 3SA**

**Property Description**

An end terraced house of Wimpey 'No Fines' construction having an interlocking tile clad roof, benefitting from double-glazing with garden to front and driveway to side 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 5 miles distance.

The property is currently let on a Regulated Tenancy Agreement as follows:

Rental: £39.50 per week (£2054 per annum)

Effective from 12 February 2001.

Accommodation

Ground Floor
Reception Room, Kitchen and Store.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom.

Outside - Gardens to front and rear and driveway to side.

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

LOT 55**Freehold Ground Rent**

**24 Brunswick Road, Sparkbrook,
Birmingham B12 8NT**

**Ground Rent Description:**

A Freehold Ground Rent subject to a Lease term of 75 years commencing on the 25 December 1955, the current leaseholder being, Focus Housing Association, and secured upon a traditional style mid-terraced house fronting Brunswick Road, which comprises of a small cul-de-sac located close to the junction with Hertford Street. The Freeholder is entitled to receive the following:

Ground Rent: £4.10 per annum.

Ref: Mr M R Hepburn

Viewings:

Not applicable

NOTE : The purchaser is responsible for payment of £250.00 plus VAT as a contribution towards the Freeholders legal costs.

Vendors Solicitors:

M R Hepburn LLB
53a Reddica Heath Road
Sutton Coldfield
West Midlands
B75 7DX
Tel: 0121 378 0440

LOT 54**Freehold Ground Rent**

**18 Brunswick Road, Sparkbrook,
Birmingham B12 8NT**

**Ground Rent Description:**

A Freehold Ground Rent subject to a Lease term of 75 years commencing on the 25 December 1955, the current leaseholder being Birmingham City Council, and secured upon a traditional style mid-terraced house fronting Brunswick Road, which comprises of a small cul-de-sac located close to the junction with Hertford Street. The Freeholder is entitled to receive the following:

Ground Rent: £4.10 per annum

Ref: Mr M R Hepburn

Viewings:

Not applicable

NOTE: The purchaser is responsible for payment of £250.00 plus VAT as a contribution towards the Freeholders legal costs.

Vendors Solicitors:

M R Hepburn LLB
53a Reddica Heath Road
Sutton Coldfield
West Midlands
B75 7DX
Tel: 0121 378 0440

LOT 56**Freehold Ground Rents**

**1-17, 19-30 (Inclusive) and 32 Parkstone Road,
Irlam, Manchester**

Description

A portfolio of ground rents secured upon 30 houses in Parkstone Road, Irlam, Manchester.

Tenure: The houses are subject to Leases for a term of 999 years commencing on the 1 May 1960 and at Ground rents of £10.00 per annum each. Gross Annual Income : £300.00 per annum.

Vendors Solicitors:

Albion & Co
16th Floor Kennedy Tower
St Chads Queensway
Birmingham B4 6JN
Tel: 0121 688 5000

Ref: Mr C J Albion

Viewings:

Via Cottons - 0121 247 2233

NOTE: A contribution of £250.00 + VAT will be payable by the purchaser towards the Freeholders legal costs.

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**9 Mulberry Walk,
Streetly, Sutton
Coldfield, West
Midlands B74 3TE**

Description

A freehold ground rent subject to a lease term of 99 years, which commenced on 31 March 1964 and secured upon a residential dwelling house.

The Freeholder is entitled to receive the following ground rent: £15.00 per annum.

Viewings - Not Applicable

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

Vendors Solicitor

Silks
368 High Street
Smethwick
West Midlands B66 3PG
Tel: 0121 558 1147

Ref: Mr S Nickless



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

Property Description:

A detached bungalow providing well laid out accommodation situated at the end of a pedestrian walkway, which is located off Alum Rock Road adjacent to Pelham Supermarket and close to the junction with Sladefield Road. The property benefits from well laid out accommodation, gas fired central heating and UPVC double glazed windows.

Accommodation:

Ground Floor
Entrance Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Two Bedrooms, and Bathroom with panelled bath, pedestal wash hand basin WC.
Outside surrounding lawned gardens and concrete hard

standing.

Vendors Solicitors:

Silks
368 High Street
Smethwick
West Midlands B66 3PG
Tel: 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233



**26 Jarvis Crescent, Oldbury,
West Midlands B69 4QH**

Property Description:

A traditional style semi-detached house of brick construction with hipped tile clad roof situated in a cul de sac located off Titford Road which in turn leads directly off Wolverhampton Road (A4123).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Inner Hall, Kitchen, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite.
First Floor Stairs and Landing, Three Bedrooms.

Outside (front) - Driveway and lawned fore garden.

Outside (rear) - Side pedestrian access, garden and brick store.

Lease Term and Ground Rent information - Refer to Agents / Solicitors

Vendors Solicitors:

Challinors Lyon Clarke
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

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



Property Description:

A traditional end-terrace property with single bay, mainly double-glazed and re-roofed with a composite slate material. Sycamore Road is conveniently situated within one quarter of a 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
Tel: 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233





Flat 11 Matthew Court, 367 Hagley Road, Edgbaston, Birmingham B17 8DL

Property Description:

A modern Studio Apartment situated on the second floor of a purpose built development set back from Hagley Road and located close to the junction with Sandon Road. The property provides compact but well laid-out accommodation and is ideal for investment purposes.

Accommodation

Ground Floor
Communal Entrance Hall with security door entry system, Stairs and Landing to: Second Floor Bedroom/Lounge Area with built in wardrobe and bed, Kitchen, dressing Room with vanity wash basin, built-in drawer and cupboard units, Bathroom with panelled bath with shower over and WC.

Outside - Communal gardens and allocated parking space.

Lease Term:

120 years

Commencement Date:

25 March 1983

Service Charge:

£260.84 (2002)

Ground Rent:

£20.00 per annum

Vendors Solicitors

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

Ref: Mr M Lee

Viewings

Via Cottons - 0121 247 2233



30 Slade Road, Erdington, Birmingham B23 7PG

Property Description

A substantial three-storey end of terrace house of brick construction with slate clad roof situated to the lower end of Slade Road virtually opposite the junction with Powick Road. The property benefits from gas-fired central heating and mostly double glazed windows.

Accommodation

Ground Floor
Reception Hall with Cellar off, Front Reception Room, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Second Floor
Stairs to Attic Accommodation comprising Large Bed sitting Room with Kitchenette and Separate Shower Room with shower, wash basin and WC.

Outside - Shared concrete forecourt, pedestrian entry access to rear yard and garden.

Vendors Solicitors

Lane & Co
9 York Road
Erdington
Birmingham
B23 6TE
Telephone No - 0121 382 6622

Ref: Mr J Francis

Viewings

Via Cottons - 0121 247 2233



32 Slade Road, Erdington, Birmingham B23 7PG

Property Description

A substantial three-storey mid terrace house of brick construction with slate clad roof situated to the lower end of Slade Road virtually opposite the junction with Powick Road. The property benefits from gas-fired central heating and mostly double glazed windows.

Accommodation

Ground Floor
Reception Hall with Cellar off, Front Reception Room, Rear Reception Room, Kitchen/Breakfast Room, Rear Lobby, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Second Floor
Stairs to Attic Accommodation comprising Large Bed sitting Room with Kitchenette and Shower Room having shower, pedestal wash basin WC.

Outside - Shared concrete forecourt, pedestrian entry access to rear yard and garden.

Vendors Solicitors

Lane & Co
9 York Road
Erdington
Birmingham
B23 6TE
Telephone No - 0121 382 6622

Ref: Mr J Francis

Viewings

Via Cottons - 0121 247 2233

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**125 City Road,
Edgbaston,
Birmingham B16 ONN**

Property Description:
A substantial traditional style three-storey semi-detached residence of brick construction with slate clad roof, requiring modernisation and improvement. The property provides well laid-out accommodation, including Three Reception Rooms and Five Bedrooms and is situated between the junctions of Rotton Park Road and Selwyn Road.

Accommodation:
Ground Floor
Entrance Hall, Reception Hall, Cloakroom with WC and wash basin, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Cloakroom with WC, Bathroom with panelled bath and wash basin.
Second Floor
Stairs and Landing, Two Further Bedrooms.
Outside (front) - Small walled fore

garden.
Outside (rear) - Brick yard, brick built stores and garden.

Vendors Solicitors:
Jordans
35 Payne Street
Blackheath
West Midlands B65 0DH
Telephone No - 0121 559 2922

Ref: Miss B Khara

Viewings:
Via Cottons - 0121 247 2233



**116 Davey Road, Perry Barr,
Birmingham B20 3EG**

Property Description
A traditional style mid-terraced house of brick construction with replacement tile clad roof benefitting from gas-fired central heating and part UPVC double glazed windows. The property, which was formerly let to students, is situated close to the junction with Normandy Road and within approximately three quarters of a mile distance from the University of Central England.

Accommodation
Ground Floor
Reception Hall, Front Reception Room, Lounge, Inner Hall, Kitchen, Veranda/Breakfast Room.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Outside (front) - Small paved fore garden.
Outside (rear) - Yard and lawned garden.

Vendors Solicitors
Sydney Mitchell & Co
Shakespeare Buildings
2233 Coventry Road
Sheldon Birmingham B26 3NL
Telephone - 0121 722 2969

Ref: Mr D McCorry

Viewings
Via Cottons - 0121 247 2233



**4 Albion Road,
Handsworth,
Birmingham B21 8BG**

Property Description
A traditional mid-terraced house of rendered brick construction with slate clad roof set back from the road behind a small paved fore garden and located close to the junction with Rookery Road. The property is currently let on a Regulated Tenancy.
Registered Rental: £41.00 per week (£2132 per annum)
Effective from - 5 February 2001.

Accommodation
Ground Floor
Entrance Hall, Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Covered Yard/Veranda.
First Floor
Stairs and Landing, Two Bedrooms (bedroom 2 intercommunicating), bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Small paved fore garden.
Outside (rear) - Concrete yard, brick

stores, shared pedestrian access and well maintained lawned 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



**172 Foden Road, Great Barr,
Birmingham, B42 2EJ**

Property Description:
A traditional style semi-detached house of brick construction with a hipped tile clad roof occupying an elevated position and set back from the road behind a fore garden. The property has the benefit of UPVC double glazed windows and external doors and gas fired central heating and requires general modernisation and cosmetic improvement. Foden Road itself is located off Beeches Road, which in turns leads off Walsall Road (A34).

Accommodation:
Ground Floor
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three having glazed shower cubicle with electric shower, Bathroom with panelled bath, pedestal wash basin, WC.

Outside (front) - Fore garden
Outside (rear) - Pedestrian side

access, brick store, paved patio, long garden, dilapidated garage with rear vehicular access off shared driveway.

Vendors Solicitors:
Williams Freeman and Lloyd
1490 Stratford Road
Hall Green
Birmingham B28 9EU
Telephone No - 0121744 4416

Ref: Mr J Davies

Viewings:
Via Cottons - 0121 247 2233



**34 Chipstead Road, Erdington,
Birmingham B23 5HA**

Property Description:

A semi detached house of brick construction with a hipped tiled clad roof providing well laid out accommodation and benefitting from mostly double glazed windows, modern bathroom fittings and off road parking.

pedestrian side access to rear. Outside (rear) - Concrete yard, paved patio and lawned garden.

Term: 99 years commencing 29 September 1970

Ground Rent: £25.00 per annum

Vendors Solicitors:

Jack Klar Solicitors,
P O Box 9231,
Halesowen,
West Midlands B62 9TR
Telephone No - 0121 566 5958

Ref: Mr J Klar

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Entrance Hall, Living Room, Dining Kitchen, Rear Entrance Lobby, Bathroom with panel bath having electric shower over, pedestal wash hand basin, WC.
First Floor Stairs and Landing, Three Bedrooms
Outside (front) - Concrete driveway providing off road parking,



**42 Alexandra Avenue,
Handsworth,
Birmingham B21 OPP**

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.

Outside (rear) - Concrete yard, brick store and garden.

Vendors Solicitors:

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

Ref: Mr E Ribchester

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
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.



**61 Richmond Road, Bearwood,
West Midlands B66 4ED**

Property Description

A substantial three-storey end terraced house occupying a corner plot at the junction of Richmond Road and Merrivale Road, constructed of part rendered brick with replacement tile clad roof. The property formerly comprised of a corner shop with living accommodation and has since been informally converted to provide four bedsits and one self-contained flat. The property benefits from a shared gas-fired central heating system. The property also includes an enclosed yard and Garage area to the side. Richmond Road itself leads directly off Bearwood Road (A4030).

Accommodation

Entrance Hall
Flat One - Lounge, Bedroom, En suite Shower Room with glazed shower cubicle, WC and wash basin.
Bedsit Two - Bedsitting Room, Bathroom with panelled bath, pedestal wash basin and WC, Rear Lobby and entrance hall with access to cellar.
First Floor
Stairs and Landing
Bedsit Three - Bedsitting Room with en-suite shower having shower cubicle, wash basin and WC.

Bedsit Four - Bedsitting Room with en-suite shower room having shower, pedestal wash basin & WC. Communal Kitchen with a range of fitted units and shared central heating boiler.
Second Floor
Stairs to Flat 5 (Self-contained), Lounge, Kitchen, Shower Room with shower, pedestal wash basin & WC, Bedroom.

Outside - Vehicular access off Merrivale Road to large yard/parking area and Garage.

Vendors Solicitors

Eaton Ryan & Taylor
Lombard House
145 Great Charles Street
Birmingham B3 3LP
Telephone - 0121 236 1999

Ref: Mr M F Lee

Viewings

Via Cottons - 0121 247 2233



**95 Guild Avenue, Blakenhall,
Walsall WS3 1LD**

Property Description:

A part rendered brick-built semi-detached house situated close to the junction with Barracks Lane. The property has suffered considerable fire damage and vandalism affecting the roof, floors, internal partitions, fixtures and fittings and therefore requires complete repair and partial rebuilding.

Accommodation:

Prior to existing damage the property originally had the following accommodation.
Ground Floor
Entrance Hall, Lounge,
Dining/Kitchen.
First Floor

Stairs and Landing, Two Bedrooms, Bathroom.
Outside - Garden areas to front, side and rear.

Vendors Solicitors:

Lovsey Marsh
161 Corporation Street
Birmingham B4 6PT
Telephone - 0121 212 0255

Ref: Mr R Chaughtai

Viewings:

Via Cottons - 0121 247 2233

N.B. All persons viewing this property do so completely at their own risk.



**161 Farnham Road, Handsworth,
Birmingham B21 8EF**

Property Description:

A traditional mid-terraced property of brick construction with a slate clad roof. Farnham Road is situated off Rookery Road which is approximately half a mile from Soho Road (A41) providing a range of local services and amenities. The property benefits from gas central heating and has double-glazed windows. The property has been recently redecorated and is in a presentable condition.

Accommodation:

Ground Floor
Two Reception Rooms, Hallway,
Rear Kitchen

First Floor
Stairs, Landing, Two Bedrooms and Bathroom with WC, wash hand basin and bath.

Outside (front) - Walled fore-garden
Outside (rear) - Garden to rear with pedestrian access.

Vendors Solicitors:

Sidhu & Co
275 Hagley Road
Edgbaston
Birmingham
B16 9NB
Tel: 0121 454 6604

Ref: Mr Sehdeva

Viewings:

Via Cottons - 0121 247 2233



**34 Coplow Street, Ladywood,
Birmingham B16 0DL**

Property Description:

A well laid out ground floor maisonette which benefits from UPVC Double-glazed windows and gas fired ventilation heating. The property is located to the corner of Coplow Street opposite the junction with Barford Road. The property is currently let on an Assured Shorthold Tenancy Agreement as follows :
Rental - £400 per calendar month (£4800 per annum)

Accommodation:

Ground Floor
Reception Hall, Bathroom with panelled bath, wash hand basin, separate WC, Kitchen, Full length Lounge, Two Double Bedrooms.

Outside (front) - Communal gardens
Outside (rear) - Garden

Term: 125 years from 1 June 1992

Ground Rent: £10.00 per annum

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Bearwood
West Midlands
B66 4AP
Telephone: 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons - 0121 247 2233



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