

# PROPERTY AUCTION

## Cottons

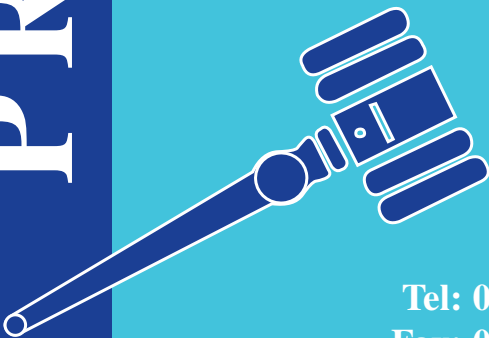
Chartered Surveyors

THURSDAY  
28TH JUNE 2007

PART ONE  
TO COMMENCE AT 10.30AM

PART TWO  
LOTS 70 ONWARDS  
NOT TO BE OFFERED  
BEFORE 2.00 PM

ASTON VILLA  
FOOTBALL CLUB  
VILLA PARK  
BIRMINGHAM  
B6 6HE



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## **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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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. We the Auctioneers may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it and our decision is final. Unless stated otherwise, each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction. The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but not make a bid equal to or exceeding the reserve price.
9. At the fall of the hammer the property is legally sold and the purchaser is liable for insuring the property that they have purchased. The Auctioneers have arranged, through their special "Auction Block Policy", insurance cover for all Lots for a period of 28 days, from the auction date. This insurance is subject to confirmation by the purchaser within 30 minutes of the sale. A certificate of cover, will be issued upon payment of a nominal premium.
10. At the fall of the hammer, the successful bidder must immediately present to the Auctioneers staff their name, address and solicitors details, and if bidding on behalf of a third party, the name and address of the person or company, on whose behalf they have been bidding. Proof of identity may be required, so make sure that you bring with you a driving licence, passport or other form of identification.
11. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price or successful bid before leaving the auction room. If the purchaser fails to comply with this condition, the money deposited, in part payment or the full purchase price, if this has been paid by the purchaser, shall be forfeited and any or all of the Lots may, at the discretion of the Auctioneers, be re-sold by public or private sale and any deficiency, together with all costs, attending such a re-sale, shall be made good by the defaulter at this sale.
12. If any question should arise, not provided for in any of the conditions, the Auctioneers shall decide the same and their decision shall be final.
13. The Auctioneers reserve the right to photograph successful bidders for security purposes.
14. The successful bidder will be required to pay an Administration Fee of £150(inc VAT), in addition to the 10% deposit (subject to a minimum deposit of £2000), being payable on each lot purchased.

### **FOOTNOTE**

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

# Auction Sale

## of 124 LOTS

To include a range of Residential and Commercial Vacant and Investment property, along with Lock Up Garage Investments, Redevelopment Opportunities, Building Plots and Land comprising:

- 58 Freehold Vacant Residential Properties
- 11 Leasehold Vacant Residential Properties
- 19 Residential Investment Properties
- 7 Commercial Investment Properties
- 10 Parcels of Freehold Land
- 4 Residential Development Sites, Building Plots and Redevelopment Opportunities
- 10 Vacant Commercial Properties
- 1 Garage
- 1 Ground Rent
- 3 Public Conveniences

### ORDER OF SALE

Lot	Property	PART 1 (LOTS 1 - 69)
1	463 Harborne Park Road, Birmingham, B17 OPS	Freehold Vacant Residential
2	465 Harborne Park Road, Birmingham, B17 OPS	Freehold Vacant Residential
3	3 Essex Court, Tugford Road, Birmingham, B29 4PW	Leasehold Vacant Residential
4	4 Hill Bank Road, Kings Norton, Birmingham, B38 9AN	Freehold Vacant Residential
5	158 Summer Road, Erdington, Birmingham, B23 6DX	Freehold Vacant Residential
6	101 Mapledene Road, Birmingham, B26 3XF	Freehold Vacant Residential
7	538 Warwick Road, Tyseley, Birmingham, B11 2JP	Freehold Residential Investment
8	83 Tedbury Crescent, Erdington, Birmingham, B23 5NG	Leasehold Vacant Residential
9	11 Bryant Street, Winson Green Birmingham, B18 4BH	Freehold Vacant Residential
10	11 Hugh Villas, Hugh Road, Birmingham, B10 9AN	Freehold Vacant Residential
11	51 Langley Road, Birmingham, B10 OTN	Freehold Vacant Residential
12	11 Gammage Street, Dudley, West Midlands DY2 8XL	Freehold Residential Investment
13	Plot 105, Little Hay Lane, Shenstone, Staffordshire	Freehold Land
14	29 Hargreaves Street, Wolverhampton, WV1 2TB	Freehold Residential Investment
15	255 Nineveh Road, Birmingham, B21 OTA	Freehold Vacant Residential
16	10 Short Heath Road, Erdington, Birmingham B23	Freehold Residential Investment
17	28 Gladstone Road, Erdington, Birmingham, B23 7LS	Freehold Vacant Residential
18	6 Holyrood Grove, Off Fentham Road, Aston, Birmingham	Freehold Investment
19	25 Roseland Way, Edgbaston, Birmingham	Leasehold Investment
20	2 & 4 Trafalgar Road, Handsworth, Birmingham, B21 9NH	Freehold Pt Investment/Vacant Commercial
21	Wombourne Garden Centre, Poolhouse Road, Wombourne WV5 8AZ	Freehold Pt Investment /Vacant Commercial
22	49/51 Shirley Road, Acocks Green, Birmingham, B27 7XU	Freehold Offices/Development Land
23	128 Broadway North, Walsall, WS1 2QE	Freehold Vacant Residential
24	16 Whitehouse Common Road, Sutton Coldfield, West Midlands B75 6HB	Freehold Vacant Residential
25	90 Biggin Hall Crescent, Stoke, Coventry, CV3 1GZ	Freehold Vacant Residential
26	6 Camp Street, Bordesley Green, Birmingham, B9 4SD	Leasehold Residential Investment
27	5 Enford Close, Shard End, Birmingham, B34 7HL	Freehold Vacant Residential
28	Flat 1 Pennycroft House, 30 Rattle Croft, Birmingham, B33 8EE	Leasehold Residential Investment
29	179 College Road, Moseley, Birmingham, B13 9LJ	Freehold Vacant Residential
30	30 Olton Croft, Acocks Green, Birmingham, B27 6PG	Freehold Vacant Residential
31	59 Adelaide Street, Brierley Hill, West Midlands DY5 3HL	Freehold Vacant Residential
32	Unit C, Benson House, 98 - 104 Lombard Street, Digbeth, Bham, B12 0QR	Freehold Vacant Commercial
33	41 Gospel Farm Road, Acocks Green, Birmingham, B27 7JN	Freehold Vacant Residential
34	33 Asquith Road, Birmingham B8 2HP	Freehold Residential Investment
35	158 Middleton Hall Road, Kings Norton Birmingham, B30 1DN	Freehold Vacant Residential
36	248 Portland Road, Edgbaston Birmingham, B17 8LR	Freehold Vacant Residential
37	5 Ashtree Grove, Bilston, West Midlands WV14 8LX	Freehold Vacant Residential
38	8 Stanley Road, Wednesbury, West Midlands WS10 7SA	Freehold Vacant Residential
39	36 Bristol Street, Wolverhampton, WV3 0HD	Freehold Residential Investment
40	The Brew House, Castle Bromwich Hall Estate, Castle Bromwich B36 9DE	Freehold Vacant Commercial
41	1016 Yardley Wood Road, Yardley Wodd, Birmingham	Freehold Commercial Investment
42	9 Brandhall Court Wolverhampton Road, Oldbury, West Midlands B68 8DE	Leasehold Vacant Residential
43	9 Goode Close, Oldbury, West Midlands B68 9NT	Leasehold Vacant Residential
44	234 Bristnall Hall Road, Oldbury, West Midlands B68 9NJ	Freehold Residential Investment
45	Residential Development Site, 9 Woodbourne Rd, Warley Woods B67 5LY	Freehold Development Land
46	23 Finch Road, Lozells, Birmingham B19 1HR	Freehold Development Land
47	Paddock 2, Portway Hill, Rowley Regis, West Midlands B65	Freehold Land
48	Paddock 6, Portway Hill, Rowley Regis, West Midlands B65	Freehold Land



49	Paddock 7, Portway Hill, Rowley Regis, West Midlands	B65	Freehold Land
50	28 Hickman Road, Sparkbrook, Birmingham,	B11 1NE	Freehold Vacant Residential
51	60 Gladstone Road, Sparkbrook, Birmingham,	B11 1LW	Freehold Vacant Residential
52	The Cottage, Body Moor Green Farm, Coventry Rd, Nether Whitacre	B78 2DZ	Freehold Vacant Residential/Redevelopment Opportunity
53	31 Warren Road, Stirchley, Birmingham,	B30 2NZ	Freehold Vacant Residential
54	221 Barnes Hill, Selly Oak, Birmingham,	B29 5UJ	Freehold Vacant Residential
55	71 Winnie Road, Selly Oak, Birmingham,	B29 6JU	Freehold Vacant Residential
56	73 Winnie Road, Birmingham,	B29 6JU	Freehold Vacant Residential
57	1624 Pershore Road, Stirchley, Birmingham,	B30 2NH	Freehold Residential Pt. Investment Pt. Vacant
58	98, Milner Road, Selly Park Birmingham,	B29 7RQ	Freehold Vacant Residential
59	Land Adj 54 Deepdale Lane, Dudley, West Midlands	DY3 2AE	Freehold Building Plot
60	Land Off Overbury Close, Northfield, Birmingham,	B31 2HD	Freehold Land
61	Land At The Rear Of Caldmore Green, Walsall,	WS1 3RL	Freehold Land With Potential
62	Land Adj 19 Verity Walk, Amblecote, Stourbridge	DY8 4XS	Freehold Building Plot
63	Plot 4, Collis Street, Amblecote, Stourbridge	DY8 4EG	Freehold Land
64	Plot 5, Collis Street, Amblecote, Stourbridge	DY8 4EG	Freehold Land
65	87, Gravel Bank, Quinton Birmingham,	B32 3SG	Leasehold Residential Investment
66	14 And 15 Durham Road, Sparkhill, Birmingham,	B11 4LG	Freehold Vacant Residential
67	22 Rowlands Crescent, Solihull, West Midlands	B91 2JF	Freehold Vacant Residential
68	Land Rear 22 Rowlands Crescent, Solihull, West Midlands	B91 2JF	Freehold Land
69	72 Clinton Road, Shirley, Solihull, West Midlands	B90 4RG	Leasehold Vacant Residential

### PART 2 (LOTS 70 - 124)

70	40 Forest Road, Dudley, West Midlands	DY1 4BA	Freehold Vacant Residential
71	Junction House, Lichfield St, Fazeley, Tamworth, Staffordshire	B78 3QN	Freehold Vacant Residential
72	10 Louis Court, South Road, Smethwick, West Midlands	B67 7BT	Leasehold Residential Investment
73	120 Miner Street, Walsall,	WS2 8QL	Freehold Vacant Residential
74	79 Bradley Lane, Bilston, West Midlands	WV14 8EN	Freehold Vacant Residential
75	28 Colebrook Road, Greet, Birmingham,	B11 2NT	Freehold Vacant Residential
76	17 Eileen Road, Sparkhill, Birmingham,	B11 4HX	Freehold Vacant Residential
77	2/4 Market St & 5 Market Square, Wellington, Telford, Shropshire	TF1 1DT	Freehold Pt. Vacant Pt. Investment Commercial
78	32/36 Birmingham Road And 61/63 Lysways Street, Walsall,	WS1 3AA	Freehold Commercial Investment
79	The Craft, 54 Halesowen Street, Rowley Regis, West Midlands	B65 0HF	Freehold Residential Investment
80	19, Moorland Road, Burslem Stoke-On-Trent,	ST6 1DS	Freehold Commercial Investment
81	149 Smithpool Road, Stoke-On-Trent,	ST4 4PW	Freehold Commercial Investment
82	151 Smithpool Road, Stoke-On-Trent,	ST4 4PW	Freehold Commercial Investment
83	34 Woodside Road, Ketley, Telford, Shropshire	TF1 5EZ	Freehold Commercial Investment
84	45 Alexander Avenue, Newark, Nottinghamshire	NG24 2BB	Freehold Vacant Residential
85	186, Mount Road, Penn, Wolverhampton,	WV4 5RU	Freehold Vacant Residential
86	Workshop Rear Of 48 Durban Road, Smethwick, West Midlands		Freehold Vacant Commercial
87	Garage Rear Of 97 Northfield Road, Harborne, Birmingham,	B17 0ST	Freehold Garage
88	90/90a Ashtree Road, Tividale, Oldbury, West Midlands	B69 2HH	Freehold Vacant Commercial
89	39 Arthur Road, Erdington, Birmingham,	B24 9EX	Freehold Residential Investment
90	47 Ambleside Close, Bradley, Bilston, West Midlands	WV14 0SN	Leasehold Vacant Residential
91	89 Round Road, Erdington, Birmingham,	B24 9SJ	Leasehold Vacant Residential
92	47 Cadle Road, Wolverhampton,	WV10 9SJ	Freehold Vacant Residential
93	1 Gough Avenue, Wolverhampton,	WV11 1EX	Freehold Vacant Residential
94	37 Central Drive, Lower Gornal, Dudley, West Midlands		Leasehold Residential Investment
95	Flat 1a Coton Green Precinct, Fontenaye Road, Tamworth, Staffs	B79 8JT	Leasehold Vacant Residential
96	Flat 1b Coton Green Precinct, Fontenaye Road, Tamworth, Staffs	B79 8JT	Leasehold Vacant Residential
97	110 Hermes Crescent, Coventry,	CV2 1JA	Freehold Residential Investment
98	44 Tarquin Close, Willenhall Coventry		Freehold Vacant Residential
99	122 Wilsons Lane, Longford, Coventry,	CV6 6AS	Freehold Vacant Residential
100	1 Morland Avenue, Leicester,	LE2 2PF	Freehold Ground Rent/Development Opportunity
101	2 College Road, Sutton Coldfield, West Midlands	B73 5DJ	Freehold Vacant Residential
102	22 Waterfield Close, Tipton, West Midlands	DY4 8BB	Freehold Vacant Residential
103	89 Kentish Road, Handsworth, Birmingham,	B21 0BB	Freehold Vacant Commercial
104	Public Convenience, Revesby Walk, Duddeston, Birmingham		Freehold Public Convenience
105	Public Convenience, Off Shustoke Road, Shard End, Birmingham		Freehold Public Convenience
106	Public Convenience, Oxford Street, Digbeth, Birmingham		Freehold Public Convenience
107	118 Yardley Road, Acocks Green, Birmingham,	B27 6LG	Freehold Vacant Commercial
108	76 Stafford Street, Willenhall, West Midlands	WV13 1RT	Freehold Vacant Commercial
109	35 Goldthorn Hill, Wolverhampton	WV2 3HR	Freehold Vacant Residential
110	69 Markby Road, Birmingham,	B18 4PP	Freehold Vacant Residential
111	54 Gough Street, Willenhall, West Midlands	WV13 1HF	Freehold Vacant Residential
112	291 Short Heath Road, Erdington, Birmingham,	B23 7AA	Freehold Vacant Residential
113	2, Brunton Road, Bilston, West Midlands	WV14 7BG	Freehold Vacant Residential
114	61 Hannah Road, Bilston, West Midlands	WV14 8ET	Freehold Vacant Residential
115	29 Alexandra Road, Wednesbury, West Midlands	WS10 9LH	Freehold Vacant Residential
116	267 Wolverhampton Road East, Wolverhampton,	WV4 6BD	Freehold Vacant Residential
117	73a Allendale Road, Yardley Birmingham,	B25 8NU	Freehold Residential Investment
118	586 Parkfield Road, Wolverhampton,	WV4 6EL	Freehold Vacant Residential
119	265 Perry Common Road, Erdington, Birmingham,	B23 7AE	Freehold Vacant Residential
120	48 Durberville Road, Wolverhampton,	WV2 2EZ	Freehold Vacant Residential
121	31 Manor Farm Road, Greet, Birmingham,	B11 2HT	Freehold Vacant Residential
122	9 Third Avenue, Bordesley Green, Birmingham,	B9 5RW	Freehold Vacant Residential
123	57 Greenhill Road, Handsworth, Birmingham,	B21 8DX	Freehold Vacant Residential
124	62 Heathcote Road, Cotteridge, Birmingham,	B30 2HU	Leasehold Vacant Residential



# IMPORTANT NOTICE

## PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

New Money Laundering Regulations have been introduced by the Government affecting Auctioneers from 1st March 2004 and governing the way in which auction deposits are taken.

To comply with this Act, we require all purchasers to pay their deposit by any of the following methods:

- **Bank/Building Society Draft**
- **Personal/Company Cheque**
- **Debit Card Payments**

All purchasers are requested to ensure that cleared funds are available on the day of the auction which may entail a transfer of funds to their bank account three days before the auction.

- **Credit Card Payments**

(credit card payments are subject to a surcharge of 2%)

All purchasers will be required to provide proof of both their Identity and Current Address, and we require that all parties intending to bid for any properties must bring with them the following items:

- **Full UK Passport or Driving Licence (for identification)**
- **Either a Recent Utility Bill, Council Tax Bill or Bank Statement**  
(as proof of your residential address)

If you have questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the auction department prior to the sale day.

### 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.



**Auctioneer's** Andrew J. Barden MRICS,  
John Day FRICS, Kenneth F. Davis FRICS

**Valuer's** Ian M. Axon MNAEA, Steve Smith B.Sc. Hons,  
Jason Deslandes

**Auction Manager** Alison J. Bosworth

**Auction Team** Peter C. Longden FRICS, Mark M. Ward TechRICS  
Kevin Hogan, Nada Turton, Jane Moran, Alison Parkes, Tricia Doyle  
Hughie McCourt

## Part 1 (Lots 1 - 69)

### LOT 1

### Freehold Vacant Possession

**463 Harborne Park Road,  
Harborne, Birmingham  
B17 0PS**

**Property Description:**

An end terraced property of traditional construction surmounted by a tile clad roof requiring modernisation and improvement throughout including the installation of a boiler to fire the central heating system which is otherwise in place. The property is located on a one way stretch of Harborne Park Road close to the junction with Metchley Lane and virtually adjacent to the Golden Cross Public House.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room with understairs store, Kitchen, Bathroom with panelled bath, pedestal wash hand basin and separate WC.

First Floor  
Stairs and Landing, Two Bedrooms



Outside  
(Front) Walled foregarden  
(Rear) Lawned garden with pedestrian right of way across

**Vendors Solicitors**  
Refer to Auctioneers

**Viewings**  
Via Cottons – 0121 247 2233

### LOT 2

### Freehold Vacant Possession

**465 Harborne Park Road,  
Harborne, Birmingham  
B17 0PS**

**Property Description:**

A mid terraced property of traditional construction surmounted by a tile clad roof requiring modernisation and improvement. The property has been stripped back to bare brickwork throughout but does benefit from part UPVC double glazed windows. The property is located on a one way stretch of Harborne Park Road close to the junction with Metchley Lane and virtually adjacent to the Golden Cross Public House.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen with no fittings, Bathroom with no fittings.

First Floor  
Stairs and Landing, Two Bedrooms



Outside  
(Front) Walled foregarden  
(Rear) Lawned garden with pedestrian right of way across

**Vendors Solicitors**  
Refer to Auctioneers

**Viewings**  
Via Cottons – 0121 247 2233





**3 Essex Court, Tugford Road, Selly Oak, Birmingham B29 4PW**

**Property Description:**

A well laid out purpose built flat situated on the first floor of a three storey block and benefiting from UPVC double glazed windows, two bedrooms and security door entry system. The property provides an ideal investment opportunity and forms part of an established residential area located via Abdon Avenue off Swarthmore Road and conveniently within approximately one third of a mile distance from Bristol Road South (A38) which provides direct access to a wide range of amenities including Selly Oak Shopping Centre, The University of Birmingham and Birmingham City Centre.

**Accommodation:**

Ground Floor  
Communal Entrance Hall with security door entry system, Stairs and Landing

First Floor  
Reception Hall, Kitchen with a range of modern fitments, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc, Lounge/Dining Room, Two Bedrooms

Outside  
Communal Gardens

**Leasehold Term**

99 Years from 1 January 1959

**Ground Rent** - £10 per annum

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**DEPOSITS AND ADMINISTRATION FEE**

On the fall of the hammer the successful bidder will be deemed to have legally purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum of £2000) and in addition an Administration fee of £150 (inc VAT). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

Acceptable payment methods are as follows:

- Bank/Building Society Draft
- Personal/Company Cheque
- Debit Card Payments

All purchasers are requested to ensure that cleared funds are available on the day of the auction which may entail a transfer of funds to their bank account three days before the auction.

- Credit Card Payments  
(Credit card payments are subject to a surcharge of 2%)

If you need any help please contact the Auction Team  
Tel 0121 247 2233



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

**4 Hill Bank Road,  
Kings Norton,  
Birmingham B38 9AN**

**Property Description:**

A traditional semi detached house of rendered brick construction surmounted by a hipped tile clad roof, benefiting from mostly UPVC double glazed windows along with a garage located to the rear but requiring complete modernisation and repair throughout. Hill Bank Road is located via High Meadow Road off Wharf Road and the property is within less than a quarter of a mile distance from Kings Norton Green which provides a wide range of retail amenities and services.

**Accommodation:**

Ground Floor  
Double Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Dilapidated Veranda

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with bath, pedestal wash basin and wc



Outside

(Front) Walled foregarden

(Rear) Long overgrown garden with a freestanding garage accessed by way of a shared vehicular driveway running to the side of the property.

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

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

**158 Summer Road,  
Erdington, Birmingham  
B23 6DX**

**Property Description:**

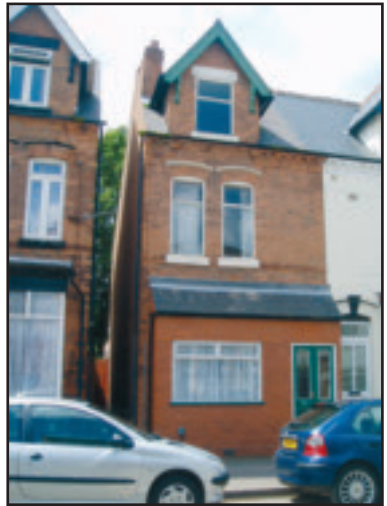
A three storey end terraced house of brick construction surmounted by a pitched tile clad roof, benefiting from gas fired central heating but requiring modernisation and improvement throughout. The property is situated to the Northern part of Summer Road close to the junction with Marsh Lane and is conveniently within approximately one quarter of a mile distance from both Erdington High Street providing a wide range of retail amenities and services and Erdington Railway Station.

**Accommodation:**

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

First Floor

Stairs and Landing, Two Double Bedrooms



Second Floor

Stairs to Attic Bedroom Three

Outside

(Rear) Shared pedestrian access to yard and garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233







**101 Mapledene Road, Sheldon,  
Birmingham B26 3XF**

**Property Description:**

A two bedroom semi detached property of rendered brick construction surmounted by an interlocking tile clad roof set back from the road behind a pathway and lawned garden. The property benefits from having well laid out accommodation, some UPVC glazing and electric heating, however the property does require some modernisation and improvement. Mapledene Road is located off Parkdale Road and is set in an established residential area. The property is approximately within half a mile of the Coventry Road (A45) which gives direct access to Birmingham International Airport and easy access to Birmingham City Centre.

**Accommodation:**

Ground Floor  
Entrance Hallway, Through Lounge, Kitchen, Lean to  
First Floor  
Stairs and Landing, Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC

Outside  
(Front) Lawned foregarden and pathway  
(Rear) Large lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



## LOT 7

### 538 Warwick Road, Tyseley, Birmingham B11 2JP

#### Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation, gas fired central heating, modern kitchen and bathroom fittings and is offered for sale in presentable condition. The property is located on the Warwick Road (A41) close to the junction of Boscombe Road. The property is currently let on an Assured Shorthold Tenancy Agreement producing a total rental of £495 per month (£5,940 per annum).

#### Accommodation:

Ground Floor  
Entrance Hallway, Front Reception,  
Rear Reception, Kitchen

#### First Floor

Stairs and Landing, three Bedrooms  
and Bathroom having panelled bath  
with electric shower over, pedestal  
wash hand basin and low level WC

## Freehold Investment



Outside  
(Front) Small walled foregarden  
(Rear) Garden

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

Via Cottons – 0121 247 2233

## LOT 8

### 83 Tedbury Crescent, Erdington, Birmingham B23 5NG

#### Property Description:

A mid terraced house of brick construction surmounted by a pitched tile clad roof providing well laid out accommodation, benefiting from a rear ground floor extension but requiring cosmetic improvement and modernisation throughout. Tedbury Crescent forms part of an established residential area located via Court Farm Road off Short Heath Road and the property is conveniently within approximately one mile distance from both Erdington High Street providing a wide range of retail amenities and services and Erdington Railway Station.

#### Accommodation:

Ground Floor  
Entrance Hall, Living Room, Dining  
Room opening to Kitchen, Bathroom  
with modern suite comprising of bath,  
pedestal wash basin and wc

#### First Floor

Stairs and Landing, Bedroom One with  
en-suite cloak room having wc and  
wash basin, Bedroom Two, Bedroom  
Three



Outside  
(Front) Lawned foregarden with  
pedestrian entry access to rear  
(Rear) Yard and garden

#### Leasehold Information

**Term:** 99 years from 1st May 1988  
**Ground Rent:** £125 per annum (rising  
during the term)

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

Via Cottons – 0121 247 2233





**11 Bryant Street, Winson Green,  
Birmingham B18 4BH**

**Property Description:**

A traditional built double fronted end terraced house of brick construction predominantly surmounted by a pitched tile clad roof and offered for sale in a presentable condition, benefiting from UPVC double glazed windows along with three bedrooms. Bryant Street leads directly off Winson Green Road (A4040) and the property is within approximately one third of a mile distance from City Hospital and approximately one and a half miles distance from Birmingham City Centre.

**Accommodation:**

Ground Floor  
Reception Hall with Cellar access,  
Living Room, Lounge, Kitchen

First Floor

Stairs and Landing, Three Bedrooms,  
Bathroom with panelled bath, wash  
basin and wc

Outside

(Rear) Yard/garden area

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

Note: All persons viewing this property should be aware that the cellar stairs are in poor condition and no attempt must be made to access the cellar.

**11 Hugh Villas,  
Hugh Road, Small Heath,  
Birmingham B10 9AN**

**Property Description:**

A traditional mid terraced house of brick construction surmounted by a pitched tile clad roof and providing well laid out accommodation benefiting from three bedrooms, mostly double glazed windows and gas fired central heating. The property forms part of a terrace of similar dwellings located off Hugh Road and accessed by way of a pedestrian walkway. Hugh Road forms part of a traditional and predominantly residential area and is situated off Charles Road which in turn provides a link between Bordesley Green (B4128) and Coventry Road.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Dining Room,  
Breakfast Room, Kitchen

First Floor

Stairs and Landing, Three Bedrooms,



Bathroom with panelled bath, pedestal  
wash basin and wc

Outside

(Front) Walled foregarden  
(Rear) Brick store, wc and garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



## LOT 11

# Freehold Vacant Possession

### 51 Langley Road, Small Heath, Birmingham B10 0TN

#### Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof and set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating, and is generally offered for sale in presentable condition. Langley Road is located off Glovers Road and the Coventry Road and is within walking distance to Small Heath Park and the main shops and amenities located on the Coventry Road.

#### Accommodation:

Ground Floor  
Entrance Porch, Front Reception Room, Rear Reception Room, Kitchen and Bathroom having panelled bath, pedestal wash hand basin and low level WC



First Floor  
Three Bedrooms

Outside  
(Front) Walled foregarden  
(Rear) Garden

**Vendors Solicitors**  
Refer to Auctioneers

**Viewings**  
Via Cottons – 0121 247 2233

## LOT 12

### 11 Gammage Street, Dudley, West Midlands, DY2 8XL

#### Property Description:

A traditional end terraced house of brick construction surmounted by a pitched interlocking tile clad roof and benefiting from UPVC double glazed windows and gas fired central heating. Gammage Street leads directly off Blowers Green Road (B4587) and the property is conveniently within half a mile distance from Dudley Town Centre. The property is currently let on a Lease for a term of five years from 11 May 2006 at a rental of £450 per calendar month (£5,400 per annum)

#### Accommodation:

Ground Floor  
Through Lounge/Dining Room, Kitchen with range of fitted units incorporating built in oven and hob

First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin and wc

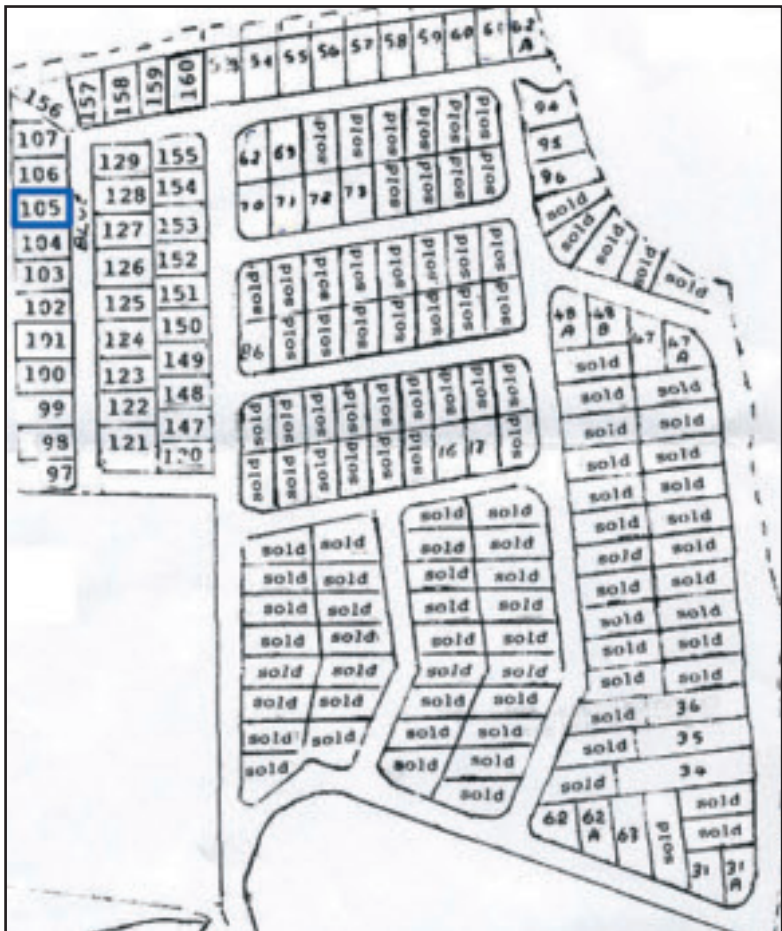


Outside  
(Front) Small walled foregarden  
(Rear) Paved yard and patio area with shared pedestrian access and separate garden

**Vendors Solicitors**  
Refer to Auctioneers

**Viewings**  
Via Cottons – 0121 247 2233





**Plot 105, Little Hay Lane,  
Shenstone, Staffordshire**

**Land Description:**

A parcel of land extending to approximately 500 sq m (0.1 acres) and currently comprising of open countryside within the Green Belt and on the outskirts of the village of Little Hay, located approximately three miles north of Sutton Coldfield Town Centre and with convenient access to the new M6 Toll Road, cities of Lichfield and Birmingham, The Belfry and the NEC. The plot forms part of a proposed development and is offered as a potential single building plot for possible future development of one detached property if planning consent is granted at some future date.

All planning enquiries should be taken up with Lichfield District Council, Planning Department on 01543 308197. The present owners will be responsible for the ongoing maintenance and upkeep of the site until such time as any planning approvals may be granted.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LEGAL PACKS**

Once you have successfully bid for a property you have become the legal purchaser and are duty bound to complete within the contractual time scale. It is therefore your responsibility to consult your legal advisor and to have inspected the legal documentation which has been prepared for each lot by the vendor’s solicitors prior to the Auction. The Legal Pack is available at the Auctioneers offices during the marketing period and in the auction room on the sale day. By bidding you are deemed by the Auctioneers to have satisfied yourself in respect of all matters relating to that property.

If you need any help please contact the Auction Team  
Tel 0121 247 2233



## LOT 14

### 29 Hargreaves Street, Stow Heath, Bilston, West Midlands, WV1 2TB

#### Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation and gas fired central heating. Hargreaves Street is located off Bilston Road (A41) and is approximately one quarter mile distance from East Park and one and a half miles from Wolverhampton City Centre providing access to a wide range of retail shops and amenities. The property is currently let on an assured shorthold tenancy agreement at a rental of £110 per week (£5,720 per annum)

#### Accommodation:

Ground Floor

Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom having panelled bath, WC and pedestal wash hand basin.

## Freehold Investment



First Floor

Stairs and Landing, Three Bedrooms.  
Outside  
Rear – paved area leading to lawned garden.

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

Via Cottons – 0121 247 2233

## LOT 15

### 255 Nineveh Road, Handsworth, Birmingham B21 0TA

#### Property Description:

A mid terraced property of brick construction set back from the road behind a small walled foregarden and surmounted by a tile clad roof. The property benefits from having well laid out accommodation, gas fired central heating and is offered for sale in presentable condition. Nineveh Road is located off Boulton Road (A4040) and Soho Road (A41) and is set in an established residential area. The property is approximately within a quarter of a mile distance from the main shops and amenities located on the Soho Road which in turn provides direct access to Birmingham City Centre.

#### Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen, Bathroom having panelled bath, pedestal wash basin, separate WC housing low level WC

First Floor

Three Bedrooms

## Freehold Vacant Possession



Outside

(Front) Walled foregarden  
(Rear) Yard area leading to lawned garden

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

Via Cottons – 0121 247 2233





**10 Short Heath Road, Erdington,  
Birmingham B23 6JP**

**Property Description:**

An investment opportunity comprising of a large double fronted three storey end terraced property of brick construction surmounted by a tile clad roof and set back from the road behind a gravelled foregarden allowing for off road parking for numerous vehicles. The property has been converted to provide five separate self contained flats and further benefits from an additional rental income from the large advertising hoarding situated adjacent. The flats all benefit from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and are offered for sale in presentable condition. Short Heath Road is located off Marsh Lane (B4531) and set in an established residential area. The property is approximately half a mile distance to both Erdington Railway Station which provides direct access to both Sutton Coldfield and Birmingham, and Erdington High Street which provides a wide range of shops, amenities and bars. The property currently produces a total rental income of £22,590 per annum, a breakdown of the individual flats is detailed below, and a copy of the Tenancy Agreement can be viewed at the auctioneer's office.

**Rental Information**

Flat 1 - £340 per month (£4,080 per annum)  
 Flat 2 - £450 per month (£5,400 per annum)  
 Flat 3 - £350 per month (£4,200 per annum)  
 Flat 4 - £340 per month (£4,080 per annum)  
 Flat 5 - £340 per month (£4,080 per annum)  
 Advertising Hoarding - £750 per annum

**Total Rental - £22,590 per annum**

**Accommodation:**

Ground Floor  
 Communal entrance, Communal Hallway  
 Flat 1  
 Lounge, Kitchen, Bedroom and Shower Room having shower cubicle, WC and pedestal wash hand basin  
 Flat 2  
 Lounge, two Bedrooms, Kitchen and Bathroom having panelled bath, pedestal wash hand basin and WC  
 Stairs and Landing to  
 First floor  
 Flat 3  
 Lounge, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash hand basin and WC  
 Flat 4  
 Lounge, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash hand basin and WC,  
 stairs to  
 Second Floor  
 Flat 5  
 Lounge, Kitchen, Bedroom and Shower Room having shower cubicle, WC and pedestal wash hand basin  
 Outside  
 (front) Gravelled foregarden allowing for off road parking  
 (rear) Communal garden area

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



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

**28 Gladstone Road,  
Erdington,  
Birmingham, B23 7LS**

**Property Description:**

A semi detached property of rendered brick construction surmounted by a hipped tile clad roof set back from the road behind a walled foregarden and drive way allowing for off road parking. The property benefits from having well laid out accommodation, gas fired central heating and double glazed windows, the majority being UPVC. Gladstone Road is set in the established residential area of Erdington and is located between Mere Road and Rosary Road, and runs adjacent to Slade Road. The property is within approximately one mile distance of the main high street in Erdington which in turn provides a wide range of shops, amenities and bars.

**Accommodation:**

Ground Floor  
Entrance Porch, Entrance Hallway,  
Through Lounge, Kitchen and Dining  
Room

**First Floor**

Stairs and Landing, three Bedrooms  
and Bathroom having panelled bath,  
pedestal wash basin, separate WC  
housing low level WC

**Outside**

(Front) Paved foregarden allowing for  
off road parking  
(Rear) Lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 18****Freehold and subject to tenants in occupation**

**6 Holyrood Grove,  
Off Fentham Road,  
Aston, Birmingham  
B6 6AX**

**This Lot is offered  
for sale by Order of  
The LPA Receivers**

**Property Description:**

A traditional two storey end terraced house of brick construction surmounted by a pitched slate clad roof, benefiting from part UPVC double glazed windows and set back behind a paved foregarden. The property is accessed by way of a pedestrian walk way off Fentham Road, close to the junction with Arden Road and forms part of an established residential area located approximately one and a quarter miles distance to the north of Birmingham City Centre. The property is offered for sale subject to the existing occupants and the Vendors can neither warrantee the type of tenancy in existence or the amount of rental which may be paid.

**Accommodation:**

The property has not been inspected by the auctioneers and all interested parties should make their own investigations as to the actual accommodation.

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233







**25 Roseland Way, Edgbaston,  
Birmingham B15 1HD**

**This Lot is offered for sale  
by Order of The LPA Receivers**

**Property Description:**

A substantial three storey maisonette forming part of a modern development located off Bishopsgate Street which in turn leads off Broad Street (B4284) and provides direct access to a wide range of leisure amenities, restaurants and bars. The property has suffered some partial fire damage and we understand that an insurance claim has been registered with the Freeholders who manage the Insurance for the whole development and it will be the responsibility of the new owner in pursuing this claim. We understand that the property is currently let on an informal Assured Shorthold Tenancy at a rent of £75 per week (£3,900 per annum) including council tax and service charge.

**Accommodation:**

Whilst the property has not been inspected by the auctioneers, we understand that it benefits from a Lounge, Kitchen, Three Bedrooms and Two Bathrooms spread over three levels along with a garage.

**Leasehold Information**

**Term:** 125 years from 6 November 2000

**Ground Rent:** Refer to legal pack

**Service Charge:** Refer to legal pack

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**ID**

All purchasers will be required to provide proof of both their Identity and Current Address, and we require that all parties intending to bid for any properties must bring with them the following items:

- Full UK Passport or Driving Licence (For identification)
- Either a Recent Utility Bill, Council Tax Bill or Bank Statement (as proof of your residential address)

If you have any questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the Auction Team prior to the sale day.

**ADMINISTRATION FEE**

An administration fee of £150 (inc. VAT) will be payable in addition to the 10% deposit (subject to a minimum deposit of £2000), which is payable on each lot purchased. All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful. Should the purchaser not be able to pay the required fee on the day then the fee will be added to the completion balance.

If you have any questions then please do not hesitate to contact the Auction Team prior to the sale day on 0121 247 2233.





**2/4 Trafalgar Road, Handsworth,  
Birmingham B21 9NH**

**Property Description:**

A purpose built Doctors Surgery occupying a substantial site on the corner of Trafalgar Road and Rookery Road. The building is single storey and of brick and tile construction, being completed circa 1997. The current owners have been in practice as Handsworth Medical Practice since 1989, and the Surgery is now well established and benefits from a heavily populated catchment area. The site currently contains the following;

**1. Handsworth Medical Practice**

A Doctors Surgery offered for sale with vacant possession. The property provides substantial accommodation and extends to approximately 468sq.m. (5,038sq.ft.), all in very presentable condition.

**2. Soho Pharmacy**

A self contained Unit adjoining the Surgery, located on the east side of the site, currently let as a Pharmacy by way of an 18 year Lease which commenced 1 April 1999 at a rental of £30,000 per annum. The Lease provides for rent reviews on every third anniversary, an obligation to pay as rent to the landlord 18% of the insurance premium (for the whole building) and is on internal repairing terms only.

The site also benefits from a car park extending to approximately 0.19 Acres (932sq.yards.)

In addition there is a secondary car park which is included in the title (The area outlined red on the plan) which extends to an area of approximately 0.12 Acres (580sq.yards)m and it will be necessary to obtain approval from Local Authority prior to the transfer of this land to a third party.

Trafalgar Road itself runs directly off Rookery Road which in turn runs

directly off Soho Road (A41), providing a wide range of local shops and amenities. Handsworth is a predominantly residential area located approximately 2 miles to the North West of Birmingham City Centre and 2.5 miles to the South East of West Bromwich Town Centre.

**Accommodation:**

**Handsworth Medical Practice**

Waiting Room with reception desk, separate WC, disabled WC, access to Pharmacy, 5 Surgery Rooms, 2 Nurses Rooms, 8 Rooms providing a Secretary's Office, Practice Manager's Office, Records Office, Treatment Room, Chiro Room, Common Room, 2 Staff Rooms, Plant Room, a Staff Toilet and Kitchen.

Gross Internal Area – 468sq.m. (5,038sq.ft.)

**Soho Pharmacy**

Retail Area extending to 96sq.m. (1,031 sq ft), Store Room and separate WC.

The Total Site Area:

Area outlined Blue on the plan – 0.44 Acres (2,129sq.yards)

Area outlined Red on the plan – 0.12 Acres (580.yards)

**Vendors Solicitors:**

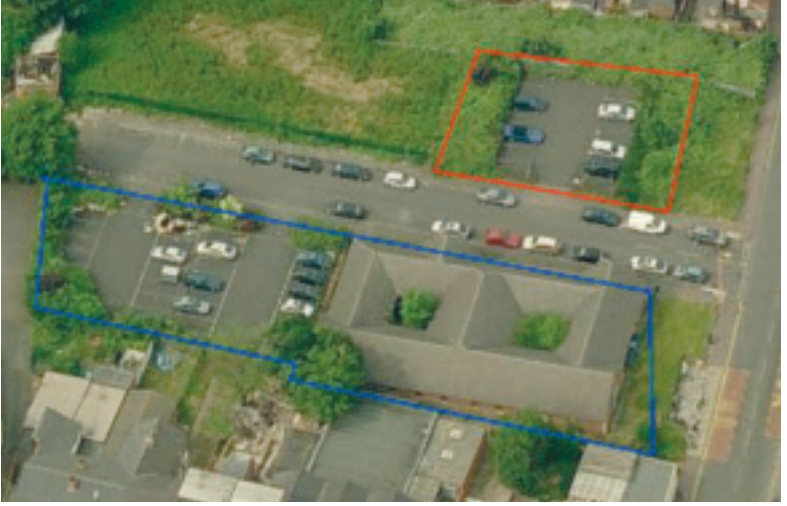
Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

Important Note: The sale of this property is conditional on the issue by the Secretary of State for Health of a certificate pursuant to section 259 of the National Health Service Act 2006. All interested parties should refer to the legal pack/ vendors solicitors for clarification of this matter prior to bidding.





## IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Wednesday 25th July and Thursday 13th September 2007 at Villa Park, please complete the slip found at the back of this catalogue, and hand it to us at the auction or post it to us at the address provided.





**Wombourne Garden Centre, Pool Head Road, Wombourne, South Staffordshire WV5 8AZ**

**Property Description:**

A valuable business opportunity comprising of a freehold nursery and garden centre accessed by way of a driveway off Pool House Road and situated on the western outskirts of Wombourne adjacent to open fields and countryside. Wombourne itself comprises of a large village lying approximately four miles distance to the south west of Wolverhampton City Centre (via the A449) and having a population of approximately 15,000 (2001 census). The garden centre occupies an irregular shaped site extending to an area of approximately 1.04 acres (0.42 hectares) and includes the driveway which is subject to rights of way in favour of adjacent occupiers.

**Accommodation:**

The garden centre/nursery comprises of an external plantaria which is typically equipped for the display of plants and other sundry garden items, a craft shop which extends to an area of 107 sq metres (1,152 sq ft), five glass houses which are used for both retail and growing, a showroom and display area which has been most recently used as a gymnasium, children’s play area and car park/storage yard.

The property is offered with vacant possession with the exception of the craft shop which we understand is let on a Lease expiring 28th July 2007 at a rental of £650 per calendar month (£7,800 per annum).

Note the buyer will be responsible for the cost in separation of the mains services being gas and electricity, water and sewer which are currently shared with the residential property known as the Pool House.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





**49/51 Shirley Road, Acocks Green,  
Birmingham B27 7XU**

**Property Description:**

A pair of substantial semi detached properties which have been converted to provide comprehensive office accommodation. The offices are in very presentable condition benefiting from gas fired central heating, majority UPVC double glazed windows and air conditioning to selected areas. The accommodation is laid out over two floors and extends to approximately 293sq.m. (3,198sq.ft.)(Net Internal Area). The properties may suit a variety of alternative uses including possible conversion to residential subject to obtaining all Local Authority Planning Consents. In addition the properties benefit from a gravelled car park and substantial grounds at the side and rear of the property. The total site area extends to approximately 0.407 acres (0.165 hectares) and again may suit a variety of alternative uses subject to obtaining the appropriate Planning Consent. The premises themselves are located adjacent to a recently completed apartment complex located close to the junction of Shirley Road and Botteville Road, which is approximately 300 yards from the main shopping district at Acocks Green. Shirley Road itself runs directly between Warwick Road (A41) and Stratford Road (A34) both of which provide direct access to Birmingham City Centre and the M42, junctions 4 and 5 respectively.

**Accommodation:**

**Ground Floor:**  
Reception hall, two meeting rooms, five private offices, a substantial open plan office, kitchen, male and female WC's and various store rooms/cupboards. The net internal area on the ground floor is approximately 187.9 sq metres (2,022 sq ft)

**First Floor:**  
Nine private offices, male and female WC's, kitchen and various store rooms/cupboards. The net internal area on the first floor is approximately 109.4 sq metres (1,177 sq ft).

Total net internal area is approximately 293sq.m. (3,198sq.ft.)

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





**128 Broadway North, Walsall,  
West Midlands WS1 2QE**

**Property Description:**

A substantial detached property of part rendered brick construction surmounted by a hipped tile clad roof set back from the road behind a large driveway allowing for access to garage as well as parking for numerous vehicles and lawned front garden. The property benefits from having spacious well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property is situated in a popular and established residential area of south Walsall and located on Broadway North (A4148) close to the junction with Lincoln Road. The property is within walking distance to the Arboretum and within three quarters of a mile from the main shopping area in Walsall Town Centre which provides a wide range of shops, amenities and bars.

**Accommodation:**

Ground Floor  
Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen/Diner, Lobby with door to garage

First Floor  
Stairs and Landing, three Bedrooms and Bathroom having panelled bath with electric shower over, pedestal wash hand basin, separate WC housing low level WC

Outside  
(Front) Driveway leading to garage providing off road parking and lawned garden  
(Rear) Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**IMPORTANT NOTICE**

**Auction deposits  
may be paid by the following methods**

Bank/Building Society draft

Debit/Credit card

*(credit card payments subject to a surcharge of 2%)*

Personal/Company Cheque

*(all cheques are subject to a valid form of identification eg. passport or driving licence)*

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.





**16 Whitehouse Common Road, Sutton Coldfield, West Midlands B75 6HB**

**Property Description:**

A semi detached property of part rendered brick construction surmounted by an interlocking tile clad roof set back from the road behind a lawned foregarden and driveway leading to garage and allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating, however the property does require some modernisation works. Whitehouse Common Road (B4148) is set in an established and popular residential area of Sutton Coldfield and can be located between Hollyfield Road and the Tamworth Road (A453). The property is approximately within a mile and a half from the centre of Sutton Coldfield which in turn provides a wide range of shops, amenities, bars.

**Accommodation:**

Ground Floor  
Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen/Diner

First Floor  
Three double Bedrooms and Bathroom having panelled bath, pedestal wash basin, separate WC housing low level WC

Outside  
(Front) Lawned garden and driveway leading to garage  
(Rear) Patio and lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



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## LOT 25

# Freehold Vacant Possession

## 90 Biggin Hall Crescent, Stoke, Coventry CV3 1GZ

### Property Description:

A traditional end terraced house of part rendered brick construction surmounted by a pitched slate clad roof, set back from the road behind a walled foregarden and benefiting from UPVC double glazed windows, new fitted kitchen units and recent redecoration but requiring some further modernisation. The property provides well laid out accommodation and is situated close to the junction with Bull's Head Lane and pleasantly overlooking a cricket pitch and sports field at the rear. Biggin Hall Crescent leads directly off Binley Road (A428) which provides convenient access to Coventry City Centre being located approximately one mile distance to the West.

### Accommodation:

#### Ground Floor

Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with range of modern fitted units, pantry



#### First Floor

Stairs and Landing, Three Bedrooms, Bathroom with path, wash basin and wc

#### Outside

(Front) Walled foregarden  
(Rear) Pedestrian side access to paved yard, brick stores and lawned garden

### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233

## LOT 26

## 6 Camp Street, Bordesley Green, Birmingham B9 4SD

### Property Description:

A well laid out purpose built one bedroom flat situated on the first floor of a two storey block and benefiting from UPVC double glazed windows. The property has recently undergone refurbishments to include; new kitchen and bathroom fittings, new floor coverings and general redecoration throughout. Birmingham City Centre is within approximately one and a half miles distance which provides a wide range of retail amenities and services. The property is currently let on an Assured Shorthold Tenancy at a rental of £100 per week (£5,200 per annum)

### Accommodation:

#### Ground Floor

Entrance Hall and stairs to:

#### First Floor

Entrance Hallway with cloaks cupboard, Lounge, Kitchen, Double Bedroom and Bathroom with shower, wash basin and wc

## Leasehold Investment



#### Outside

Communal Gardens

### Leasehold Information

**Term:** 125 Years from 24 January 1994

**Ground Rent:** £10 per annum

**Service Charge:** Refer to legal pack

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233





## LOT 27

# Freehold Vacant Possession

## 5 Enford Close, Shard End, Birmingham, B34 7HL

### Property Description:

A Mid Terraced House of non traditional construction surmounted by a pitched roof and benefiting from gas fired central heating and UPVC double glazed windows. The property is situated overlooking a public grassed area and Enford Close is situated off Rushwick Croft which in turn leads off Alderpits Road and is within approximately a quarter of a mile distance from Chester Road (B4114) which provides access to local amenities and services

### Accommodation:

Ground Floor  
Reception, Hall, Lounge/Dining Room, Kitchen.

First Floor  
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath having shower over, wash basin, WC.



Outside (front) – Lawned foregarden.

Outside (rear) – Paved yard, shed and rear pedestrian access.

### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233

## LOT 28

## Flat 1 Pennycroft House, 30 Rattle Croft, Ward End, Birmingham B33 8EE

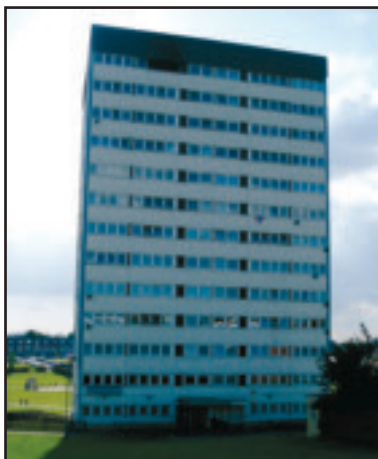
### Property Description:

A one bedroom flat situated on the ground floor of a substantial purpose built block offering well laid out accommodation. The property is in presentable condition and benefits from having gas fired central heating. Rattle Croft is located off Manor Road which in turn is found off Station Road (A4040), and is approximately within a quarter of a mile from Stechford Retail Park and approximately within one miles distance from Birmingham Heartlands Hospital. The flat is currently let on an Assured Shorthold Tenancy Agreement producing a total rental of £100 per week (£5,200 per annum).

### Accommodation:

Ground Floor  
Communal Entrance Hall with security door entry system, Entrance Hallway, Lounge, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash hand basin and WC.

## Leasehold Investment



### Lease Information

**Term:** 125 years from 12 September 1983

**Ground Rent:** £10 per annum

**Service Charge:** Refer to legal pack

### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233





**179 College Road, Moseley,  
Birmingham B13 9LJ**

**Property Description:**

A substantial three storey extended end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden and driveway leading to garage. The property has previously been used as a hostel and has been converted to provide two separate self contained ground floor flats with further living accommodation to the first and second floors providing nine bedrooms. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, mains integrated fire system and new combi-boiler which services the first and second floors. The two ground floor self contained flats each have their own separate meters and services. The property could convert to provide a large family residence or possibly flats subject to obtaining the correct Planning Permission from Birmingham City Council. The property is located on College Road (B4127) close to the junction with Wake Green Road. The property is set in the established, residential area of Moseley and is approximately within one mile distance from the main Alcester Road which provides a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
 Flat 1  
 Front  
 Entrance Porch, Entrance Hallway, Lounge, Bedroom, Kitchen and Shower Room having shower cubicle, WC and pedestal wash hand basin.  
 Flat 2  
 Rear  
 Reception Room, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash hand basin and WC, and Store Room  
 First Floor  
 Stairs and Landing via side door, Lounge, Kitchen, four Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and WC  
 Second Floor  
 Stairs and Landing, five Bedrooms, Kitchen and Bathroom having panelled bath, pedestal wash hand basin and WC, Store Room  
 Outside – (front) Walled foregarden and driveway leading to garage  
 (rear) Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



**LOT 30****Freehold Vacant Possession****30 Olton Croft,  
Acocks Green,  
Birmingham B27 6PG****Property Description:**

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, benefiting from a single storey extension to the rear but requiring complete modernisation and repair throughout. Olton Croft comprises of a cul-de-sac located off Lincoln Road which in turn leads off Warwick Road (A41) and provides convenient access to a wide range of retail amenities and services located at Acocks Green Centre.

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room,  
Rear Reception Room, Kitchen,  
Shower Room (no fittings)

First Floor  
Stairs and Landing, Three Bedrooms,  
Bathroom with bath, wash basin and  
wc



Outside  
(Front) Lawned foregarden with  
pedestrian side access to rear  
(Rear) Yard and garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 31****Freehold Vacant Possession****59 Adelaide Street,  
Brierley Hill,  
West Midlands DY5 3HL****Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a small paved foregarden. The property benefits from having well laid out accommodation and gas fired central heating. Adelaide Street is located off Bank Street (B4179) and is within half a mile of the Merryhill Shopping Centre which provides a wide range of shops, amenities and bars.

**Accommodation:**

Ground Floor  
Front Reception, Rear Reception,  
Kitchen

First Floor  
Two Bedrooms and Bathroom having  
panelled bath with electric shower  
over, low level WC and pedestal wash  
hand basin



Outside (front) – Small paved  
foregarden.  
Outside (rear) – Garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

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**Unit C Benson House, 98-104 Lombard Street, Digbeth, Birmingham B12 0QR**

**Property Description:**

A self contained block of offices located in a complex comprising of several similar units. The property which has formerly been trading as a solicitor's office benefits from Gas Fired Central Heating and security grills throughout. The premises also have the benefit of two allocated parking spaces in the communal car park located in the central courtyard of Benson House. Lombard Street itself is located within close proximity to Alcester Street which provides direct access to High Street Deritend (A41) approximately one quarter of a mile distance.

**Accommodation:**

Ground Floor  
 Entrance Hall with stairs to First Floor,  
 Private Office 1 - 8.5sq.m. (92sq.ft.),  
 Private Office 2 - 11.9sq.m. (128sq.ft.),  
 General Office - 25sq.m (270sq.ft.),  
 Store Room 1 - 8.5sq.m. (91sq.ft.),  
 Store Room 2 - 10.7sq.m (115sq.ft.),  
 male and female WC's, kitchenette

First Floor

Stairs and landing, General Office - 18.7sq.m (201sq.ft.), Private Office 1 - 11.8sq.m (127sq.ft.), Private Office 2 - 13.3sq.m. (143sq.ft.), Private Office 3 - 10.9sq.m. (117sq.ft.), Private Office 4 - 14.1sq.m. (151sq.ft.) and Private Office 5 - 12.2sq.m. (131sq.ft.)

Gross Internal Area – 145.6sq.m. (1,567sq.ft.)

Outside

Two allocated parking spaces located in communal car park

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 33****Freehold Vacant Possession****41 Gospel Farm Road,  
Acocks Green,  
Birmingham B27 7JN****Property Description:**

A mid terraced house of rendered brick construction surmounted by a pitched tile clad roof and set back from the road behind a forecourt which provides off road parking. The property provides well laid out accommodation benefiting from three bedrooms along with UPVC double glazed windows but requires modernisation and improvement throughout. Gospel Farm Road is situated off Redstone Farm Road which in turn leads off Solihull Lane (B4025) providing direct access to the Robin Hood Island which contains a range of local amenities and to Solihull Town Centre which provides extensive retail amenities including the popular Touchwood Shopping Centre.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Breakfast Kitchen (no fittings), Bathroom with bath, pedestal wash basin and wc, dilapidated Veranda



First Floor  
Stairs and Landing, Three Bedrooms

Outside  
(Front) Forecourt providing off road parking, shared pedestrian entry access to rear  
(Rear) Paved yard and lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 34****33 Asquith Road,  
Ward End, Birmingham  
B8 2HP****Property Description:**

A mid terraced property of rendered brick construction surmounted by a tile clad roof set back from the road behind a walled and lawned foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, modern kitchen units and is offered for sale in presentable condition. Asquith Road is located between Margaret Road and Washwood Heath Road and within walking distance to the main shops and amenities it provides. The property is currently let on an Assured Shorthold Tenancy Agreement producing a total rental of £516 per month (£6,200 per annum).

**Accommodation:**

Ground Floor  
Entrance Porch, Front Reception Room, Rear Reception Room, Kitchen and Bathroom having panelled bath, pedestal wash basin and WC

**Freehold Investment**

First Floor  
Stairs and Landing, three Bedrooms

Outside  
(Front) Walled and lawned foregarden  
(Rear) Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**158 Middleton Hall Road, Kings Norton, Birmingham B30 1DN**

**Property Description:**

A substantial and imposing detached three storey family residence of brick construction surmounted by a pitched replacement tile clad roof and occupying a large rectangular site extending to an area of approximately 0.24 acres. The property is offered for sale in a presentable condition and offers extensive accommodation benefiting from five reception rooms, five bedrooms, three bath/ shower rooms, garage, ample off road parking and further benefits from gas fired central heating, mostly double glazed windows and a hardwood conservatory. The property is situated opposite the junction with Longfellow Road and forms part of a well regarded and established residential area and is conveniently within half a mile distance from Kings Norton Railway Station along with local services and amenities at Cotteridge Shopping Centre.

**Accommodation:**

Ground Floor  
Porch Entrance, Reception Hall, Built in Cloak Cupboard and access to Cellar comprising of two rooms, Lounge, Study, Cloak Room with wash basin and wc, Sitting Room, Sun Room opening to a hardwood double glazed Conservatory, Dining Room, Kitchen with pantry, Utility Room/Gym/Play Room



**First Floor**

Stairs and Gallery Landing, Master Bedroom with en-suite shower, wc and vanity wash basin, Bedroom Two (double), Bedroom Three (L-shaped double), Family Bathroom with panelled bath, glazed shower enclosure, pedestal wash basin and wc

**Second Floor**

Stairs and Landing, Bedroom Four (double), Bathroom with panelled bath, pedestal wash basin and wc, Bedroom Five (double)

**Outside**

(Front) Fully block paved forecourt providing ample off road parking and providing access to integral garage (Rear) Block paved patio and extensive lawned garden, further garden area and store.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





**248 Portland Road, Edgbaston,  
Birmingham B17 8LR**

**Property Description:**

A traditional semi detached house of part rendered brick construction surmounted by a pitched slate clad roof and set back from the road behind a lawned foregarden and paved driveway. The property benefits from gas fired central heating and double glazed windows and forms part of an established residential area, conveniently located approximately three quarters of a mile distance from Bearwood Road Shopping Centre and approximately two miles distance from Birmingham City Centre.

**Accommodation:**

Ground Floor  
Glazed Porch, Reception Hall, Through Lounge/Dining Room, Kitchen

First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and wc

Outside  
(Front) Lawned foregarden and paved hard standing providing off road parking, shared tarmacadamed driveway with gated access leading to rear (Rear) Yard, freestanding garage and a long lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

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and Thursday 13th September 2007**

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**5 Ashtree Grove, Bilston,  
West Midlands WV14 8LX**

**Property Description:**

A semi detached property of rendered brick construction surmounted by an interlocking hipped tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC glazing and gas fired central heating, and is offered for sale generally in presentable condition. Ashtree Grove is located off Thorny Road which in turn runs off Great Bridge Road (A4098), and the property is within a quarter of a mile from the A41 which provides direct access to Wolverhampton City Centre, and the property is also within one mile distance from the main shopping area in Bilston which in turn provides a wide range of shops and amenities.

**Accommodation:**

Ground Floor  
Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Lean to housing WC and store

First Floor

Three Bedrooms and Shower Room having shower cubicle, WC and pedestal wash hand basin

Outside (front) – Walled foregarden.

Outside (rear) – Lawned garden with garage and off road parking to the rear accessed via a service road located off Charnwood Close

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

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**8 Stanley Road, Wednesbury,  
West Midlands WS10 7SA**

**Property Description:**

A Semi Detached property of brick construction surmounted by a tiled clad roof set back from the road behind a lawned fore garden and driveway allowing for off road parking. The property benefits from having well laid out accommodation, double glazed windows and is offered for sale in presentable condition. However, it does require some cosmetic modernisation. Stanley Road is located off Dangerfield Lane which runs between Moxley Road (A4038) and the Black Country New Road (A41), the latter providing direct access to Wolverhampton City Centre. The property is also approximately within a quarter of a mile from the main shopping area in Darlaston.

**Accommodation:**

Ground Floor  
Entrance Porch, Entrance Hallway, Reception Room, Kitchen/Diner.

First Floor  
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash basin and WC.

Outside (front) - lawned garden and driveway  
Outside (rear) - lawned garden and large brick built store

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**36 Bristol Street,  
Wolverhampton  
WV3 0HD**

**Property Description:**

A traditional mid terraced house of brick construction surmounted by a slate clad roof, benefiting from gas fired central heating and UPVC double glazed windows. The property is located off Lea Road which in turn leads off Penn Road and the property is conveniently within half a miles distance from from Wolverhampton City Centre. The property is currently let on an Assured Shorthold Tenancy at a rental of £110 per week (£5,720 per annum)

**Accommodation:**

Ground Floor  
Front Reception Room, Lobby, Rear Reception Room, Kitchen, Bathroom with panelled bath with shower over, pedestal wash basin and wc

First Floor  
Stairs and Landing, Bedroom One, Bedroom Two

**Freehold Investment**



Outside  
(Rear) Yard and a long garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**The Brew House, Castle Bromwich Hall Estate,  
Castle Bromwich, Birmingham, B36 9DE**

**Property Description:**

A substantial Grade I Listed Building located on the historic Castle Bromwich Hall Estate. The property is a three storey brick building surmounted by a pitched tiled roof. It is believed the building dates back to the early 1600's. The property currently comprises office accommodation extending to approximately 389sq.m. (4,178sq.ft.). The building may suit a variety of uses including potential residential use subject to obtaining appropriate Planning Consent and Listed Building Consent. The property also benefits from a car park providing fifteen car parking spaces. Also included in the Title is free and unhindered access to formal gardens and grounds which extend to approximately 6.7 acres (2.711 hectares).

**Accommodation:**

Ground Floor  
Reception Hall with private Office, Kitchen, Toilet facilities, Three Offices – Total net area approximately 123sq.m. (1,324sq.ft.).

First Floor  
Five Offices, Store Room and Toilet facilities – Total net area approximately 119sq.m. (1,280sq.ft.).

Second Floor  
Four Offices – Total floor area approximately 117sq.m. (1,257sq.ft.).

In addition to this there is basement storage extending to approximately 30sq.m. (321sq.ft.) –

Total floor area approximately 389sq.m. (4,180sq.ft.).

**N.B. Please note that VAT is payable upon this property.**

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233







**1016 Yardley Wood Road, Warstock,  
Birmingham B14 4BW**

**Property Description:**

A substantial detached building located on the site which has been trading as a Petrol Station/Car Mechanics for many years. The premises are equipped with 5 no. petrol pumps, 2 separate workshops which are offered for sale in presentable condition. The property is currently occupied by way of a 15 year lease which commenced 15 March 2004 at a rental of £25,000 per annum. We are advised rent reviews are due every 3 years with one rent review being overdue. The property is located opposite Yardley Wood Bus Garage and approximately 200 yards from the roundabout at Yardley Wood Road and School Road with the immediate area providing a wide range of local services and amenities.

**Accommodation:**

Sales Office - 37.3sq.m. (402sq.ft.),  
Front Workshop - 64.7sq.m. (697sq.ft.),  
Rear Workshop - 80sq.m. (864sq.ft.)  
including partitioned Private Office (this workshop benefits from a separate entrance on the side of the building),  
Rear Store Room - 14.7sq.m. (159sq.ft.) and Secondary Sales Office - 13.5sq.m. (145sq.ft.)

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





## 9 Brandhall Court, Wolverhampton Road, Oldbury, West Midlands B68 8DE

### Property Description:

A two bedroom duplex flat located on the second and third floor of a purpose built block. The flat offers well laid out accommodation over two storeys which include UPVC double glazed windows, electric heating and modern kitchen fitments. The flat further benefits from having its own single garage located in a separate block and being set in well maintained communal gardens. Brandhall Court is located off the Wolverhampton Road (A4123) and backs on to Brandhall Golf Course, and is located close to the junction with The Queensway. The Wolverhampton Road itself provides direct access to junction 2 of the M5 motorway being within approximately one and a half miles distance and easy access to Birmingham City Centre.

### Accommodation:

External communal stairs to second floor, Entrance Hallway, Kitchen, Living Room,

#### Third Floor

Two Bedrooms and Bathroom having panelled bath with mixer shower, pedestal wash basin and WC

#### Outside

Communal Gardens and Garage.

### Leasehold Terms

**Term:** 99 years from 25 March 1999

**Service Charge:** Refer to Legal Pack

**Ground Rent:** One Peppercorn

### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233

## IMPORTANT NOTICE

### Auction deposits may be paid by the following methods

Bank/Building Society draft

Debit/Credit card

*(credit card payments subject to a surcharge of 2%)*

Personal/Company Cheque

*(all cheques are subject to a valid form of identification  
eg. passport or driving licence)*

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.





**9 Goode Close, Oldbury,  
West Midlands B68 9NT**

**Property Description:**

A first floor studio flat forming part of a purpose built block set back from the road behind communal lawned garden. The property benefits from well laid out accommodation electric heating and is offered for sale in presentable condition. Goode Close is a cul-de-sac located off Starkey Drive which in turn can be found from Dog Kennel Lane. The property is within walking distance from the local shops and amenities on Londonderry road (B4182).

**Accommodation:**

Ground Floor:  
Communal Entrance and stairs to  
  
First Floor:  
Reception/Bedroom, Kitchen and Shower Room  
  
Outside:  
Communal Gardens

**Leasehold Information:**

**Term** – 120 years from 25 March 1984  
**Ground Rent** - £20 per annum  
**Service Charge** – Refer to legal pack

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

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**234 Bristnall Hall Road, Oldbury,  
West Midlands B68 9NJ**

**Property Description:**

A double fronted semi detached house of part rendered brick construction surmounted by a hipped tile clad roof providing well laid out accommodation and benefiting from UPVC double glazed windows and off road parking. Bristnall Hall Road forms part of an established residential area which leads off Dogkennel Lane and the property is currently let on a Regulated Tenancy at a Registered Rental of £69 per week (£3,588 per annum) effective from 2nd August 2006

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge, Dining Room, Kitchen with pantry, Cloak Room with WC

First Floor

Stairs and Landing, Three Bedrooms, Shower Room with shower and wash basin

Outside

(Front) Lawned foregarden with paved driveway, pedestrian side access to rear

(Rear) Patio and a large predominantly lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**DEPOSITS AND ADMINISTRATION FEE**

On the fall of the hammer the successful bidder will be deemed to have legally purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum of £2000) and in addition an Administration fee of £150 (inc VAT). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

Acceptable payment methods are as follows:

- Bank/Building Society Draft
- Personal/Company Cheque
- Debit Card Payments

All purchasers are requested to ensure that cleared funds are available on the day of the auction which may entail a transfer of funds to their bank account three days before the auction.

- Credit Card Payments  
(Credit card payments are subject to a surcharge of 2%)

If you need any help please contact the Auction Team  
Tel 0121 247 2233





**Residential Development Site,  
9 Woodbourne Road, Warley Woods, B67 5LY**

**Description:**

A freehold residential redevelopment opportunity comprising of a parcel of land extending to approximately 0.13 acres and currently containing a detached, two bedroom bungalow in need of refurbishment. The site benefits from planning consent for demolition of the existing bungalow and replacement with two, three bedroom houses. The site fronts Woodbourne Road close to the junction with Abbey Road and forms part of a popular and well regarded residential area within a short walk from Warley Park and within approximately three quarters of a mile distance from Bearwood Road Shopping Centre providing a wide range of retail amenities and services.

**Planning:**

The site benefits from planning consent granted by Sandwell Metropolitan Borough Council (Ref: DC/05/44689 and dated 27 October 2005) for the demolition of the existing bungalow at 9 Woodbourne Road and replacement with two, three bedroom houses. The plans submitted with the

planning application were approved and detail the construction of a pair of semi detached houses each benefiting from the following accommodation:

**Ground Floor**

Reception Hall with cloak room, Kitchen, Lounge/Dining Room and Integral Garage

**First Floor**

Stairs and Landing, Master Bedroom with En-suite Shower Room, Bedroom Two and Bedroom Three, Family Bathroom

**Outside**

(Front) Driveway leading to garage  
(Rear) Garden

A copy of the plans and planning consent are available for inspection at the auctioneers' offices.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233







**23 Finch Road, Lozells,  
Birmingham B19 1HR**

**Description:**

A freehold former builders yard, containing a total of twenty-four lock-up Garages, along with two storey building containing a range of workshops and offices, having vehicular gated access directly off Finch Road and benefiting from planning consent for residential redevelopment for the erection of six dwelling houses. Finch Road forms part of an established residential area and is located directly off Lozells Road (B4144).

The site extends to 1142 sq m (0.28 acres)

**Planning:**

Planning consent has been granted by Birmingham City Council (reference N/O6221/04/OUT – dated 6 January 2005) for the erection of six terraced houses and construction of an access road off Canary Grove. The proposed development will comprise of two x 2 bedroom houses, three x 3 bedroom houses and one x 4 bedroom house, constructed in two blocks, each containing three properties and benefiting from off-road parking.

**Vendors Solicitors**

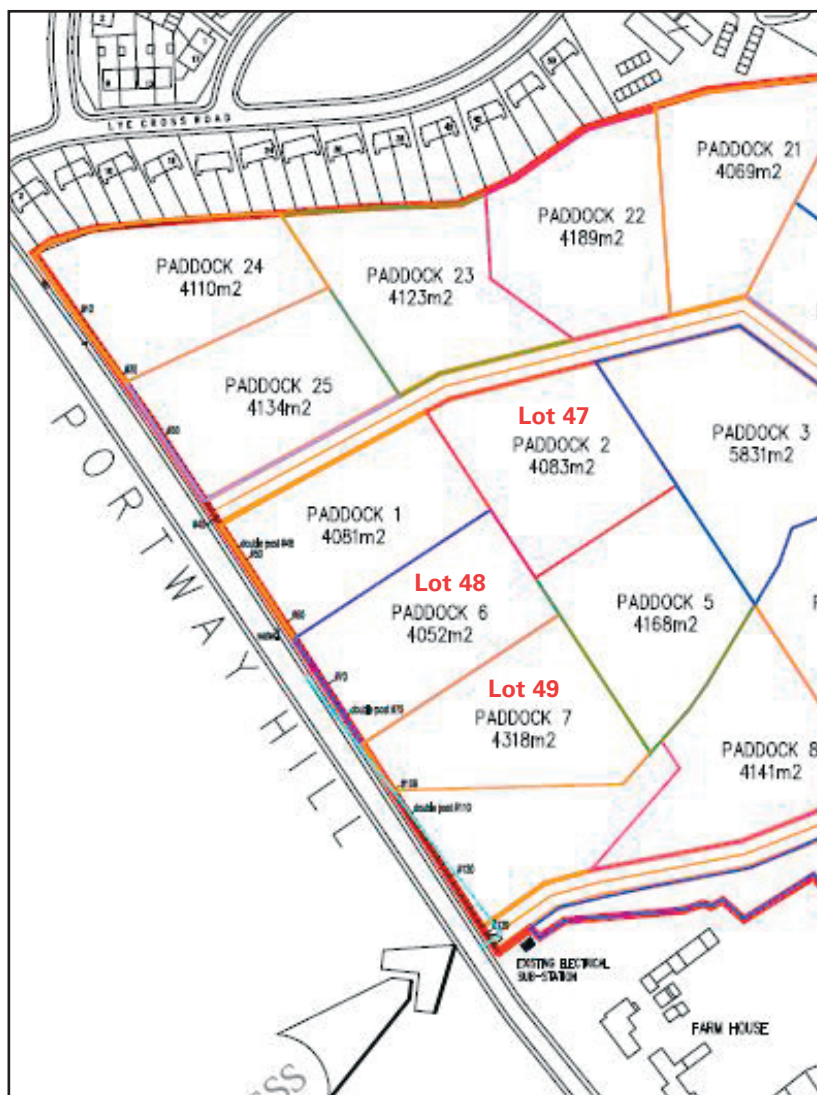
Refer to Auctioneers

**Viewings**

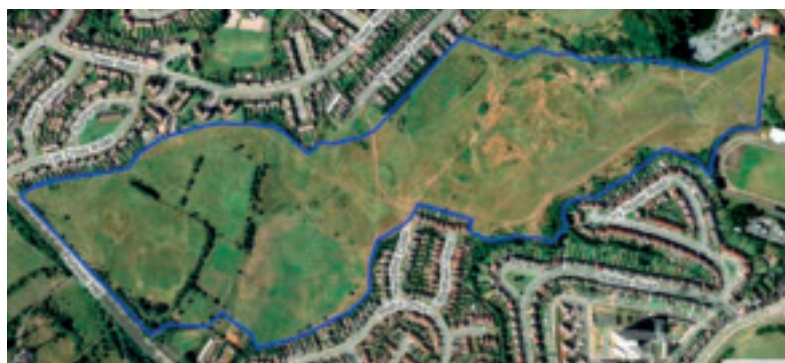
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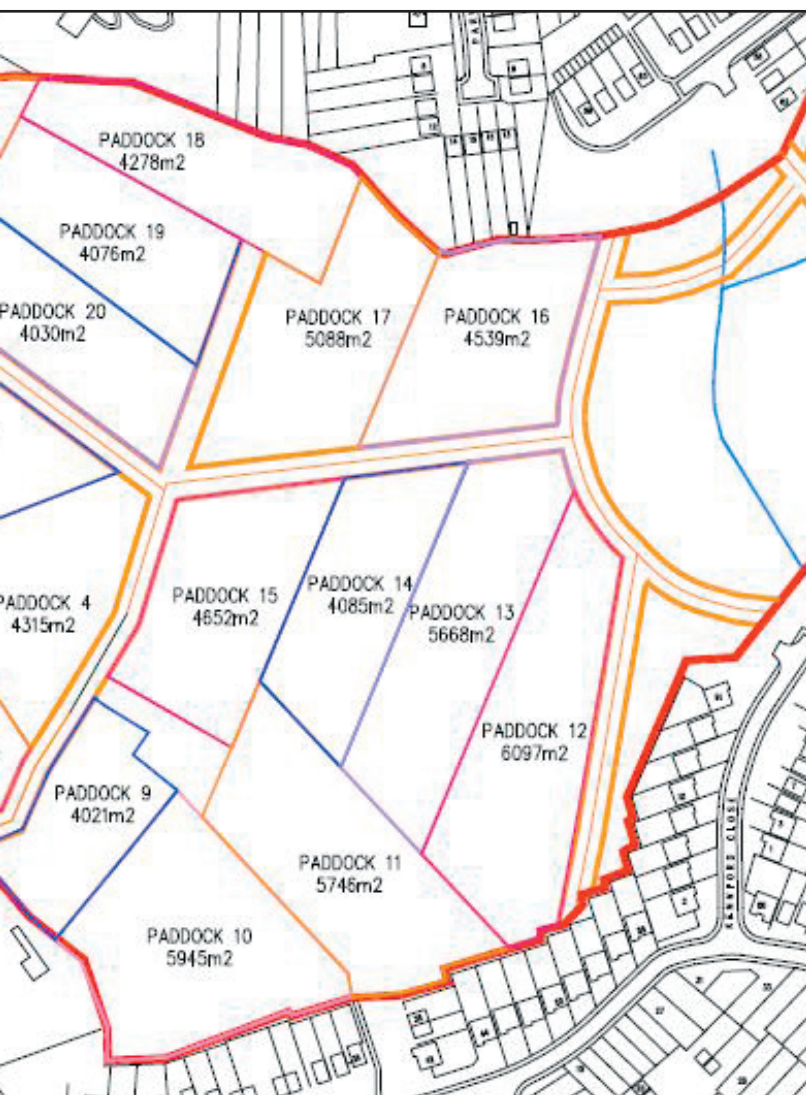
**Paddocks 2, 6 & 7 Portway Hill, Rowley Regis, West Midlands**



**Overall view of Paddock Areas**



## **Paddocks 2, 6 & 7 Portway Hill, Rowley Regis, West Midlands**



### **General Description:**

3 parcels of vacant freehold paddock land, currently forming part of a large open space, predominantly comprising of grazing land which has been subdivided into a range of separate paddocks as detailed on the architect's plan. The paddocks are situated off Portway Hill between the junctions of Lye Cross Road and Midhill Drive and will be accessed by way of a shale covered common track which will be installed by the vendor, although the buyer will be responsible for a financial contribution towards the cost. Some paddocks may be subject to existing rights of way and all interested parties should inspect the Legal Packs prior to bidding. A land surveyor employed by the vendor will set out the exact boundaries of each paddock in accordance with the plans and the buyer will be required to obtain planning permission from Sandwell MBC for consent to erect any form of boundary fence or other works. We are advised no fee will be payable on the application.

Each individual paddock comprises of the following:

**Lot 47** Paddock 2 - Extending to an area of 1.0 acre (4,083 sq m)

**Lot 48** Paddock 6 - Extending to an area of 1.0 acre (4,052 sq m)

**Lot 49** Paddock 7 - Extending to an area of 1.07 acre (4,318 sq m)

### **Vendors Solicitors:**

Refer to Auctioneers

### **Viewings:**

External only





**28 Hickman Road, Sparkbrook,  
Birmingham B11 1NE**

**Property Description:**

A substantial two storey mid terraced house of part rendered brick construction surmounted by a pitched replacement tile clad roof, set back from the road behind a walled foregarden. The property is currently laid out as two self contained flats having been converted by a housing association, having separate meters/services and gas fired central heating, but is also capable of being converted back to a single family dwelling with potential for four bedrooms. Hickman Road forms part of an established residential area located within less than one quarter of a mile distance from Stratford Road (A34) providing access to a wide range of amenities and services. The property requires some modernisation and cosmetic improvement.

**Accommodation:**

Ground Floor  
Shared Entrance Hall and Reception Hall

Flat One  
Reception Hall, Lounge, Bathroom with bath, wash basin and wc, Breakfast Kitchen and Bedroom

Flat Two  
First Floor  
Stairs and Landing, Lounge, Two Bedrooms, Kitchen with fire escape/rear stairs, Bathroom with bath, wash basin and wc

Outside  
(Front) Walled foregarden  
(Rear) Shared pedestrian entry access to two separate lawned gardens and a drying area

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk**





**60 Gladstone Road, Sparkbrook,  
Birmingham B11 1LW**

**Property Description:**

A traditional three storey semi detached house of brick construction surmounted by a pitched tile clad roof and set back from the road behind a walled foregarden. The property is currently laid out to provide two fully self contained flats having been converted by a housing association, each benefiting from separate meters/ services, but could also be converted back into a family dwelling house with the potential for four bedrooms. The property requires some modernisation and cosmetic improvement and Gladstone Road forms part of an established residential area being located via Palmerston Road off Stratford Road (A34) which provides access to a wide range of amenities and services.

**Accommodation:**

- Ground Floor
- Shared Entrance Hall and Reception Hall,
  
- Flat One
- Reception Hall, Lounge, Bedroom, Bathroom with bath, pedestal wash basin and wc, Kitchen
  
- Flat Two
- First Floor
- Stairs and Landing, Lounge, Bedroom One, Bathroom with panelled bath, pedestal wash basin and wc, Kitchen with access to fire escape/rear stairs
  
- Second Floor
- Stairs and Landing to Attic Bedroom Two
  
- Outside
- (Front) Small walled foregarden
- (Rear) Pedestrian gated side access to gravelled yard and lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





**The Cottage, Body Moor Green Farm,  
Coventry Road, Nether Whitacre,  
Warwickshire, B78 2DZ**

**Property Description:**

An attractive traditional two storey cottage of brick construction surmounted by a pitched tile clad roof and occupying a desirable courtyard position set amongst a range of exclusive character dwellings. The property requires modernisation and improvement throughout and further benefits from planning consent for a substantial two storey extension to the rear. The property is situated approximately 200 metres to south of the junction with Hurley Lane and accessed from Coventry Road by way of a private driveway which sweeps around to a courtyard parking area. The M42 Motorway (junction 9) is within three miles distance providing good commuting opportunities.

**Accommodation:**

Ground Floor  
Dining Kitchen, Living Room, Large Conservatory

First Floor  
Stairs and Landing, Bedroom One, Bedroom Two, Bathroom with panelled bath, wash basin and wc

Outside  
(Front) Paved foregarden with further walled area which has been designated for car parking  
(Rear) Enclosed garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 53****Freehold Vacant Possession**

**31 Warren Road,  
Stirchley, Birmingham  
B30 2NZ**

**Property Description:**

A three storey end Terraced property of part rendered brick construction surmounted by a tile clad roof set back from the road behind a walled fore garden. The property provides an ideal investment opportunity having been converted to provide two separate self contained flats over three storeys, the ground floor flat being accessed off Warren Road and the first floor flat to the rear off Hazelwell Road. The property further benefits from having UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Warren Road is located off Hunt's Road or Hazelwell Road, and runs adjacent to the Pershore Road (A441) which provides easy access to Birmingham city centre. The property is also within a quarter of a mile from Bourneville Train Station, and within a mile from the main shopping area in Cotteridge.

**Accommodation:**

Ground Floor Flat  
Front Entrance, Entrance Hall,  
Bedroom, Reception Room, Kitchen,  
Inner Lobby and Shower Room.



Flat Two First and Second Floors  
Entrance at the rear, stairs to  
Reception Area, Kitchen, Inner Hallway  
leading to Bathroom

Second Floor  
Bedroom

Outside (front) - walled fore garden  
Outside (rear) - paved yard and brick  
built outhouses providing additional  
storage

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 54****Freehold Vacant Possession**

**221 Barnes Hill,  
Weoley Castle,  
Birmingham, B29 5UJ**

**Property Description:**

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, set back from the road behind a lawned fore garden and requiring modernisation and cosmetic improvement throughout. The property is located close to the junction with Overfield Road and within approximately one third of a mile distance from Senneleys Park. Barnes Hill (B4121) links the Hagley Road (A456) with Bristol Road South (A38) and the property is conveniently within one third of a mile distance from a wide range of retail amenities and services located at Castle Square.

**Accommodation:**

Ground Floor  
Vestibule Entrance, Reception Hall  
with built in under stair cupboard,  
Front Reception Room, Rear Reception  
Room, Veranda, Kitchen

First Floor  
Stairs and Landing, Bedroom One,  
Bedroom Two, Bedroom Three,  
Bathroom comprising of panelled bath,  
wash basin and wc



Outside  
(Front) Lawned fore garden, pedestrian  
gated side access to rear  
(Rear) Patio area and predominantly  
lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

Note: In accordance with the Estate  
Agents Act 1979, we declare that the  
vendor is related to a member of the  
auction staff.



**LOT 55****Freehold Vacant Possession****71 Winnie Road,  
Selly Oak, Birmingham,  
B29 6JU****Property Description:**

A mid terraced property of traditional construction located in a popular area of Selly Oak within approximately one mile of the University of Birmingham and approximately one quarter of a mile from Selly Oak Hospital. The property benefits from well laid out accommodation, gas fired central heating and UPVC double glazing. Winnie Road is a one way street located between Elliott Road and Katie Road which provide direct access to Bristol Road (A38) and Oak Tree Lane (A4040) respectively.

**Accommodation:**

Ground Floor

Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby, Bathroom

First Floor

Three Bedrooms

Second Floor

Attic Room



Outside

(Front) Fenced foregarden

(Rear) Shared patio with 73 Winnie Road and separate lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 56****Freehold Vacant Possession****73 Winnie Road,  
Selly Oak,  
Birmingham, B29 6JU****Property Description:**

A mid terraced property of traditional construction located in a popular area of Selly Oak within approximately one mile of the University of Birmingham and approximately one quarter of a mile from Selly Oak Hospital. The property benefits from well laid out accommodation, gas fired central heating and UPVC double glazing. Winnie Road is a one way street located between Elliott Road and Katie Road which provide direct access to Bristol Road (A38) and Oak Tree Lane (A4040) respectively.

**Accommodation:**

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby, Bathroom

First Floor

Three Bedrooms

Second Floor

Attic Room



Outside

(Front) Fenced foregarden

(Rear) Shared patio with 71 Winnie Road and separate lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





## LOT 57

### 1624 Pershore Road, Stirchley, Birmingham B30 2NH

#### Property Description:

A substantial mid terraced property of traditional construction which has been converted to provide two self contained flats, both of which benefit from upvc Double Glazing and Gas Fired Central Heating. The ground floor flat requires some cosmetic improvement and is offered for sale with vacant possession. The first floor flat is currently let on an Assured Shorthold Tenancy at a rent of £320 per calendar month (£3,840 per annum) and is offered for sale in presentable condition. The property is located on the main Pershore Road (A441) between the junctions with Fordhouse Lane (A4040) and Lifford Lane in a predominantly residential area.

#### Accommodation:

Communal Entrance Hall

Ground Floor Flat

Entrance Hall, Reception Room, Two Bedrooms, Kitchen, Bathroom with WC pedestal wash hand basin and panelled bath



First Floor Flat

Stairs and Landing, Reception Room, Bedroom, Kitchen, Bathroom with WC, panelled bath and pedestal wash hand basin

Outside

(Front) Paved foregarden  
(Rear) Paved yard

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

Via Cottons – 0121 247 2233

## LOT 58

### 98 Milner Road, Selly Park, Birmingham B29 7RQ

#### Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched replacement tile clad roof, benefiting from UPVC double glazed windows and external doors and gas fired central heating. The property provides an ideal investment opportunity with Milner Road forming part of the Selly Park area being popular with students and is conveniently located within approximately three quarters of a mile distance from the University of Birmingham, Selly Oak Railway Station and Selly Oak Hospital.

#### Accommodation:

Ground Floor

Reception Hall, Front Reception Room/Bedroom Three, Lounge, Kitchen

First Floor

Stairs and Landing, Two Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and wc



Outside

(Front) Walled and paved foregarden  
(Rear) Yard with brick stores and garden having rear pedestrian access

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

Via Cottons – 0121 247 2233





**Land adjacent to 54 Deepdale Lane,  
Dudley, West Midlands DY3 2AE**

**Property Description:**

A parcel of freehold building land situated adjacent to number 54 Deepdale Lane. The plot directly fronts the road and extends to an area of 761 sq metres (0.18 acres) and benefits from outline planning consent for the erection of one detached dwelling. Deepdale Lane is located between Lake Street and Jew's lane (B4175) in the popular area of Lower Gornal. The plot is approximately within two miles distance from the centre of Dudley which provides a wide range of shops and amenities.

**Planning:**

The plot benefits from planning consent granted by Dudley Metropolitan Borough Council (reference PO4/1549 and dated 4 November 2004) for outline consent for the erection of one detached dwelling. A copy of the planning consent is available for inspection at the auctioneer's office.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



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**Land Off Overbury Close, Northfield,  
Birmingham B31 2HD**

**Description:**

A parcel of freehold land located to the rear of a garage yard located off Overbury Close but also sharing a frontage with Watkins Gardens. The site itself extends to approximately 0.27 acres (0.11 hectares) and may provide the possibility of future development subject to obtaining all necessary planning consents. The land is situated approximately three

quarters of a mile from the centre of Northfield and approximately six miles to the south west of Birmingham City Centre.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

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*(credit card payments subject to a surcharge of 2%)*

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*(all cheques are subject to a valid form of identification  
eg. passport or driving licence)*

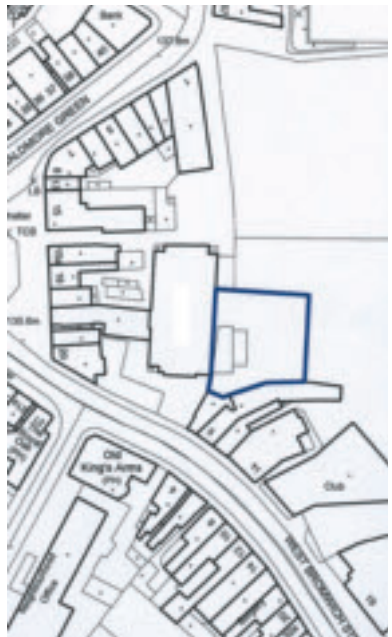
If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.



**Land at the rear of Caldmore Green,  
Walsall, WS1 3RL**

**Description:**

A plot of land located close to Walsall Town Centre being located behind a parade of shops benefiting from vehicular access via a right of way off Caldmore Green. The plot which extends to 0.12 acres (580 sq yds) contains two brick built workshops and a timber shed, which have been vacant since 2005. The land may be suitable for a variety of purposes, and may provide some scope for redevelopment providing Planning Consent is acquired from the Local Authority. Please make your own enquiries of Walsall Metropolitan Borough Council. Caldmore Green itself is located just off West Bromwich Street and there is direct access to Broadway (A4148).



**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**ID & REGISTRATION**

Once you have successfully bid for a property you will be required to present the Auctioneers with the following ID:

- Full UK Passport or Driving Licence (For identification)
- Either a Recent Utility Bill, Council Tax Bill or Bank Statement (as proof of your residential address)

Pre-auction registration became compulsory as from our auction on 28th June 2007. We will only require registration details along with identification once and therefore to enable a smooth transition we would encourage any parties wanting to register to do so by either visiting the office or at our next auction on 25th July 2007.

Thank you in advance for your co-operation.

If you need any help please contact the Auction Team  
Tel 0121 247 2233





**Building Plot Adj 19 Verity Walk,  
Amblecote, Stourbridge DY8 4XS**

**Property Description:**

A parcel of freehold land rectangular in shape, extending to an area of approximately 372sq.m (4,010sq.ft) and benefiting from outline residential planning consent. The land is situated between numbers 17 and 19 Verity Walk which comprises of a cul-de-sac forming part of a popular and established residential estate known as Westlands Estate and accessed via Marine Crescent off Camp Hill (A491). The land is located approximately one mile distance to the north of Stourbridge Town Centre and within approximately two and a half miles distance from the Merryhill Shopping Centre at Brierley Hill.

Frontage: 18mtrs (59ft.)

**Planning:**

The land benefits from planning consent for outline residential development granted by Dudley Metropolitan Borough Council on 28th November 2006 (Ref: P06/1875).

A copy of the planning consent is available for inspection at the auctioneers' offices.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233





**Plot 4, Land At Collis Street, Amblecote, Stourbridge DY8 4EG**

**Description:**

A parcel of freehold land extending to an area of approximately 0.13 acres (538sq.m) and currently forming part of a privately owned open space situated adjacent to a public car park and virtually opposite the junction with Vale Street and it has been subdivided into five separate parcels of land, all having frontage onto Collis Street. Collis Street (A4102) leads off Amblecote High Street and lies approximately one mile distance to the North of Stourbridge Town Centre.

**Planning:**

All interested parties should contact the Local Planning Department at Dudley Metropolitan Borough Council (01384 812 345) prior to bidding in order to satisfy themselves that the land is suitable for their intended use.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

External



**Plot 5, Land At Collis Street, Amblecote, Stourbridge DY8 4EG**

**Description:**

A parcel of freehold land extending to an area of approximately 0.14 acres (573sq.m) and currently forming part of a privately owned open space situated adjacent to a public car park and virtually opposite the junction with Vale Street and it has been subdivided into five separate parcels of land, all having frontage onto Collis Street. Collis Street (A4102) leads off Amblecote High Street and lies approximately one mile distance to the North of Stourbridge Town Centre.

**Planning:**

All interested parties should contact the Local Planning Department at Dudley Metropolitan Borough Council (01384 812 345) prior to bidding in order to satisfy themselves that the land is suitable for their intended use.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

External





**87 Gravel Bank, Quinton,  
Birmingham B32 3SG**

**Property Description:**

A two bedroom duplex maisonette situated on the second and third floors of a purpose built block, offering well laid out accommodation and benefiting from UPVC double glazed windows and warm air heating. Gravel Bank leads off Sommerfield Road which in turn leads of Clapgate Lane and the property is within a short distance from Woodgate Valley Country Park. The property is let on an Assured Shorthold Tenancy at a rental of £110 per week (£5,720 per annum)

**Accommodation:**

Ground Floor  
Communal Entrance and Stairs to:

Second Floor  
Entrance Hall, Hallway, Kitchen,  
Lounge

Third Floor

Stairs and Landing, Bedroom One, Bedroom Two, Bathroom with panelled bath having electric shower over, pedestal wash basin, Separate WC

Outside

Communal gardens

**Leasehold Information**

**Term:** 125 years from 20 February 1989

**Ground Rent:** £10 per annum

**Service Charge:** Refer to legal pack

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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**14 and 15 Durham Road, Sparkhill,  
Birmingham B11 4LG**

**This Lot is offered for sale  
by Order of The LPA Receivers**

**Property Description:**

A substantial traditional built property of brick construction surmounted by a pitched tile clad roof and offering excellent investment potential and originally comprising of two substantial, three storey mid terraced houses which have been merged to provide extensive residential accommodation containing ten bed/sitting rooms along with shared kitchen, shower room and toilet facilities. The ground floor rooms of number 15 Durham Road have been removed to provide vehicular access from the road leading to a single storey industrial unit/ warehouse which has been erected on the original garden land of both properties. Whilst the properties appear to have undergone some refurbishment, various repairs and finishing works including the provision of some kitchen and shower room facilities are required. Durham Road forms part of an established residential area and is located between Stoney lane and Stratford Road (A34) which provides access to a wide range of retail amenities.

**Accommodation: (Residential Part)**

Ground Floor  
Reception Hall with Cellar access,  
Cloak Room, Shower Room (no

fittings), Kitchen (no fittings) and Three Bed/Sitting Rooms each with wash basin

**First Floor**

Stairs and Landing, Four Bed/Sitting Rooms each with wash basin, Cloak Room with wc and wash basin, Proposed Shower Room ( no fittings), Kitchen with a range of units

**Second Floor**

Stairs and Landing, Three Bed/Sitting Rooms each with wash basin, Cloak Room with wc and wash basin, Shower Room (no fittings), Kitchen (no fittings)

**Accommodation: (Commercial Part)**

**Ground Floor**

Vehicular Entry Access off Durham Road with external roller shutter to an enclosed yard area

**Industrial/Warehouse Premises:**

18.85ms (61ft) x 8.03ms (26ft)  
Gross Internal Area:151sq.ms  
(1,629sq.ft) having a roller shutter door

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233







**22 Rowland Crescent, Solihull,  
West Midlands, B91 2JF**

**Property Description:**

A three bedroom semi detached property requiring complete modernisation and improvement throughout. The property is of traditional construction and is surmounted by a tile clad roof. Rowlands Crescent is located in a quiet residential area, just off Lode Lane (B425), which has direct access to Solihull Town Centre, which provides a wide range of local amenities and services.

**Accommodation:**

Ground Floor  
Entrance Porch, Reception Hall, Through Lounge, Kitchen

First Floor  
Three Bedrooms, Bathroom with wash hand basin and panelled bath, Separate WC

Outside (front) – Lawned garden and driveway providing off road parking and Garage  
Outside (rear) – Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

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**Land at the rear of 22 Rowland Crescent,  
Solihull, West Midlands, B91 2JF**

**Property Description:**

A parcel of freehold land located at the rear of No. 22 Rowland Crescent, benefiting from a frontage to Lode Lane. The site itself extends to approximately 0.18 Acres (0.07ha), and may suit a variety of uses, subject to obtaining all necessary Planning Consents from the Local Authority. Any interested parties should consult Solihull Metropolitan Borough Council,

with any queries. Lode Lane (B425) itself has direct access to Solihull Town Centre, which provides a wide range of local amenities and services.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

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**72 Clinton Road, Shirley,  
Solihull, West Midlands  
B90 4RG**

**Property Description:**

A traditional semi detached house of brick construction surmounted by a hipped tile clad roof, set back from the road behind a lawned foregarden and requiring complete modernisation and improvement throughout. Clinton Road forms part of an established residential area located off Cranmore Road which in turn runs between Cranmore Boulevard and Marshall Lake Road (B4102). The property is conveniently located within approximately one third of a mile distance from Stratford Road (A34) providing direct access to both the M42 Motorway (junction 4) and a wide range of retail amenities and services located at Shirley. Marshall Lake Retail Park is within approximately one quarter of a mile distance.

**Accommodation:**

Ground Floor  
Vestibule Entrance, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with pantry

First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and wc



Outside  
(Front) Lawned foregarden with pedestrian gated side access to rear (Rear) A long overgrown garden with rear vehicular access providing potential for rear car parking or the erection of a garage.

**Leasehold Information**

**Term:** 99 Years (less 3 days) from 25th December 1934

**Ground Rent:** £7 per annum

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**Part 2 (Lots 70 - 124)**

**40 Forest Road, Dudley,  
West Midlands DY1 4BA**

**Property Description:**

A traditional style semi detached property of part rendered brick construction surmounted by a hipped tile clad roof and set back from the road behind a walled foregarden and driveway allowing for off road parking and access to garage. The property benefits from having well laid out accommodation, gas fired central heating, however does require modernisation and improvement. Forest Road is located between Castle Mill Road and Jervais Drive, and is within approximately one miles distance of Dudley Town Centre, which in turn provides a wide range of shops, amenities and bars.

**Accommodation:**

Ground Floor  
Entrance Hallway, Front Reception Room, Rear Reception Room and Kitchen



First Floor  
Stairs and Landing, three Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC

Outside  
(Front) Walled foregarden and driveway leading to garage  
(Rear) Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**Junction House, Lichfield Street,  
Fazeley, Tamworth B78 3QN**

**Property Description:**

An imposing Grade II Listed, detached residence of brick construction surmounted by a multi pitched tile clad roof and requiring complete refurbishment and modernisation throughout. The property was originally owned by British Waterways and enjoys views from front elevation over Fazeley Canal junction and occupies a large site extending to an area of 0.3 acres (1,240sq.ms) having an extensive rear garden which benefits from gated vehicular access off Suffolk Way. The immediate surrounding area comprises of a modern housing estate containing a range of family dwellings and also contains a range of traditional commercial buildings which are earmarked for various residential redevelopment schemes. The property is conveniently located within approximately one mile distance from Ventura Retail Park and one and a half miles distance from Tamworth Town Centre.

**Accommodation:**

Lower Ground Floor  
Large Cellar comprising of various rooms with external door access directly from the rear of the property providing a scope for conversion to useable accommodation

Ground Floor  
Reception Hall with Cellar access, Study, Lounge, Dining Room, Lobby, Dining Kitchen

First Floor  
Stairs and Landing, Three Double Bedrooms, Bathroom with bath and separate wc

Outside  
(Front) Full width foregarden  
(Rear) Terraced patio area with brick store and extensive side and rear garden with vehicular gated access off Suffolk Way

**Vendors Solicitors:**  
Refer to Auctioneers

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





**10 Louis Court, South Road, Smethwick,  
West Midlands B67 7BT**

**Property Description:**

A well laid out purpose built Duplex flat situated on the first and second floors of a three storey block. The property benefits from two bedrooms, recent refurbishment including rewiring, provision of electric heating, new kitchen and bathroom fitments, carpets and general redecoration. The property is located at the junction with Holly Road and within a quarter of a miles distance from Smethwick High Street providing a range of amenities and services. The property is currently let on an Assured Shorthold Tenancy at a rental of £110 per week (£5,720 per annum)

**Accommodation:**

Ground Floor  
Shared Stairs to:

First Floor  
Reception Hall, Kitchen, Lounge and built in cupboard

Second Floor

Stairs and Landing, Bedroom One (double), Bedroom Two (double), Bathroom with bath, wash basin and wc

Outside

Communal gardens

**Leasehold Information**

**Term** – 99 years from 25 December 1961

**Ground Rent** – £15.00 per annum

**Service Charge** – Refer to legal pack

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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Bank/Building Society draft

Debit/Credit card

*(credit card payments subject to a surcharge of 2%)*

Personal/Company Cheque

*(all cheques are subject to a valid form of identification eg. passport or driving licence)*

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.



**LOT 73****Freehold Vacant Possession**

**120 Miner Street,  
Walsall, West Midlands  
WS2 8QL**

**Property Description:**

A three bedroom mid terraced property of brick construction surmounted by a tile clad roof directly fronting the pavement. The property benefits from having well laid out accommodation, gas fired central heating and is offered for sale in presentable condition, however, would benefit from some cosmetic improvement. Miner Street is located off Old Birchell Street which in turn can be found from Green Lane (A34). The property is set in an established residential area, and is within approximately half a miles distance from the main shopping area in Walsall Town which in turn provides a wide range of shops, amenities and bars.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Bathroom having panelled bath with electric shower over, pedestal wash basin and WC



First Floor  
Stairs and Landing, three Bedrooms

Outside (Rear) Garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 74****Freehold Vacant Possession**

**79 Bradley Lane, Bilston,  
West Midlands WV14 8LX**

**Property Description:**

A semi detached bungalow of brick construction surmounted by a hipped tile clad roof set back from the road behind and a driveway and large lawned garden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Bradley Lane is located off Great Bridge Road (A4098) and is within approximately half a mile from the A41 which provides direct access to Wolverhampton City Centre and also approximately within a mile and a half of the main shopping area in Bilston.

**Accommodation:**

Entrance Porch, Entrance Hallway, Lounge, Two Bedrooms, Dining Room/Bedroom Three, Kitchen and Bathroom having panelled bath, pedestal wash basin and WC

Outside (front) – Lawned foregarden and driveway leading to garage providing off road and secure parking

Outside (rear) – Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



**LOT 75****Freehold Vacant Possession**

**28 Colebrook Road,  
Greet,  
Birmingham B11 2NT**

**Property Description:**

A traditional end terraced house of brick construction surmounted by a pitched replacement tile clad roof, benefiting from a rear single storey extension and offered for sale generally in a presentable condition. Colebrook Road comprises of a cul-de-sac located directly off Warwick Road (A41) and conveniently within approximately half a mile distance from Stratford Road (A34) providing a wide range of amenities and services.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Shower Room with shower, pedestal wash basin and wc



First Floor  
Stairs and Landing, Three Bedrooms

Outside  
(Rear) yard and garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 76****Freehold Vacant Possession**

**17 Eileen Road,  
Sparkhill,  
Birmingham B11 4HX**

**Property Description:**

A traditional semi detached house providing presentable and well laid out accommodation and benefiting from gas fired central heating, part UPVC double glazed windows, modern kitchen and bathroom fittings, an informal loft conversion providing a fourth bedroom and a side garage. Eileen Road forms part of a popular and established residential area located close to the Moseley Borders and is situated off Showell Green Road which in turn leads off Yardley Wood Road.

**Accommodation:**

Ground Floor  
Glazed Porch, Reception Hall, Front Reception Room, Rear Reception Room, Breakfast Kitchen with an attractive range of modern laminate units with breakfast bar and incorporating built in oven, hob and cooker hood, Side Veranda/Passageway with two stores and wc



First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with modern corner suite comprising panelled bath, pedestal wash basin and wc

Second Floor  
Stairs to a converted (informal) Loft Room which the vendors have used as a fourth Bedroom

Outside  
(Front) Walled foregarden with driveway leading to side garage

(Rear) Enclosed lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**2/4 Market Street and 5 Market Square,  
Wellington, Telford, Shropshire TF1 1DT**

**Property Description:**

A corner plot comprising two Ground Floor Retail Units with self contained office accommodation to the First and Second floors above, which is offered for sale needing modernisation and improvement. There may well be scope for conversion of the offices to apartments, subject to obtaining the relevant Planning Consents. 4 Market Square is presently let as a Florists shop at a rental of £4,750 per annum for a term of 5 Years from 24 June 2006. 2 Market Street and 5 Market Square are offered for sale with vacant possession. The property itself is located directly on the corner of Market Street and Market Square in the heart of the town of Wellington. Retailers in the vicinity include HSBC, Greggs, Stead and Simpson and WH Smith. Wellington itself forms part of Telford with a population last recorded at 20,000.

**Accommodation:**

2 Market Street – First and Second Floor Offices – Vacant Possession  
First Floor  
Separate Entrance adjacent 4 Market Street, Stairs and Landing – Office 1 extending to 29.0sq.m. (312sq.ft.), Separate WC  
Second Floor  
Stairs and Landing – Office 2 extending to 15.7sq.m. (169sq.ft.), Office 3 extending to 15.6sq.m. (168sq.ft.), Kitchenette, Office 4 extending to 16.7sq.m. (180sq.ft.), Separate WC

4 Market Square – Ground and First Floor Retail Unit - Currently let as a Florist  
Ground Floor  
Retail Area extending to 23.1sq.m. (248sq.ft.), stairs to First Floor  
First Floor  
Store Room extending to 32.3sq.m. (240sq.ft.) including separate WC

6 Market Square – Ground Floor Retail Unit – Vacant Possession  
Retail Area extending to 34sq.m. (366sq.ft.), Kitchenette and Cellar

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233







**32/36 Birmingham Road  
and 61/63 Lysways Street (known as Lysways House),  
Walsall, West Midlands WS1 3AA**

**Property Description:**

A mainly three storey property which comprises 6 no. retail units to the ground floor, 4 no. flats and 4 no. garages. The property is currently fully let with the exception of one flat and a schedule of tenancies can be found below. The property also benefits from planning consent for extension of retail space and for the construction of five additional apartments (please see details on the planning section below). The property itself is located approximately one quarter of a mile to the south east of Walsall Town Centre with a frontage to both Birmingham Road and Lysways Street in a predominantly residential location.

**Schedule of Tenancies/  
Accommodation:**

- 32 Birmingham Road, Retail Unit** currently let at a rental of £3,500 per annum – Holding over after lease expiry in September 2005
- 32a Birmingham Road, Retail Unit** currently let at a rental of £2,000 per annum – Holding over after lease expiry in September 2005
- 34a Birmingham Road, Retail Unit** currently let at a rental of £4,500 per annum. 7 year lease from 24.06.2002.
- 36 Birmingham Road, Retail Unit** currently let to Johnson Cleaners at a rental of £4,250 per annum. 10 year lease from 12.09.2003.
- 61 Lysways Street , Retail Unit** currently let at a rental of £3,020 per annum – Holding over after lease expiry in December 2003.
- 63 Lysways Street, Retail Unit** currently let at a rental of £1,820 per annum – Holding over after lease expiry in December 2003.

**4 No. Garages** total rental income £676 per annum (2 let at £78 per annum and 2 let at £260 per annum)

**4 No. Flats**

Flats 1 & 3 let on Periodic Assured Shorthold Tenancies the total rental from these two flats is £6,299 per annum  
One flat let on a Regulated Tenancy at £57.00. per week (£2,964 per annum)  
One flat is offered for sale with vacant possession

**Total rental income** £29,029 per annum (potential rental income £32,179 per annum)

**Planning Applications**

The property benefits from full planning consent granted on 7 March 2007 (reference 06/2225/SL/W7 to carry out part demolition of the property, extension of retail space, refurbishment of existing vacant apartments and the construction of five additional apartments. The property also benefits from Conservation Area Consent (reference 06/2226/CA/W7. Full details of the Planning Consent and Conservation Area Consent are available for inspection from both the Auctioneers and Solicitors offices.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



## LOT 79

### The Croft, 54 Halesowen Road, Rowley Regis, West Midlands B65 0HF

#### Property Description:

A semi detached cottage style house of brick construction surmounted by a pitched tile clad roof and benefiting from double glazed windows. The property is located on Halesowen Street opposite the junction with Cross Street and within 200 metres from Blackheath shopping centre. The property is currently let on an Assured Shorthold Tenancy at a rental of £120 per week (£6,240 per annum)

#### Accommodation:

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

First Floor  
Stairs and Landing, Bedroom One, Bedroom Two

## Freehold Investment



Outside  
(Rear) Garden

**Vendors Solicitors**  
Refer to Auctioneers

**Viewings**  
Via Cottons – 0121 247 2233

## LOT 80

### 19 Moorland Road, Burslem, Stoke on Trent ST6 1DS

#### Property Description:

A mid terraced retail unit of traditional construction which has recently undergone refurbishment throughout located in the centre of Burslem, with a wide range of local services and amenities in the surrounding area. The property is currently occupied by way of a 15 year Full Repairing and Insuring lease which commenced 28 May 2007 at a rental of £8,000 per annum. Burslem itself is located approximately 2.5 miles to the north of Stoke City Centre.



## Freehold Investment



#### Accommodation:

Ground Floor  
Retail area extending to approximately 26.7 sq metres (288 sq ft), Rear Room extending to approximately 5.3 sq metres (67 sq ft)

First Floor  
Room 1 extending to 12.3 sq metres (133 sq ft), Room 2 extending to 9.5 sq metres (103 sq ft)

Outside  
(Front) The property fronts directly onto Moorland Road  
(Rear) Small paved yard with pedestrian access

**Vendors Solicitors**  
Refer to Auctioneers

**Viewings**  
Via Cottons – 0121 247 2233





**149 Smithpool Road, Stoke on Trent,  
Staffs ST4 4PW**

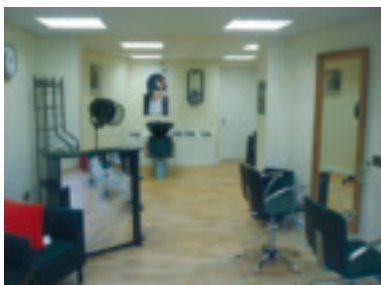
**Property Description:**

A single storey retail unit located in a predominantly residential area in the city of Stoke on Trent. The property is currently let as a hairdressers by way of a 15 year Full Repairing and Insuring lease which commenced May 2007 at a rental of £6,500 per annum. The premises have recently undergone refurbishment throughout and are

offered for sale in a very presentable condition. Smithpool Road itself is located just off Wheeldon Road in the Fenton area of Stoke approximately one mile to the south east of Stoke City Centre.

**Accommodation:**

Retail Area extending to approximately 26.9 sq metres (290 sq ft), Store Room, Rear Lobby, separate WC



Outside  
(Front) The property fronts directly onto Smithpool Road  
(Rear) Brick paved yard

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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**151 Smithpool Road, Stoke on Trent,  
Staffs ST4 4PW**

**Property Description:**

A single storey retail unit located in a predominantly residential area in the city of Stoke on Trent. The property is currently let as a beauty salon by way of a 15 year Full Repairing and Insuring lease which commenced May 2007 at a rent of £5,500 per annum. The premises have recently undergone refurbishment throughout and are offered for sale in a very presentable

condition. Smithpool Road itself is located just off Wheeldon Road in the Fenton area of Stoke approximately one mile to the south east of Stoke City Centre.

**Accommodation:**

Retail Area extending to approximately 24.4 sq metres (263 sq ft), Treatment Room 1 extending to approximately 6.3 sq metres (67 sq ft), separate WC



**Outside**

(Front) The property fronts directly onto Smithpool Road  
(Rear) Brick paved yard

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



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## LOT 83

### 34 Woodside Road, Ketley, Telford, Shropshire TF1 5EZ

#### Property Description:

A mid terraced Retail Unit with self contained flat above which is currently occupied by way of a 14 year lease which commenced in 2003, the current rental being £6,850 per annum, with a rent review is overdue from March 2007. The property which is of traditional construction surmounted by a tile clad roof is located in a parade of retail units and there is nearby access to both Waterloo Road and Hollyhead Road (A4518). M54 (Junction 6) is approximately one mile distance.

#### Accommodation:

Ground Floor

Retail area extending to 36.9 sq metres (397 sq ft) which includes a Kitchenette, rear Store Room and Separate WC

## Freehold Investment



First Floor – Not Internally inspected by the auctioneers

Reception Room, Two Bedrooms, Bathroom and separate Kitchen

#### Vendors Solicitors:

Refer to Auctioneers

#### Viewings:

Via Cottons – 0121 247 2233

## LOT 84

### 45 Alexander Avenue, Newark, Nottinghamshire, NG24 2BB

#### Property Description:

A semi detached house of rendered brick construction surmounted by a hipped interlocking tile clad roof, benefiting from gas fired central heating and UPVC windows but requiring modernisation and improvement throughout. The property is situated on an established residential estate overlooking fields to the rear and is located close to Lincoln Road (B6166) which provides direct access to A1, at the junction of the A1 and A46, approximately one and a half miles to the North of Newark Town Centre. Newark itself, is also known as Newark-On-Trent and is located in East Nottinghamshire. The population was last recorded at just over 25,000.



#### Accommodation:

Ground Floor

Reception Hall, Lounge, Kitchen, Dining Room

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with bath, wash basin and wc

Outside

(Front) Lawned foregarden set behind a mature privet hedge with pedestrian side access leading to rear

(Rear) Brick stores and generous sized lawned garden

#### Vendors Solicitors

Refer to Auctioneers

#### Viewings

Via Cottons – 0121 247 2233



**186 Mount Road, Penn,  
Wolverhampton WV4 5RU**

**Property Description:**

A substantial extended four/five bedroom detached property of brick construction surmounted by a tile clad roof situated on a corner plot and set back from the road behind lawned foregardens and a driveway leading to a double garage. The property benefits from having double glazed windows, gas fired central heating, spacious accommodation which includes large dining kitchen with modern fitted units, two conservatories and an extension/annex which provides two further bedrooms, one with ensuite shower room accessed via a separate staircase off the utility room. The property will provide substantial family accommodation or alternatively with the addition of the extended annexe could provide scope to convert to separate self contained flats subject to obtaining correct planning permission. Mount Road is set in the established and popular residential area of Penn, and is located between Wakeley Hill and the Penn Road (A449) which provides direct access to Wolverhampton City Centre being approximately within one and a half miles distance.

**Accommodation:**

Ground Floor  
Entrance Porch, Front Reception Room, Dining Room, Dining Kitchen with Conservatory to both side and rear, WC, Utility Room.

First Floor

Three Bedrooms and Bathroom having large Jacuzzi bath, pedestal wash hand basin and WC

First Floor Annex

Bedroom 1 intercommunicating with Bedroom 2 with ensuite Shower Room

Outside

Lawned gardens and driveway providing access to garage.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



**Workshop rear of  
48 Durban Road,  
Smethwick,  
West Midlands B66 3SH**

**Property Description:**

A single storey workshop which benefits from a frontage with vehicular access off Raglan Road. The property itself occupies the whole site, situated to the rear of 48 Durban Road. The site may be suitable for some form of re-development, and all interested parties should consult Sandwell Metropolitan Borough Council. Raglan Road itself runs directly off Windmill Lane which in turn runs directly to the main junction at Cape Hill and Windmill Shopping Centre.



**Accommodation:**

Workshop extending to approximately 47.9 square metres (516 sq ft)

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



**Lockup Garage to rear of 97 Northfield Road,  
Harborne, Birmingham B17 0ST**

**Description:**

A single lockup garage located in a yard off Tibbets Lane which in turn leads off Northfield Road. The garage may be of interest to both investors and local residents and provides a valuable car parking amenity in an area where there is an acute shortage of car parking along with parking restrictions to Northfield Road.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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**90/90a Ashtree Road, Tividale,  
West Midlands B69 2HH**

**Property Description:**

A pair of retail units which have recently undergone full refurbishment set back from the road behind a tarmacadamed forecourt and benefiting from a self contained flat to the first floor. The property is located in a predominantly residential area with nearby access to New Birmingham Road (A4123) which provides direct access to Midlands Motorway Network via the M5 (Junction 2).

**Accommodation:**

**90 Ashtree Road** – Ground Floor Retail Unit

Retail area extending to approximately 56.4 sq metres (608 sq ft)

**90a Ashtree Road** – Ground Floor Retail Unit

Retail area extending to approximately 25.8 sq metres (278 sq ft)

First Floor Flat

Bed/Sitting Room, modern Kitchen, Bathroom with modern suite

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

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**39 Arthur Road, Erdington,  
Birmingham, B24 9EX**

**Property Description:**

An ideal investment opportunity comprising of a three storey mid terraced house of brick construction set back behind a lawned foregarden and having been converted to provide 5 flats. The property currently has a licence under the Housing Act 2004 granted by Birmingham City Council (Dated 4th June 2007) for a house in multiple occupation, and further benefits from part UPVC double glazed windows and gas fired central heating emergency lighting and mains fitted smoke alarms. The property is conveniently located within less than one mile distance from both Erdington High Street providing a wide range of shops and amenities and Erdington Railway Station which gives direct access to both Birmingham City Centre and Sutton Coldfield Town Centre. The property currently produces a total rental of £1615 per calendar month (£19380 per annum) a breakdown of the individual flats is detailed below, and a copy of the tenancy agreements and licence can be viewed at the auctioneers office.

**Rental Information.**

Flats 1-4 : £305 per Calendar month per flat.  
 Flat 5 : £395 per Calendar Month  
 Total Income : £19380 per annum

**Accommodation:**

**Ground Floor**  
 Porch entrance, Reception Hallway,  
 Flat 1 – Bedsitting Room, separate Kitchen, WC and Shower Room  
 Flat 2 – Bedsitting Room, separate Kitchen, WC and Shower Room

**First Floor**  
 Stairs and Landing  
 Flat 3 – Bedsitting Room, separate Kitchen, WC and Shower Room  
 Flat 4 – Bedsitting Room, separate Kitchen, Bathroom comprising panelled bath, pedestal wash basin and WC.

**Second Floor**  
 Stairs and Landing with storage area  
 Flat 5 – Reception Hall, Lounge, Kitchen area, Bedroom, Bathroom comprising bath, WC and pedestal wash basin

**Outside**  
 (front) Lawned garden  
 (rear) Garden, WC and pedestrian access.

Tenure: Freehold

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



**LOT 90****Leasehold Vacant Possession**

**47 Ambleside Close,  
Bradley, Bilston,  
West Midlands  
WV14 0SN**

**Property Description:**

A mid town house of brick construction surmounted by an interlocking tile clad roof set back from the road behind a small lawned foregarden and driveway allowing for off road parking. The property benefits from having well laid out accommodation, majority double glazed windows and electric heating. Ambleside Close is located off Highfields Road which in turn is located off Ash Street (B4163), and the property is within approximately a mile and a half from the main shopping area in Bilston, and within half a miles distance from the A41 which in turn provides direct access to Wolverhampton City Centre.

**Accommodation:**

Ground Floor  
Lounge, Kitchen

First Floor  
Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC



Outside (front) – Hedged foregarden.  
Outside (rear) – Lawned garden

**Leasehold Information**

**Term:** 99 years from 25 December 1989

**Ground Rent:** £50 per annum

**Service Charge:** Refer to legal pack

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 91****Leasehold Vacant Possession**

**89 Round Road,  
Erdington, Birmingham  
B24 9SJ**

**Property Description:**

A mid terraced house of part rendered brick construction surmounted by a pitched tile clad roof, benefiting from UPVC double glazed windows and doors but requiring modernisation and improvement throughout. The property is set back from the road behind a wide verge area and Round Road forms part of a residential estate situated between Tyburn Road (A38) and Kingsbury Road and within approximately one mile distance from Erdington High Street providing a wide range of amenities and services.

**Accommodation:**

Ground Floor:  
Entrance Hall, Living Room, Kitchen, Bathroom with panelled bath and wc

First Floor:  
Stairs and Landing, Three Bedrooms

Outside:  
(Front) Foregarden  
(Rear) Yard and garden

**Leasehold Information**

**Lease Term:** 99 years from 1st May 1988

**Ground Rent:** £125 per annum (rising during the term)

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



**LOT 92****Freehold Vacant Possession**

**47 Cadle Road,  
Wolverhampton  
WV10 9SJ**

**Property Description:**

A three bedroom semi detached property of traditional construction being in need of some modernisation and improvement. The property is located in a quiet residential area approximately a quarter of a mile distance from Showell Road which in turn provides direct access to Stafford Road (A449). There is easy access to Wolverhampton City Centre being approximately two miles distance.

**Accommodation:**

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

First Floor  
Three Bedrooms and Bathroom with  
WC, pedestal wash hand basin and  
panelled bath



Outside  
(Front) Tarmacadam yard providing off  
road parking  
(Rear) Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 93****Freehold Vacant Possession**

**1 Gough Avenue,  
Wolverhampton,  
West Midlands  
WV11 1EX**

**Property Description:**

A semi detached property of non traditional 'Smiths' system built construction surmounted by an interlocking hipped tile clad roof set back from the road behind a block paved drive way and lawned front garden. The property benefits from having well laid out accommodation, majority UPVC double glazed windows and gas fired central heating, and is offered for sale in presentable condition. Gough Avenue is located off Blackwood Avenue which in turn is found off Blackhalve Lane (B4156). The property is set in an established residential area and is approximately within two and a half miles distance of Wolverhampton City Centre which provides a wide range of shops, amenities and bars and also houses the University of Wolverhampton. The property is also approximately within one miles distance from New Cross Hospital.

**Accommodation:**

Ground Floor  
Entrance Hallway, Through Lounge,  
Dining Room, Kitchen/Diner



First Floor  
Stairs and Landing, three Bedrooms,  
Bathroom having panelled bath electric  
shower over and pedestal wash basin,  
separate WC housing low level WC

Outside  
(Front) Lawned foregarden and paved  
driveway with side access to rear  
(Rear) Patio area and lawned garden  
with three store sheds

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**37 Central Drive,  
Lower Gornal, Dudley, West Midlands**

**Property Description:**

A three bedroom duplex flat forming part of a purpose built three storey block of brick construction. The flat is situated over a retail shop and benefits from well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. Central Drive is located off Himley Road (B4176) that in turn provides direct access to Dudley Town Centre being approximately a mile and a half in distance. The property is currently let on an Assured Shorthold Tenancy Agreement producing a total rental of £520 per month (£6,240) per annum.

**Second Floor**

Stairs and Landing, three Bedrooms, Bathroom having panelled bath with electric shower over, pedestal wash basin and WC

**Outside**

(Rear) Garage located in a separate block

**Leasehold Information**

**Term** – 99 years from 31 January 1996

**Ground Rent** – £50 rising to £150

**Service Charge** – Refer to legal pack

**Vendors Solicitors**

Refer to Auctioneers

**Accommodation:**

Ground Floor  
Stairs

First Floor  
Entrance Hallway, Kitchen, Reception Room

**Viewings**

Via Cottons – 0121 247 2233



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**Flat 1A Coton Green Precinct, Fontenaye Road, Tamworth, Staffordshire B79 8JT**

**Property Description:**

A well laid out one bedroom flat situated on the first floor in a parade of retail shops and having been recently refurbished to include new kitchen and bathroom fittings, gas fired central heating, UPVC double glazed windows, redecoration and the provision of new fitted floor coverings. The property is ideally suited to a buy to let investor and forms part of the Coton Green residential estate located off Coton Lane which in turn leads off Comberford Road (A513). Tamworth Town Centre is conveniently within approximately one and a half miles distance.

**Accommodation:**

Ground Floor  
 Shared Stair Access to first floor

First Floor  
 Entrance Hall, Kitchen with a range of modern panelled units incorporating built in oven and hob, Double Bedroom, Lounge, Bathroom with panelled bath, pedestal wash basin and wc

Outside  
 A shared roof top yard/drying area and communal parking

**Leasehold Information**

**Term:** 99 Years from 24 June 1979  
**Ground Rent:** £100 per annum

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



Rear elevation: Flats 1A & 1B Coton Green Precinct





**Flat 1B Coton Green Precinct, Fontenaye Road, Tamworth, Staffordshire B79 8JT**

**Property Description:**

A well laid out one bedroom flat situated to the first floor in a parade of retail shops and having been recently refurbished to include new kitchen and bathroom fittings, gas fired central heating and UPVC double glazed windows. The property is ideally suited to a buy to let investor and forms part of the Coton Green residential estate located off Coton Lane which in turn leads off Comberford Road (A513). Tamworth Town Centre is conveniently within approximately one and a half miles distance.

**Accommodation:**

Ground Floor  
Shared Stair Access to first floor

**First Floor**

Entrance Hall, Kitchen with a range of modern panelled units incorporating built in oven and hob, Double Bedroom, Lounge, Bathroom with panelled bath, pedestal wash basin and wc

**Outside**

A shared roof top yard/drying area and communal parking and a lockup garage in an adjacent block

**Leasehold Information**

**Term:** A new 99 year lease will be granted from the date of completion  
**Ground Rent:** £100 per annum

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**110 Hermes Crescent  
Coventry CV2 1JA**

**Property Description:**

A mid terrace home surmounted by a flat roof within close proximity to Walsgrave Hospital and the Midlands Motorway network. The property is of non-traditional construction and is offered with the benefit of double glazing, a refitted kitchen and a refitted bathroom suite. The property is currently let on an Assured Shorthold Tenancy at a rental of £450pcm (£5,400per annum)

**Accommodation:**

Ground Floor  
Entrance Porch, Lounge, Inner Hallway, Separate WC, Refitted Kitchen

First Floor  
Stairs and Landing, Three Bedrooms and a Refitted Bathroom suite

**Freehold Investment**



**Outside**

Front and Rear gardens

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



## LOT 98

# Freehold Vacant Possession

**44 Tarquin Close,  
Willenhall, Coventry,  
CV3 3BW**

### Property Description:

A mid terraced house having rendered elevations surmounted by an interlocking tile clad roof, benefiting from double glazing, gas fired central heating and rear vehicular access providing off road parking. The property has undergone some improvement including a modern fitted bathroom suite. The property is situated in the Willenhall area on the outskirts of the city and within one miles distance from both Orchard Retail Park and the outer ring road (Coventry eastern Bypass/A46).

### Accommodation:

Ground Floor  
Entrance Hallway, Lounge, Breakfast Kitchen

First Floor  
Stairs and Landing, Three Bedrooms,  
Refitted Bathroom with panelled bath,



pedestal wash hand basin and  
Separate WC.

Outside  
Front and rear gardens with double  
gates to rear providing vehicular  
access.

### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233

## LOT 99

# Freehold Vacant Possession



**122 Wilsons Lane, Longford,  
Coventry, CV6 6AF**

### Property Description:

An extended traditional bay fronted part rendered property, of brick construction surmounted by a tiled roof. The property benefits from double glazing, gas fired central heating, three reception rooms and a driveway providing off road parking. The property is situated in just off Bedford Road (B4113), and there is direct access to the Midlands Motorway Network via the M6 (Junction 2).

### Accommodation:

Ground Floor  
Entrance Hallway, Shower Room, Three  
Reception Rooms and a Fitted Kitchen.

First Floor  
Stairs and Landing, Three Bedrooms  
and a Bathroom.

Outside (front) - Driveway with off road  
parking  
Outside (rear) - Garden with patio area.

### Vendors Solicitors:

Refer to Auctioneers

### Viewings:

Via Cottons – 0121 247 2233





**1 Morland Avenue,  
Leicester LE2 2PF**

**Property Description:**

A freehold investment opportunity known as 1 Morland Avenue, comprising of a two storey traditional built residence having been converted to provide four apartments, all being subject to long leases for terms of 99 years. The property also benefits from planning consent for redevelopment of the basement area to form a one bedroom apartment. The property itself occupies a prominent position at the junction with London Road (A6) and is located on the Oadby/Stonygate borders forming part of a popular and well regarded residential area containing a range period dwelling houses.

**Planning:**

The property benefits from planning consent granted by Leicester City Council for the conversion of the basement to form a one bedroom apartment. A copy of the planning consent is available for inspection at the Auctioneers offices.

**Tenure and Rental Income**

The property contains a total of four apartments and each is subject to a long lease for a term of 99 years from 1st July 1987 paying a Ground Rent of £50 per annum

**Total Current Income:** £200 per annum

**Landlord and Tenant Act 1987**

Offer notices 'for sale by auction' have been served upon all lessees under section 5B of the above act.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



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**LOT 101****Freehold Vacant Possession**

**2 College Road,  
Sutton Coldfield,  
West Midlands B73 5DJ**

**Property Description:**

An end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a block paved and partly lawned foregarden allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property further benefits from having a converted loft room to provide a intercommunicating fourth bedroom and off road parking to the rear accessed via Jockey Road. The property is situated close to the roundabout where the College Road (A453) meets Jockey Road and is set in an established and popular residential area and is within easy and direct access to Sutton Coldfield Centre which provides a wide range of shops, amenities, access to railway station and being within approximately a mile and a half.

**Accommodation:**

Ground Floor  
Entrance Porch, Open Plan Through Lounge, Kitchen, Inner Lobby, Shower Room having shower cubicle, WC and pedestal wash basin



First Floor  
Bedroom 1 with stairs off to converted Loft Room, Bedroom 2, Bedroom 3 and WC

Outside  
(Front) Block paved and partly lawned foregarden  
(Rear) Paved garden with car port accessed via Jockey Road

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 102****Freehold Vacant Possession**

**22 Waterfield Close,  
Foxyards, Tipton,  
West Midlands DY4 8BB**

**Property Description:**

A semi detached property of brick construction surmounted by an interlocking tile clad roof and set back from the road behind a tarmacadamed driveway leading to garage and providing off road parking. The property benefits from having well laid out accommodation, majority UPVC double glazed windows, gas fired central heating, and is offered for sale in presentable condition. 22 Waterfield Close is located in a cul-de-sac in a popular residential area, and is found off Foxyards Road, which in turn is located off Sedgely Road (A457).

**Accommodation:**

Ground Floor  
Entrance Hallway, L shaped Lounge, Kitchen

First Floor  
Stairs and Landing, Two Bedrooms and Bathroom having panelled bath with electric shower over, pedestal wash basin and WC



Outside (front) – Tarmacadamed driveway leading to garage.

Outside (rear) – Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**89 Kentish Road, Handsworth,  
Birmingham, B21 0BB**

**Property Description:**

An end terraced traditional built property of brick construction surmounted by a pitched slate clad roof. The property occupies a large corner plot and comprises of a ground floor retail shop which was previously used for a number of years for the purposes of contract catering (by way of a change of use from a café to a food preparation establishment, dated 22/11/2002 Ref – C/06140/02/FUL). Also on the site is a secure yard area with vehicular gated access providing off road parking and used ancillary to the business property and first floor living accommodation. The property is situated opposite Middlemore Industrial Estate and Kentish Road leads off Wattville Road which in turn leads off Holyhead Road (A41).

**Accommodation:**

Ground Floor  
Retail Area – 14’ 11” (max) x 12’ 4” (max), Preparation Room (L-shaped) – 19’ 11” (max) x 14’ 8” (max)/ 5’ 9” (min), L-shaped Washing Area – 12’ 5” (max) x 13’ 3” (max)/3’ 8” (min), Catering Kitchen – 15’ 8” (max) x 12’ 2” (max) with a range of stainless steel fitments.  
First Floor  
Stairs and Landing, Two Bedrooms, Family Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.

Outside:  
Small forecourt and enclosed yard area with secure gated access providing off road vehicular parking and loading facilities.

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233



## LOT 104

# Freehold Public Convenience

## Public Convenience, Revesby Walk, Duddeston, Birmingham

### Property Description:

A former public convenience, being of brick construction and located adjacent to the public house (which has recently been demolished) on Revesby Walk. The property may suit a variety of uses, and all interested parties should consult Birmingham City Council for full details.



### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233

## LOT 105

# Freehold Public Convenience

## Public Convenience, Shustoke Road, Shard End, Birmingham

### Property Description:

A former public convenience, being of brick construction and located just off Shustoke Road in the Shard End area of Birmingham. The property benefits from Full Planning Consent granted 28 March 2002 (ref – N/00741/01/FUL) for the 'Change of use to dentist consulting room, alterations to elevations with new pitched roof'. Plans are available from the auctioneers offices. All interested parties should consult Birmingham City Council for full details.



### Vendors Solicitors

Refer to Auctioneers

### Viewings

Via Cottons – 0121 247 2233

## LOT 106

# Freehold Public Convenience

## Public Convenience, Oxford Street, Digbeth, Birmingham

### Property Description:

A former public convenience, recessed into the archway of a railway bridge, being located on Oxford Road, close to the junction with Coventry Street. The property may suit a variety of uses, and all interested parties should consult Birmingham City Council for full details.



### Vendors Solicitors

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### Viewings

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**LOT 107****Freehold Vacant Possession**

**118 Yardley Road,  
Acocks Green,  
Birmingham B27 6LG**

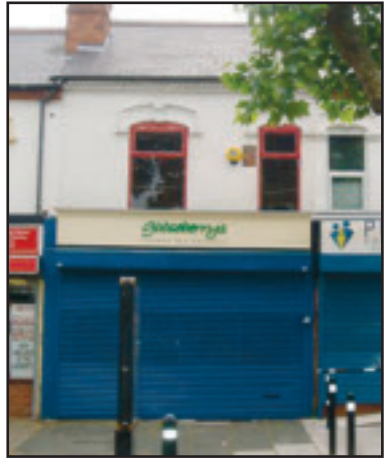
**Property Description:**

A mid terraced property of traditional construction which currently comprises a Retail Unit on the Ground Floor having recently been refurbished and a three bedroom Flat to the First Floor which is self contained and is currently part way through refurbishment. The property is located on the busy Yardley Road which provides a wide range of local services and amenities whilst the property itself is situated close to the junction with Florence Road.

**Accommodation:**

Retail Unit  
Ground Floor  
Retail area extending to approximately 29.3 sq metres (315 sq ft) and rear lobby

Flat  
Ground Floor  
Reception Room, Kitchen (no fittings)



First Floor  
Three Bedrooms and Bathroom

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 108****Freehold Vacant Possession**

**76 Stafford Street,  
Willenhall,  
West Midlands  
WV13 1RT**

**Property Description:**

A mid terraced retail unit offered for sale in very presentable order having recently undergone a high quality refurbishment. The property provides an ideal opportunity to acquire a town centre retail unit and may provide an ideal commercial buy to let opportunity. The property itself is located in a pedestrianised area of Willenhall Town Centre, and provides direct access to Temple Bar (B4484) and is within easy access to the Keyway (A454).

**Accommodation:**

Ground Floor  
Retail area extending to approximately 34.0 sq metres (375 sq ft), Rear Store extending to 45.2 sq metres (486 sq ft).

First Floor  
Four rooms, extending to approximately 31.5sq.m. (340sq.ft.)

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**35 Goldthorn Hill, Wolverhampton,  
West Midlands WV2 3HR**

**Property Description:**

A detached property of brick construction surmounted by a tile clad roof occupying a large corner plot and set back from the road behind lawned gardens and a dual entrance tarmacadamed drive way leading to a double garage. The property itself benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating and is offered for sale in presentable condition. The property may provide scope for an extension subject to obtaining Planning Consent. The property occupies a prominent corner position where Ward Road meets Goldthorn Hill (A4039) and is set in an established residential area. The property itself is approximately one and a half miles distance to Wolverhampton City Centre which provides a wide range of shops, amenities and bars.

**Accommodation:**

Ground Floor  
 Entrance Porch, Entrance Hallway, Living Room, Lounge, Dining Room, Kitchen/Diner and Shower Room having shower cubicle, WC and pedestal wash hand basin.  
 First Floor  
 Three bedrooms and Bathroom having panelled bath, pedestal wash basin and WC.

Outside – (front) lawned foregarden with dual entry to drive way and double garage  
 (rear) lawned garden

**Planning**

All interested parties should discuss any proposals which they may have for the land with the local Planning Office prior to bidding.

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



**LOT 110****Freehold Vacant Possession**

**69 Markby Road,  
Winson Green,  
Birmingham B18 4PP**

**Property Description:**

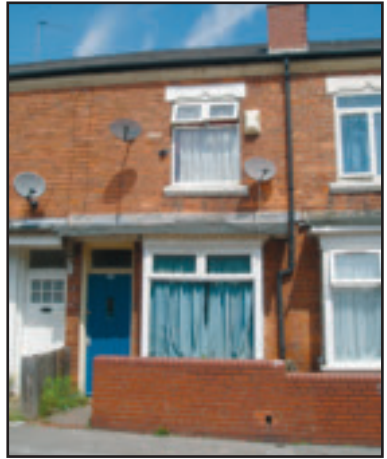
A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazing and gas fired central heating, mains fitted smoke alarms, emergency lighting and fire doors. Markby Road itself leads directly off Handsworth New Road (A4040) and is set in an established residential area. The property is approximately within one mile of City Hospital on the Dudley Road and one mile in the opposite direction from the main shops and amenities located on the Soho Road (A41).

**Accommodation:**

Ground Floor  
Entrance Hallway, Front Reception,  
Rear Reception, Kitchen

## First Floor

Two Double Bedrooms and a Shower Room having low level WC, pedestal wash hand basin and shower cubicle



Outside  
(Front) Small walled foregarden  
(Rear) Garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 111****Freehold Vacant Possession**

**54 Gough Street,  
Willenhall,  
West Midlands  
WV13 1HF**

**Property Description:**

A mid terraced property with rendered frontage set back from the road behind a concrete foregarden and pathway and surmounted by an interlocking tile clad roof. The property benefits from having well laid out accommodation, UPVC double glazed windows, gas fired central heating, modern kitchen units and conservatory, and is offered for sale generally in presentable condition. Gough Street is located off Walsall Road (B4464) which in turn can be found from Clarkes Lane (A462). The property is located in a residential area and is within approximately two and a half miles distance from junction 10 of the M6 motorway.

**Accommodation:**

Ground Floor  
Entrance Porch, Front Reception  
Room, Kitchen, Store Cupboard, WC,  
Conservatory



## First Floor

Stairs and Landing, Three Bedrooms,  
Bathroom having panelled bath,  
pedestal wash basin and WC

Outside (front) – Concrete foregarden  
Outside (rear) – Patio area to lawned  
garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**291 Short Heath Road, Erdington,  
Birmingham B23 7AA**

**Property Description:**

A traditional built semi detached cottage of rendered brick construction surmounted by a pitched tile clad roof, and along with the adjoining property, is situated at some considerable distance off Short Heath Road and accessed via a private right of way. The property occupies a large rectangular plot and is currently in need of modernisation and improvement throughout. Access to the property is situated opposite the junction with Lambert Close.

**Accommodation:**

Ground Floor:  
Entrance Hall, Two Reception Rooms, Kitchen,

First Floor:  
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin and w.c.

Outside:  
Access way leading from Short Heath Road, large foregarden, side access to rear garden.

**Vendors Solicitors:**

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**LOT 113****Freehold Vacant Possession****2 Brueton Road, Bilston,  
West Midlands  
WV14 7BG****Property Description:**

A semi detached property with rendered frontage surmounted by a hipped tile clad roof set back from the road behind a walled foregarden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. Brueton Road is located between Lunt Road and Bickley Road and the property is within approximately three quarters of a mile distance to the main shopping area in Bilston which provides a wide range of shops and local amenities.

**Accommodation:**

Ground Floor  
Side Entrance, Lounge, Dining Kitchen

First Floor  
Three Bedrooms and Bathroom having panelled bath, pedestal wash basin and WC



Outside  
(Front) Walled foregarden  
(Rear) Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 114****Freehold Vacant Possession****61 Hannah Road,  
Bilston, West Midlands  
WV14 8ET****Property Description:**

A semi detached property of rendered brick construction surmounted by a hipped tile clad roof set back from the road behind a hedged foregarden. The property benefits from having well laid out accommodation, UPVC glazing, gas fired central heating and is offered for sale in a tidy and presentable condition, however, would further benefit from some modernisation work. Hannah Road is located between Bradley Lane and Great Bridge Road (A4098) and is within one mile distance from the main shopping area in Bilston providing a wide range of shops and amenities, and also within half a mile of the A41 which provides direct access to Wolverhampton City Centre.

**Accommodation:**

Ground Floor  
Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby having WC and store.



First Floor  
Three Bedrooms and Bathroom having panelled bath, pedestal wash basin and high level WC

Outside (front) – Hedged foregarden.  
Outside (rear) – Lawned garden

**Vendors Solicitors**

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**LOT 115****Freehold Vacant Possession**

**29 Alexandra Road,  
Wednesbury,  
West Midlands  
WS10 9LH**

**Property Description:**

A semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a walled foregarden and path way leading to side entrance. The property benefits from having well laid out accommodation, some UPVC double glazed windows, however does require some modernisation and improvement. Alexandra Road is located between Old Park Road and All Saints Road, both of which can be found off Walsall Road (A4038). The property is set in an established residential area and is approximately within half a mile distance from the main shopping area in Darlaston.

**Accommodation:**

Ground Floor  
Side Entrance, Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen and Bathroom having panelled bath, pedestal wash basin and WC



First Floor  
Stairs and Landing, Two Double Bedrooms

Outside (front) – Walled foregarden.  
Outside (rear) – Lawned garden

**Vendors Solicitors:**

Refer to Auctioneers

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 116****Freehold Vacant Possession**

**267 Wolverhampton Road East, Wolverhampton,  
West Midlands WV4 6BD**

**Property Description:**

A semi detached property of rendered brick construction surmounted by an interlocking hipped tile clad roof set back from the road behind a lawned foregarden and driveway leading to garage. The property is offered for sale in presentable condition and benefits from having UPVC double glazed windows, gas fired central heating and well laid out accommodation. The property is situated on Wolverhampton Road East (A459) close to the junction with Dudding Road. The road itself provides direct access to Wolverhampton City Centre that provides an abundance of shops, amenities, bars as well as housing the University of Wolverhampton, all being within approximately one and a quarter miles distance.

**Accommodation:**

Ground Floor  
Entrance Porch, Entrance Hallway, Through Lounge, Kitchen and Lean to

First Floor  
Stairs and Landing, Three Bedrooms and Bathroom having panelled bath with electric shower over, pedestal wash hand basin and WC

Outside (Front) Lawned foregarden and driveway leading to garage  
(Rear) Lawned garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233





**73a Allendale Road, Yardley,  
Birmingham B25 8NU**

**Property Description:**

A semi detached bungalow of brick construction surmounted by a hipped tile clad roof set back from the road behind a lawned foregarden and driveway allowing for off road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating, and is offered for sale in presentable condition. Allendale Road is located between Fast Pits Road and Berkeley Road which in turn can be found from the Coventry Road (A45) which provides both easy access to Birmingham City Centre and Birmingham International Airport. The property is currently let on an Assured Shorthold Tenancy Agreement

producing a rental of £93.50 per week (£4,862.00 per annum).

**Accommodation:**

Reception Room, Kitchen/Diner, Bedroom and Bathroom having panelled bath, pedestal wash basin and WC

Outside (Front) Walled Foregarden and Driveway.

**Vendors Solicitors**

Refer to Auctioneers

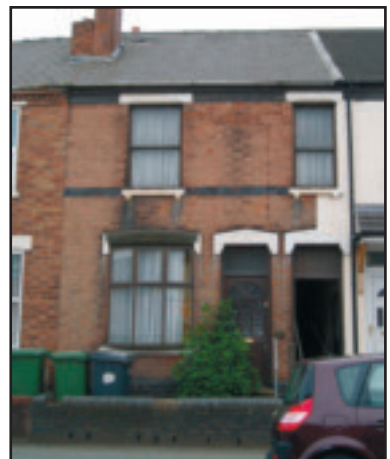
**Viewings**

Via Cottons – 0121 247 2233

**586 Parkfield Road,  
Wolverhampton  
WV4 6EL**

**Property Description:**

A mid terraced property of brick construction surmounted by a tile clad roof and set back from the road behind a small walled foregarden. The property benefits from having well laid out accommodation, part gas fired central heating and shared pedestrian side access. The property also requires some modernisation and improvement. The property is located on Parkfield Road (A4039) close to the junction with Myatt Avenue, and is approximately one and a half miles in distance from Wolverhampton City Centre which provides a wide range of shops, amenities and bars and also houses the University of Wolverhampton.



First Floor  
Stairs and Landing, Three Bedrooms

Outside (front) – Walled foregarden.

Outside (rear) – Lawned garden

**Accommodation:**

Ground Floor  
Front Reception Room, Cellar, Rear Reception Room, Inner Hallway, Kitchen, Bathroom having panelled bath, pedestal wash basin and low level WC.

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233



**265 Perry Common Road,  
Erdington, Birmingham  
B23 7AE**

**Property Description:**

A mid terraced house of brick construction surmounted by a pitched interlocking tile clad roof, set back from the road behind a paved foregarden and requiring complete repair and modernisation throughout having suffered some fire damage. The property is situated close to the junction with Witton Lodge Road and is within a short distance from College Road (A453) which provides access to a wide range of retail shops and amenities located approximately one mile distance at New Oscott.



**Vendors Solicitors**

Refer to Auctioneers

**Accommodation:**

Ground Floor

Entrance, Living Room, Inner Hall, Bathroom, Kitchen, Cloak Room with wc

First Floor

Stairs and Landing, Three Bedrooms

Outside

(Front) Paved foregarden, shared pedestrian side access to rear  
(Rear) Garden

**Viewings**

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Note: All interested parties viewing this property must do so with utmost caution and at their own risk. Neither the Vendors or Auctioneers accept any responsibility for any injury which may be caused.

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**48 Durberville Road,  
Wolverhampton WV2 2EX**

**Property Description:**

A semi detached house of part clad brick construction, surmounted by a hipped tile roof, offered for sale in a presentable and much improved condition, benefiting from well laid out accommodation, gas-fired central heating, mostly UPVC double glazed windows, security alarm, modern kitchen fittings, good decorative order and fitted carpets and floor coverings. Durberville Road itself is situated off Dixon Street which in turn leads off Thompson Avenue (A4123) and the property lies approximately one and a half miles distance to the south east of Wolverhampton City Centre.

**Accommodation:**

Ground Floor  
Reception Hall, 'L' shaped Lounge, Dining Room, Open Plan Kitchen with a range of attractive wooden effect panelled units.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.

Outside (front) – Block paved forecourt and driveway providing off road parking, gated access to car port/covered yard area.  
Outside (rear) – Block paved yard/patio, brick built WC and stores, lawned garden and further patio area with pagoda.

**Vendors Solicitors**

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*(credit card payments subject to a surcharge of 2%)*

Personal/Company Cheque

*(all cheques are subject to a valid form of identification eg. passport or driving licence)*

If you have any questions regarding Deposit payment then please contact our Auction Department prior to the Sale day.



**LOT 121****Freehold Vacant Possession**

**31 Manor Farm Road,  
Greet,  
Birmingham B11 2HT**

**Property Description:**

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof, benefiting from a single storey rear extension but requiring modernisation and improvement throughout. Manor Farm Road leads directly off Warwick Road (A41) and the property is within approximately half a mile distance from Tyseley Railway Station and one mile distance from a wide range of retail amenities located at Acocks Green Shopping Centre.

**Accommodation:**

Ground Floor

Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Hall, Shower Room with shower, pedestal wash basin and wc

First Floor

Stairs and Landing, Three Bedrooms



Outside  
(Rear) Paved yard and partly paved garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 122****Freehold Vacant Possession**

**9 Third Avenue,  
Bordesley Green,  
Birmingham, B9 5RW**

**Property Description:**

A traditional three bedroom mid terraced property, with a rendered front elevation, surmounted by a replacement tile clad roof, requiring modernisation and improvement throughout.

The property is located at the Northern end of Third Avenue, close to the junction with Bordesley Green, which provides access to a wide range of local services and amenities. Third Avenue itself runs between Green Lane and Bordesley Green.

**Accommodation:**

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen, Shower Room with WC

First Floor

Stairs and Landing, Bedroom 1, Bedroom 2 (intercommunicating), Bedroom 3



Outside (front) – walled foregarden  
Outside (rear) – Lawned Garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

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**LOT 123****Freehold Vacant Possession**

**57 Greenhill Road,  
Handsworth,  
Birmingham, B21 8DX**

**Property Description:**

A three bedroom mid terraced property of traditional construction, requiring modernisation and improvement throughout including the provision of a bathroom. The property is located in a predominantly residential area and Greenhill Road itself runs off Rookery Road which provides direct access to Soho Road (A41) providing a wide range of retail amenities and services.

**Accommodation:**

Ground Floor  
Two Reception Rooms, Kitchen

First Floor  
Stairs and Landing, Three Bedrooms

Outside  
(Front) Walled Foregarden  
(Rear) Brick built WC, garden

**Vendors Solicitors**

Refer to Auctioneers

**Viewings**

Via Cottons – 0121 247 2233

**LOT 124****Leasehold Vacant Possession**

**62 Heathcote Road,  
Cotteridge,  
Birmingham B30 2HU**

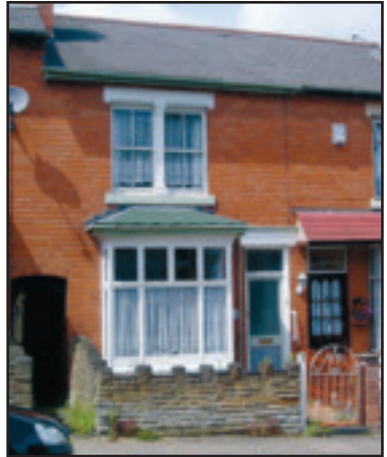
**Property Description:**

A three bedroom mid terraced property of traditional construction benefiting from part central heating but requiring some cosmetic improvement. The property is located in a predominantly residential area close to the outer ring road (A4040) and the Pershore Road (A441). The local shopping area at Cotteridge is located approximately half a mile from the property whilst Cotteridge Park is located within two hundred and fifty yards. Heathcote Road itself runs directly between Breedon Road and Dell Road both of which provide direct access to the Pershore Road (A441).

**Accommodation:**

Ground Floor  
Entrance Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with WC, pedestal wash hand basin and panelled bath with shower over

First Floor  
Three Bedrooms



Outside  
(Front) Walled foregarden  
(Rear) Paved yard and separate lawned garden

**Tenure**

We believe the property to be leasehold for a term of 85 years from 25 March 1930  
Ground Rent - £4.50

**Vendors Solicitors:**

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**Viewings:**

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# Location



# Cottons

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