

# **Cottons**

Chartered Surveyors

## **INTERIM AUCTION**

**18TH JULY 2002**

**AT 2.00 PM**

**GROSVENOR SUITE  
BIRMINGHAM GRAND  
MOAT HOUSE**



**Tel: 0121 247 2233**

**Fax: 0121 247 1233**

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

## IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

### CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

### AUCTIONEERS ADVICE

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

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

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

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

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

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

6. The Auctioneers provide no guarantee nor have they tested any of the services, sanitary 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.

### 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.

# Auction Sale of 34 Lots

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

- 9 Residential Investment properties on behalf of 'the Grainger trust plc' in St Helens, Lancashire and Nuneaton, Warwickshire.
- 1 Substantial Country Residence/Formal Residential Care Home with Vacant Possession
- 19 Freehold Vacant Houses
- 4 Residential Investment Properties
- 1 Former Chinese Takeaway with Vacant Possession

## ORDER OF SALE

### Lot Property

- |  |                      |
|--|----------------------|
| 1. 83 Francis Road, Acocks Green, Birmingham       | Vacant Possession    |
| 2. 36 Woodward Street, West Brom, W. Mids          | Freehold Investment  |
| 3. 14 Springfield Av, Balsall Heath, Birmingham    | Vacant Possession    |
| 4. 5 Patshull Place, Lozells, Birmingham           | Vacant Possession    |
| 5. 23 Guild Croft, Newtown, Birmingham             | Vacant Possession    |
| 6. 54 Limbrick Avenue, Coventry, West Midlands     | Vacant Possession    |
| 7. 162 Normandy Road, Perry Barr, Birmingham       | Vacant Possession    |
| 8. 4 Tudor Road, Camp Hill, Nuneaton, Warks        | Leasehold Investment |
| 9. 4a Tudor Road, Camp Hill, Nuneaton, Warks       | Leasehold Investment |
| 10. 6a Tudor Road, Camp Hill, Nuneaton, Warks      | Leasehold Investment |
| 11. 8 Tudor Road, Camp Hill, Nuneaton, Warks       | Leasehold Investment |
| 12. 8a Tudor Road, Camp Hill, Nuneaton, Warks      | Leasehold Investment |
| 13. 14 Mulliner Street, Coventry, West Midlands    | Vacant Possession    |
| 14. 97 Goosemoor Lane, Erdington, Birmingham       | Vacant Possession    |
| 15. 19 Holly Lane, Smethwick, West Midlands        | Vacant Possession    |
| 16. 829 Pershore Road, Selly Park, Birmingham      | Vacant Possession    |
| 17. Maple Leaf Lodge, Forhill, Worcs.              | Vacant Possession    |
| 18. 28 Barnsley Road, Edgbaston, Birmingham        | Vacant Possession    |
| 19. 45 Albert Road, Stechford Birmingham           | Vacant Possession    |
| 20. 26 Brookway Lane, Parr, St Helens, Lancashire  | Freehold Investment  |
| 21. 58 Brookway Lane, Parr, St Helens, Lancashire  | Freehold Investment  |
| 22. 64 Brookway Lane, Parr, St Helens, Lancashire  | Freehold Investment  |
| 23. 83 Brookway Lane, Parr, St Helens, Lancashire  | Freehold Investment  |
| 24. 98 Bordesley Green Rd, Bordesley Green, B'ham  | Vacant Possession    |
| 25. 256 Tyburn Road, Erdington, Birmingham         | Vacant Possession    |
| 26. 34 Mount Pleasant Av, Handsworth, B'ham        | Vacant Possession    |
| 27. 25 Brooklands Cl, Seacroft, Leeds, W Yorkshire | Vacant Possession    |
| 28. 151 James Turner St, Winson Green, B'ham       | Freehold Investment  |
| 29. 12 Brunswick Park Rd, Wednesbury, W Midlands   | Vacant Possession    |
| 30. 87 High Street, Blackheath, West Midlands      | Vacant Possession    |
| 31. 358 Portland Road, Edgbaston, Birmingham       | Vacant Possession    |
| 32. 38 Alexandra Avenue, Handsworth, Birmingham    | Vacant Possession    |
| 33. 47 Willes Road, Winson Green, Birmingham       | Freehold Investment  |
| 34. 168 Newcombe Road, Handsworth, Birmingham      | Vacant Possession    |

## AUCTION TEAM

Andrew J Barden MRICS

John Day FRICS

Peter C Longden FRICS

Mark M Ward TechRICS

Kenneth F Davis FRICS



COTTONS  
THE AUCTIONEERS



**LOT 1****Freehold Vacant Possession**

83 Francis Road, Acocks Green,  
Birmingham B27 6LT

**Property Description:**

A traditional style mid terraced house of brick construction with slate clad roof, set back from the road behind a small fore garden requiring complete modernisation and improvement. Francis Road comprises of a no-through-road and is located directly off Yardley Road (B4146).

**Accommodation:**

Ground Floor  
Living Room, Kitchen, Veranda,  
Outside WC, and store.  
First Floor  
Stairs, Two Bedrooms.

Outside (front) - Small walled fore garden.

Outside (rear) - Shared pedestrian entry access, long lawned garden.

**Vendors Solicitors:**

Vernon & Shakespear  
17 Church Street  
Oldbury  
West Midlands  
B69 3AA  
Telephone No – 0121 552 4421

**Ref:** Ms H Hunt

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 3****Freehold Vacant Possession**

14 Springfield Avenue, off Oldfield Road,  
Balsall Heath, Birmingham B12 8UE

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof, situated in a pedestrian cul de sac, located off Oldfield Road and benefitting from Gas-Fired Central Heating. Oldfield Road itself runs between Ladypool Road and Woodfield Road.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Rear  
Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms,  
Bathroom with panelled bath,  
pedestal wash basin and WC.

Outside (front) - Lawned fore garden.

Outside (rear) - Small yard with pedestrian access, brick WC and store.

**Vendors Solicitors:**

Refer to Agents

**Ref:****Viewings:**

Via Cottons – 0121 247 2233

**LOT 2****Freehold Investment**

36 Woodward Street, West Bromwich, West  
Midlands B71 4AP

**Property Description:**

A semi-detached house of brick construction, set back from the road behind a walled fore garden. Woodward Street itself is located off Dagger Lane and is within approximately half a mile distance of West Bromwich Town Centre providing a wide range of amenities and services.

The property is currently let on a Regulated Tenancy.

**Registered Rental:** £45.50 per week (£2,366.00 per annum).

**Accommodation:**

Ground Floor  
Side Entrance Hallway, Front  
Lounge, Rear Lobby, Kitchen,  
Bathroom with panelled bath,  
pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Three  
Bedrooms.

Outside (front) - Walled fore garden.

Outside (rear) - Garden.

**Vendors Solicitors:**

Walls James & Davies  
15-19 Hagley Road  
Stourbridge  
West Midlands DY8 1QW  
Telephone No - 01384 371622

**Ref:** Miss T Stepien

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 4****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 Reddick Heath Road  
Sutton Coldfield  
West Midlands B75 7DX  
Telephone No. - 0121 378 0440

**Ref:** Mr Hepburn

**Viewings:**

Via Cottons – 0121 247 2233



**23 Guild Croft, Newtown,  
Birmingham B19 2NU**



**Property Description:**  
A mid terraced town house with interlocking concrete tile roof, situated on pedestrian walkway with communal parking. Guild Croft runs off Geach Street, which in turn leads off Summer Lane and is conveniently located for the A34 to the City Centre and the A38 Aston Expressway to the M6 Motorway.

**Accommodation:**  
Ground Floor  
Hallway, Utility Room, Inner Hallway, Reception Room, Breakfast/Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Separate WC and Bathroom with bath and wash hand basin.

Outside (Front) - Small front garden.  
Outside (rear) - Bin store and rear pedestrian access.

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

**Ref:** Mr R Hearne

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

**162 Normandy Road, Perry Barr,  
Birmingham B20 3BB**



**Property Description:**  
A traditional style mid terraced house of brick construction with replacement tile clad roof, located in an established residential area, located off Witton Road and within approximately half a mile distance from The University of Central England. The property is in presentable condition and benefits from gas-fired central heating and UPVC double glazed windows.

**Accommodation:**  
Ground Floor  
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, stores and garden.

**Vendors Solicitors:**  
Taylors  
Norwich House  
45 Poplar Road  
Solihull  
West Midlands B91 3AW  
Telephone No - 0121 704 1212

**Ref:** Mr D Inman

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

**54 Limbrick Avenue, Coventry,  
West Midlands CV4 9EW**



**Property Description:**  
A traditional terraced house of brick construction with a replacement roof and set back from the road behind a small lawned fore garden and requiring modernisation and improvement. Limbrick Avenue is located directly off Job's Lane and is situated close to an established parade of shops and the A45 giving access to both Coventry and Birmingham.

**Accommodation:**  
Ground floor  
Hallway leading to Front Reception Room, Rear Dining/Kitchen, Pantry and outside WC.  
First floor  
Landing, 3 Bedrooms, Bathroom with WC, wash hand basin and bath.

Outside (front) - Small lawned fore garden.  
Outside (rear) - Paved area, lawn, garden shed and hard standing for car.

**Vendors Solicitors:**  
Putsnams WLC  
Britannia House  
50 Great Charles Street  
Birmingham B3 2LT  
Telephone No - 0121 237 3000

**Ref:** Mr S Dempsey

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

**4 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 2 miles distance of Nuneaton town centre providing a range of local amenities. The property, which benefits from UPVC Double Glazed Windows, is currently let on an Assured Shorthold Tenancy Agreement as follows:

**Rental:** £200.00 per calendar month (2,400.00 per annum).

**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.).

**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, 2 Bedrooms, Kitchen, Bathroom with wash hand basin and WC.

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

**Term:** 99 years

**Commencement Date:** 25 December 1979.

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. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property, which benefits from UPVC Double Glazed Windows is currently let on an Assured Shorthold Tenancy Agreement as follows :

**Rental:** £190.00 per calendar month (£2,280 per annum).

**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.).

**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, 2 Bedrooms, Kitchen, Bathroom with bath, wash hand basin and WC.

Outside (rear) - Shared garden

**Term:** 99 years.

**Commencement Date:** 25th December 1979.

8 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 2 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:** £175.00 per calendar month (£2,100.00 per annum).

**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.).

**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, 2 Bedrooms, Kitchen, Bathroom with wash hand basin and WC.  
Outside (front) - Garden.  
Outside (rear) - Shared garden

**Term:** 99 years

**Commencement Date:** 25 December 1979

6a 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 2 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:** £160.00 per calendar month (£1,920 per annum).

**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.).

**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, 2 Bedrooms, Kitchen, Bathroom with bath, wash hand basin and WC.

Outside (rear) - Shared garden

**Term:** 99 years

**Commencement Date:** 25 December 1979.

8a 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 2 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:** £175.00 per calendar month (£2,100 per annum).

**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.).

**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, 2 Bedrooms, Kitchen, Bathroom with bath, wash hand basin and WC.  
Outside (rear) - Shared garden

**Term:** 99 years

**Commencement Date:** 25 December 1979.

**LOT 13****Freehold Vacant Possession****14 Mulliner Street, Coventry, CV6 5EW****Property Description:**

A traditional style mid terraced house of brick construction with an interlocking tile clad roof benefitting from part UPVC double glazed windows and gas fired central heating. The property is situated directly fronting the pavement and Mulliner Street is located off Cromwell Street, which in turn leads from Red Lane. Coventry City Centre is within approximately 1 mile distance providing a wide range of amenities and services.

**Accommodation:**

Ground Floor  
Lounge, Dining/Kitchen, Rear Lobby, Shower Room with shower enclosure, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms.

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

**Vendors Solicitors:**

Sarginsons  
10 The Quadrant  
Coventry  
West Midlands  
CV1 2EL  
Telephone No - 02476 553181

**Ref:** Mr S Booth**Viewings:**

Via Cottons – 0121 247 2233

**LOT 14****Freehold Vacant Possession****97 Goosemoor Lane, Erdington, Birmingham B23 5PW****Property Description:**

A traditional style semi-detached house of brick construction with tile clad roof having recently been improved to include modern kitchen and bathroom fittings and gas-fired central heating. The property is situated in an established residential area and Goosemoor Lane itself leads directly off Gravelly Lane (B4142).

**Accommodation:**

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

bath, pedestal wash basin and WC.  
Outside (front) - Lawned fore garden and driveway, providing off road parking.  
Outside (rear) - Pedestrian side access, paved patio, brick stores and long lawned 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

**LOT 15****Freehold Vacant Possession****19 Holly Lane, Smethwick, West Midlands B66 1QN****Property Description:**

A mid-terraced house of brick construction with replacement tile clad roof directly fronting the pavement and located close to the junction with Draycott Road. The property provides well-laid out accommodation and is generally in a presentable condition.

**Accommodation:**

Ground Floor - Two Reception Rooms, Kitchen.  
First Floor - Stairs and Landing, Two Bedrooms, Shower Room with shower cubicle, pedestal wash basin and WC.  
Outside (Rear) - Paved yard with pedestrian access.

**Vendors Solicitors:**

Refer to agent

**Ref:** Mr E Ribchester**Viewings:**

Via Cottons – 0121 247 2233

**LOT 16****Freehold Vacant Possession****829 Pershore Road, Selly Park, Birmingham B29 7LR****Property Description:**

A substantial semi-detached residence of brick construction with slate clad roof, which has been subdivided to provide Three Self-contained Flats. The property occupies a large plot and is set well back from the road behind a long lawned fore garden. The property benefits from UPVC double glazed windows.

**Accommodation:**

Shared Entrance Hall  
Flat 1  
Reception Hall, Lounge, Bedroom, Kitchen, Bathroom with panelled bath, wash hand basin and WC.  
Flat 2  
Reception Hall, Lounge, Bedroom, Kitchen, Bathroom with bath, pedestal wash basin and WC.  
First Floor  
Stairs and Landing

Flat 3  
Reception Hall, Lounge, Three Bedrooms, Kitchen, Bathroom with bath, wash basin and WC.

Outside (front) - Long lawned fore garden with tarmac driveway, providing multi-car parking.  
Outside (rear) - Rear vehicular access to large lawned garden and Double Garage.

**Vendors Solicitors:**

Sheila Thomas & Co  
56 Springfield Road  
Kings Heath  
Birmingham  
B14 7DY  
Telephone No - 0121 444 0030

**Ref:** Mrs S Thomas**Viewings:**

Via Cottons – 0121 247 2233



**Maple Leaf Lodge, Redhill Road/Icknield Street, Forhill, Worcestershire B38 9EG**



**Property Description:**

A substantial detached country residence with extensive accommodation, formerly used as a residential care home and originally comprising of a cottage and detached farmhouse with garages which have been subsequently extended to provide further two-storey accommodation. The property occupies a corner position at the junction with Redhill Road and Icknield Street (opposite Woodrush Rugby Club) and is of a predominantly rendered brick construction with a mixed tile clad roof and benefits from oil-fired central heating and double glazed windows. The property is surrounded by extensive gardens and a paddock extending to approximately 3480 sq m (0.85 acres) and subject to obtaining planning consent offers scope for a variety of uses, in particular subdivision to provide three separate dwellings.

**Accommodation:**

**Main House**

Ground Floor  
Entrance Hall, Combined Lounge and Dining Room, Inner Hall with access to Cellar, Store Room, Rear Entrance Lobby, Kitchen, Utility Room, Cloakroom, Corridor with Lift, Large Sitting Room, Bedroom 1, Cloakroom, Bathroom, Bedroom 2, Bedroom 3, Office, Cloakroom, Laundry Room.  
First Floor  
Stairs and Landing, Cloakroom, Bedroom 4 with en-suite Cloakroom, Bedroom 5 with en-suite Bathroom, Bedroom 6 with en-suite Cloakroom, Bedroom 7, Main Landing Area with Lift Access, Walk-in Airing Cupboard, Bedroom 8 with en-suite Bathroom, Bedroom 9, Cloakroom, Bedroom 10, Bedroom 11, Bedroom 12, Bathroom.

**Cottage**

Ground Floor  
Entrance Hall with Store Room off, Bathroom with panelled bath, pedestal wash basin, bidet and WC, Kitchen, Lounge, Conservatory.  
First Floor  
Stairs and Landing, Bedroom 1, Cloakroom, Bedroom 2, Bedroom 3.

Outside - Large gravelled driveway and car parking area with access off Icknield Street, extensive and private lawned gardens to side, front and rear with paved areas, well stocked borders and mature trees, vegetable garden and paddock.

**Vendors Solicitors:**

Stannard & Co  
Lombard House  
145 Great Charles Street  
Birmingham B3 3LP  
Telephone No - 0121 236 1174

**Ref:** Mr T J Stannard

**Viewings:**

Via Cottons – 0121 247 2233

**WE ARE ASSEMBLING LOTS  
FOR OUR NEXT SALE**

**5th September 2002**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**





**28 Barnsley Road, Edgbaston,  
Birmingham B17 8ED**

**Property Description:**

A substantial period built three-storey semi-detached residence offering extensive and well laid out accommodation. The property has been occupied as a family residence and is in a presentable modernised condition, retaining many original features and benefitting from gas-fired central heating. The property forms part of the Calthorpe Estate and Barnsley Road itself is situated directly between Hagley Road (A456) and Sandon Road (B4142). Bearwood High Street is within approximately one quarter of a mile distance providing a wide range of local amenities.

**Accommodation:**

Ground Floor  
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Dining Room, Large Dining/Kitchen with an extensive range of modern fitted units, Utility Room, Bedroom 6/Reception Room 3.

**First Floor**

Stairs and Gallery Landing, Three Double Bedrooms, Bathroom with panelled bath and shower over, pedestal wash basin and WC, Separate WC.  
Second Floor  
Stairs and Landing, Two Further Double Bedrooms.  
Outside (front) - Paved driveway providing off road parking, small fore garden and pedestrian side access to rear.  
Outside (rear) - Paved yard, predominantly lawned garden with walkway to a Garage space served by shared vehicular access.

**Vendors Solicitors:**

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

**Ref:** Mr A Stockton

**Viewings:**

Via Cottons – 0121 247 2233



**45 Albert Road, Stechford,  
Birmingham B33 9BD**

**Property Description:**

A rendered brick end terraced property having replacement tile clad roof and occupying a prominent position at the corner of Albert Road and extending back along Northcote Road, providing vehicular access to a detached rear Garage. The property has been modernised and improved and benefits from UPVC double glazed windows (except front reception room).

**Accommodation:**

Ground Floor  
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Double

Bedrooms (bedroom 2 intercommunicating), Bathroom with modern suite comprising panelled bath, vanity wash basin and WC.  
Outside (front) - Walled fore garden.  
Outside (rear) - Long garden and gated access off Northcote Road to single detached Garage.

**Vendors Solicitors:**

Maurice Andrews  
180-182 Soho Hill  
Hockley  
Birmingham B19 1AG  
Telephone No - 0121 554 4900

**Ref:** Mrs A Ross

**Viewings:**

Via Cottons – 0121 247 2233

**26 Brookway Lane, 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 with five miles distance. The property is currently let on a Regulated Tenancy as follows:

**Registered rental:** £39.50 per week (£2,054.00 per annum), effective from 25 February 2001.

**Accommodation:**

Ground Floor  
Living Room, Kitchen, Store Room.  
First Floor  
Stairs & 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 21****Freehold Investment**

**58 Brookway Lane, 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 with five miles distance. The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £41.50 per week (£2,158.00 per annum), effective from 9 January 2001.

**Accommodation:**

Ground Floor  
Living Room, Kitchen.  
First Floor  
Stairs & 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 22****Freehold Investment**

**64 Brookway Lane, 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 and benefitting from double glazed windows. The property forms part of an estate located off Fleet Lane, containing a number of similar properties. St Helens Town Centre is within two miles distance and the M6 Motorway (junction 23) is with five miles distance. The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £39.50 per week (£2,054.00 per annum), effective from 25 February 2001.

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen.  
First Floor  
Stairs & 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 23****Freehold Investment**

**83 Brookway Lane, Parr, St Helens,  
Lancashire WA9 3RL**

**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 and benefitting from double glazed windows and central heating system. 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 with five miles distance. The property is currently let on a Regulated Tenancy as follows:

**Registered Rental:** £39.50 per week (£2,054.00 per annum), effective from 25 February 2001.

**Accommodation:**

Ground Floor  
Reception Room, Kitchen.  
First Floor  
Stairs & 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 24****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  
Two Reception Rooms, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms,  
Bathroom.

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

**Vendors Solicitors:**

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

**Ref:** Mr F Tarr

**Viewings:**

Via Cottons - 0121 247 2233



**LOT 25****Freehold Vacant Possession**

256 Tyburn Road, Erdington,  
Birmingham B24 8LS

**Property Description:**

An inter-war mid terraced property of brick construction with tile clad roof, benefitting from gas-fired central heating and recent rewiring requiring further modernisation and improvement. The property is set back from Tyburn Road (A38) behind a lawned fore garden and is within approximately half a mile distance from Spaghetti Junction, proving access to the M6 Motorway.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge/Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin and WC.

Outside (front) - Lawned fore garden and service road parking space.

Outside (rear) - Lawned garden with pedestrian side access.

**Vendors Solicitors:**

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

**Ref:** Mr J Davies

**Viewings:**

Via Cottons – 0121 247 2233

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

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

**Property Description:**

An inter-war end terraced house 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 has recently been rewired and double glazed and requires further repair and improvements.

**Accommodation:**

Ground Floor  
Living Room, Kitchen, Cloakroom.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom.

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

**Vendors Solicitors:**

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

**Ref:** Mrs A Hume

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 26****Freehold Vacant Possession**

34 Mount Pleasant Avenue, Handsworth,  
Birmingham B21 9QA

**Property Description:**

A traditional style mid-terraced house of brick construction with replacement tile clad roof covering, situated in a cul-de-sac, located off Rookery Road. The property benefits from UPVC Double Glazed Windows (except attic bedroom).

**Accommodation:**

Ground Floor  
Porch, Front Reception Room, Rear Reception Room, Kitchen, Bathroom with bath, wash basin and WC.  
First Floor  
Stairs and Landing, Two Double Bedrooms.  
Second Floor  
Stairs off Bedroom 2 to Attic Bedroom.

Outside (front) - Paved fore garden.  
Outside (rear) - Paved yard and garden.

**Vendors Solicitors:**

Countrywide Conveyancing  
Bridge House  
Upper St John Street  
Lichfield  
Staffordshire  
WS14 9DT  
Telephone No - 01543 302232

**Ref:** Mrs J Caldwell

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 28****Freehold Investment**

151 James Turner Street, Winson Green,  
Birmingham B18 4NF

**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. James Turner Street is situated off Winson Green Road (A4040). The property is currently let on an Assured Shorthold Tenancy Agreement.

**Rental:** £300.00 per calendar month.

**Accommodation:**

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

Outside (front) - Walled fore garden.  
Outside (rear) - Garden.

**Vendors Solicitors:**

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

**Ref:** Mr J Lincoln Lewis

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 29****Freehold Vacant Possession**

**12 Brunswick Park Road, Wednesbury, West Midlands WS10 9HL**

**Property Description:**

A substantial semi-detached period residence of brick construction with slate clad roof, situated on Brunswick Park Road, close to Brunswick Park and approximately one mile from the M6 (junction 9). The property requires improvement and modernisation and provides well-laid out accommodation.

**Accommodation:**

Hallway, Front Reception Room, Rear Reception Room, Rear Lobby, Breakfast Room, Kitchen, Separate Ground Floor WC.

**First Floor**

Stairs and Landing, Three Bedrooms, Bathroom with WC, wash hand basin and bath.

Outside (front) - Walled fore garden.  
Outside (rear) - Established garden.

**Vendors Solicitors:**

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

**Ref:** Mr R Ludlow

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 31****Freehold Vacant Possession**

**358 Portland Road, Edgbaston, Birmingham B17 8LT**

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof and benefitting from gas-fired central heating and UPVC Double Glazed Windows. The property occupies a slightly elevated position fronting Portland Road (B4125) between the junctions of Ridgeway and Selsey Road.

**Accommodation:**

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

Outside (front) - Small walled fore garden.

Outside (rear) - Brick paved yard, patio and garden area with rear pedestrian access.

**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 30****Freehold Vacant Possession**

**87 High Street, Blackheath, West Midlands B63 3BQ**

**Property Description:**

A lock up shop formerly used as a Chinese Takeaway and forming part of an established retail block. The premises are located on High Street, just before the turning into Holly Road. The unit is in a state of disrepair and requires full modernisation and refurbishment. (Interested parties should note that care must be taken when viewing and neither the auctioneer or the vendor accept responsibility for any personal injury caused whilst in the property).

**Accommodation:**

Main Shop  
3.8 metres (12' 6") x 8.9 metres (29' 3") with wooden shop front and single wooden door and stairs to cellar.

Kitchen  
3.8 metres (12' 6") x 3.1 metres (10' 2").

Rear Store Room  
2.75 metres (9') x 2.65 metres (8' 8").

Stairs to the first floor have been removed and we have been advised that there are Two Bedrooms and a Bathroom.

Outside - Brick shed and vehicular access to the rear of the property.

**Vendors Solicitors:**

Nicholas Brimble Solicitors  
427 Bearwood Road  
Bearwood  
West Midlands  
B66 4DF  
Telephone No – 0121 429 8016

**Ref:** Mr N Brimble

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 32****Freehold Vacant Possession**

**38 Alexandra Avenue, Handsworth, Birmingham B21 0PP**

**Property Description:**

A traditional style semi-detached residence, double bayed and of rendered brick construction with tile clad roof. Alexandra Avenue is a cul-de-sac located off Alexandra Road which is conveniently situated within a quarter of a mile of 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 is in a modern and presentable condition.

**Accommodation:**

Ground Floor  
Hallway, Through Lounge/Dining Room, Extended 'L' shaped Breakfast/Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with corner bath and shower over, matching WC and wash hand basin.

Outside (front) - Driveway with small lawned area.

Outside (rear) - Hard standing with rear vehicular access.

**Vendors Solicitors:**

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

**Ref:** Mr V Sehdeva

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 33****Freehold Investment**

**47 Willes Road, Winson Green,  
Birmingham B18 4PZ**

**Property Description:**

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

**Rental:** £50.00 per week  
(£2,600.00 per annum)

**Accommodation:**

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

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**LOT 34****Freehold Vacant Possession**

**168 Newcombe Road, Handsworth,  
Birmingham B21 8BY**

**Property Description:**

A mid terraced house of brick construction with part rendered elevations, having UPVC double glazing throughout. Newcombe Road is located directly off Rookery Road and the property is set back behind a small walled fore garden.

**Accommodation:**

Ground Floor  
Double Glazed Porch leading to  
Hallway, Front Reception Room,  
Rear Reception Room, Kitchen,  
Bathroom with Separate WC.  
First Floor  
Stairs and Landing, Three  
Bedrooms.  
Outside (front) - Walled fore garden.  
Outside (rear) - Paved 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

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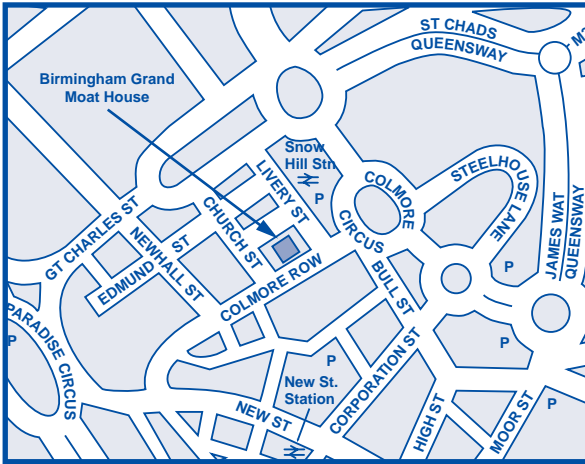
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# Location

*Birmingham Grand Moat House  
Colmore Row, Birmingham  
West Midlands B3 2DA*



## Cottons

Chartered Surveyors

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Birmingham  
B17 8DL

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