

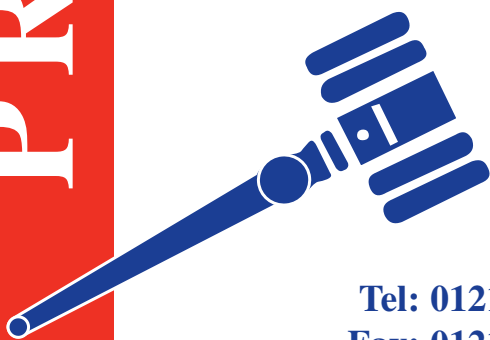
PROPERTY AUCTION

Cottons

Chartered Surveyors

**THURSDAY
6TH JULY 2006
AT 11.00 AM**

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



Tel: 0121 247 2233

Fax: 0121 247 1233

E-mail: auctions@cottons.co.uk

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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 fitments, drains and any other pipework, appliances and electrical fitments. 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.

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 96 LOTS

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

- 44 Freehold Vacant Residential Properties
- 13 Residential Investment Properties
- 7 Leasehold Properties
- 6 Freehold Vacant Commercial Property
- 1 Leasehold Vacant Commercial Property
- 6 Freehold Commercial Investments
- 10 Parcels of Freehold Land
- 5 Freehold Redevelopment Opportunities/ Building Plots
- 2 Children's Day Nurseries/ Business Opportunities
- 2 Freehold Former Hotel/ Public House Premises

ORDER OF SALE

Lot	Property	
1.	417 Bordesley Green, Bordesley Green, Birmingham	Freehold Vacant Possession
2.	14 Norwood Grove, Lozells, Birmingham	Freehold Vacant Possession
3.	14 Hyett Way, Bilston, West Midlands	Leasehold Vacant Possession
4.	3 Vicarage Road, Wolverhampton, West Midlands	Freehold Vacant Possession
5.	99 Hartledon Road, Harborne, Birmingham	Freehold Vacant Possession
6.	111 Woodhouse Road, Quinton, Birmingham	Freehold Vacant Possession
7.	29 Parkes Street, Smethwick, West Midlands	Freehold Investment
8.	234 Wright Road, Saltley, Birmingham	Freehold Vacant Possession
9.	28 Holly Hall Road, Dudley, West Midlands	Freehold Vacant Possession
10.	118 Steyning Road, South Yardley, Birmingham	Freehold Vacant Possession
11.	4 Edgbaston Road, Smethwick, West Midlands	Freehold Investment
12.	117 Station Road, Wylde Green, Sutton Coldfield	Freehold Part Vacant/ Part Investment
13.	64 Sansome Road, Shirley, Solihull	Freehold Vacant Possession
14.	40 Kemshead Avenue, Northfield, Birmingham	Freehold Vacant Possession
15.	Plot 98 Little Hay Lane, Shenstone, Staffordshire	Freehold Land
16.	Plot 99 Little Hay Lane, Shenstone, Staffordshire	Freehold Land
17.	Plot 100 Little Hay Lane, Shenstone, Staffordshire	Freehold Land
18.	65 Leabank Road, Dudley, West Midlands	Freehold Investment
19.	35 Gill Street, Dudley, West Midlands	Freehold Vacant Possession
20.	167 Holyhead Road, Handsworth, Birmingham	Freehold Vacant Possession/ Investment
21.	Little Stars Day Nursery, 32 Richmond Road, Stechford, Birmingham	Freehold Vacant Possession
22.	The Talbot Public House, Talbot Street, Winson Green, Birmingham	Freehold Vacant Possession
23.	175 Ombersley Road, Balsall Heath, Birmingham	Freehold Vacant Possession
24.	33 Elm Tree Avenue, Coventry	Freehold Vacant Possession
25.	16 Hollyfaste Road, Garretts Green, Birmingham	Freehold Vacant Possession
26.	301A Long Lane, Halesowen, West Midlands	Leasehold Investment
27.	15 Cross Street, Oldbury, West Midlands	Freehold Vacant Possession
28.	5 Potters Brook, Crystal Gardens, Tipton, West Midlands	Leasehold Vacant Possession
29.	6 Turfpits Lane, Erdington, Birmingham	Freehold Vacant Possession
30.	46 Chelmorton Road, Great Barr, Birmingham	Freehold Vacant Possession
31.	Flat 2 Lymington Court, Station Road, Sutton Coldfield	Leasehold Vacant Possession
32.	29 Dorset Road, Edgbaston, Birmingham	Freehold Vacant Possession
33.	79 Simmonds Road, Walsall	Freehold Vacant Possession
34.	8 Wharfedale Street, Wednesbury, West Midlands	Freehold Vacant Possession
35.	80 Coronation Road, Pelsall, Walsall	Freehold Vacant Possession
36.	14 Grasmere Road, Handsworth, Birmingham	Freehold Vacant Possession
37.	76 Stafford Street, Willenhall, West Midlands	Freehold Vacant Possession



38.	65 Tudor Street, Tipton, West Midlands	Freehold Vacant Possession
39.	111 & 111A Alcester Road, Moseley, Birmingham	Freehold Part Vacant/Investment
40.	312 Wake Green Road, Moseley, Birmingham	Freehold Vacant Possession
41.	Pizza Shack, 267/269 Lichfield Road, Aston, Birmingham	Freehold Investment
42.	26 Claremont Street, Cradley Heath, West Midlands	Freehold Vacant Possession
43.	Building Plot adjacent to 2 Marine Crescent, Stourbridge,	Freehold Building Plot
44.	Building Plot adjacent to 25 Harold Road, Edgbaston, Birmingham	Freehold Building Plot
45.	27 Arkley Road, Hall Green, Birmingham	Freehold Vacant Possession
46.	12 Slingfield Road, Northfield, Birmingham	Leasehold Vacant Possession
47.	9-11 West Bromwich Street, Walsall	Freehold Vacant Possession
48.	Flat 1, 78 Persehouse Street, Chuckery, Walsall	Leasehold Vacant Possession
49.	Flat 4, 78 Persehouse Street, Chuckery, Walsall	Leasehold Vacant Possession
50.	Cook House Hotel, 425 Hagley Road, Edgbaston, Birmingham	Freehold Vacant Possession
51.	174 Rotton Park Road, Edgbaston, Birmingham	Freehold Vacant Possession
52.	The Eastgate, The Butts, Warwick, Warwickshire	Freehold Investment
53.	67/68 Windmill Lane, Smethwick, West Midlands	Freehold Investment
54.	Land rear of 12 Richmond Road, Stechford, Birmingham	Freehold Land
55.	Units 1C, 1E & 1F Meeting Lane Industrial Estate, Brierley Hill	Leasehold Vacant Possession
56.	94 Plymouth Road, Redditch, Worcestershire	Freehold Vacant Possession
57.	2 Blundell Road, Sparkhill, Birmingham	Freehold Vacant Possession
58.	4 Petersham Road, Kingstanding, Birmingham	Freehold Vacant Possession
59.	6A Locarno Road, Tipton, West Midlands	Freehold Vacant Possession
60.	38 Gorse Farm Road, Great Barr, Birmingham	Freehold Vacant Possession
61.	18 The Wharfage, Ironbridge, Telford, Shropshire	Freehold Vacant Possession
62.	206 Edward Road, Balsall Heath, Birmingham	Freehold Part Vacant/Part Investment
63.	Showroom/Warehouse, 1A Alfred Road, Sparkhill, Birmingham	Freehold Vacant Possession
64.	79/82 Walsall Street, Wednesbury, West Midlands	Freehold Vacant Possession
65.	Plot 27, land off Queslett Road, Great Barr, Birmingham	Freehold Land
66.	Plot 28, land off Queslett Road, Great Barr, Birmingham	Freehold Land
67.	Land Adjacent 1 Shire Close, Edgbaston, Birmingham	Freehold Land
68.	10 Three Shires Oak Road, Smethwick, West Midlands	Freehold Vacant Possession
69.	20 Dalton Street, Penn Fields, Wolverhampton	Freehold Vacant Possession
70.	5 Enford Close, Shard End, Birmingham	Freehold Investment
71.	98 Gladstone Road, Sparkbrook, Birmingham	Freehold Vacant Possession
72.	35 East Road, Tipton, West Midlands	Freehold Investment
73.	8 Enderley Grove, Bellefield Road, Birmingham	Freehold Investment
74.	Land, Ledbury Road, Long Green, Nr Tewkesbury, Worcs	Freehold Land
75.	Land at The Harebutts, Waters Upton, Telford, Shropshire	Freehold Land
76.	3 & 3A Alms Road, Doveridge, Ashbourne, Derbyshire	Freehold Vacant Possession
77.	4 Frederick Street, Rugby, Warwickshire	Freehold Vacant Possession
78.	1 Townsend Croft, Telford, Shropshire	Freehold Vacant Possession
79.	3 Birmingham Road, Great Barr, Birmingham	Freehold Vacant Possession
80.	Garage Yard to rear, 3 Birmingham Road, Great Barr, Birmingham	Freehold Garages and Yard
81.	16 Dartmouth Avenue, Willenhall, West Midlands	Freehold Vacant Possession
82.	84 Neville Road, Erdington, Birmingham	Freehold Vacant Possession
83.	52 & 52A Elizabeth Road, Cannock, Staffordshire	Freehold Investment
84.	31 Watling Street, Dordon, Tamworth, Staffordshire	Freehold Vacant Possession
85.	29 Church Road, Smethwick, West Midlands	Freehold Investment
86.	Land 43-47 Herbert Road, Handsworth, Birmingham	Freehold Potential Development Land
87.	1 Newnham Road, Edgbaston, Birmingham	Freehold Investment
88.	63 Lea Road, Penn Fields, Wolverhampton, West Midlands	Freehold Vacant Possession
89.	30 Parkfield Road, Sledmoor Estate, Dudley, West Midlands	Freehold Investment
90.	6 Dale Street, Graisle, Wolverhampton	Freehold Vacant Possession
91.	11 Johnson Road, Erdington, Birmingham	Freehold Investment
92.	55 Wansbeck Grove, Kings Norton, Birmingham	Freehold Vacant Possession
93.	13 Hodson Avenue, Willenhall, West Midlands	Freehold Vacant Possession
94.	3 Norton Crescent, Bordesley Green, Birmingham	Freehold Vacant Possession
95.	143 Clydesdale Tower, Holloway Head, Birmingham	Leasehold Vacant Possession
96.	16 Wright Road, Saltley, Birmingham	Freehold Vacant Possession

AUCTION TEAM

Andrew J. Barden MRICS

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Peter C. Longden FRICS

Mark M. Ward TechRICS

Kenneth F. Davis FRICS



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.

IMPORTANT TRAFFIC NOTICE

Please be aware that major road works are currently being undertaken, affecting the M6 Motorway, Junction 6 and the slip road leading to the A38 (M) Aston Expressway. Please allow for extra travelling time to arrive at the Auction Venue and also for any properties that you wish to view in the vicinity of this area.





417 Bordesley Green, Birmingham, B9 5TB

Property Description:

A traditional mid terraced house of brick construction surmounted by an interlocking tile clad roof requiring complete repair and modernisation throughout having undergone some fire damage. The property directly fronts Bordesley Green (B4128) and is located between the junctions of Fourth and Fifth Avenue approximately two miles distance to the East of Birmingham City Centre.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

N.B. - All persons viewing this property must do so with utmost caution and at their own risk.

At the time of inspecting the property access was restricted to the ground floor rooms and we understand that the property benefits from the following:-

Accommodation:

Ground Floor
Front Reception Room, Inner Hall,
Rear Reception Room, Kitchen,
Rear Entrance Hall, Brick Store and
Outside WC.
First Floor
Stairs and Landing, Three Rooms.

Outside (front) – Walled foregarden.
Outside (rear) – Garden.

14 Norwood Grove, Lozells, Birmingham, B19 1DE



Property Description:

A mid terraced property of brick construction surmounted by a tiled clad roof, set back behind a lawned foregarden. The property benefits from having well laid out accommodation, however does require modernisation and improvement throughout. Norwood Grove can be located off the Hamstead Road, close to the junction with Villa Road, which provides a range a local shops and amenities. Both roads can also be located off the Soho Hill (A41) which provides direct access into Birmingham City Centre.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Front Reception Room, Rear
Reception Room, Kitchen (no
fittings).
First Floor
Two Bedrooms and a Bathroom
having panelled Bath, Pedestal
Wash Hand Basin and a Low Level
WC.

Outside – Lawned Garden.

LOT 3**Leasehold Vacant Possession**

**14 Hyett Way, Bilston,
West Midlands, WV14 8NR**

**Property Description:**

A first floor maisonette of brick construction surmounted by an interlocking tiled clad roof, set back from the road behind a pathway and small lawned foregarden. The property benefits from having well laid out accommodation however does require some modernisation and improvement. Hyett Way is a cul de sac location consisting of similar style maisonettes and modern housing and is situated off Great Bridge Road (A4098) which in turn is approximately one mile distance from the main shopping area in Bilston, providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Stairs.
First Floor
Reception/Kitchen Area, Bedroom and Shower Room having Shower Cubicle, Low Level WC and Pedestal Wash Hand Basin.

Outside (front) – Lawned foregarden and parking space.
Outside (rear) – Lawned garden.

Term : 99 Years from 25 December 1984

Rent : £35 rising to £100

Service Charge : Refer to Legal Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 4**Freehold Vacant Possession**

**3 Vicarage Road,
Wolverhampton,
WV2 1BZ**

Property Description:

A traditional end terraced house of brick construction, surmounted by a concrete interlocking tile clad roof benefiting from gas fired central heating and mains fitted fire detection system and emergency lighting. The property occupies a corner position situated at the junction of Sutherland Place within approximately one quarter of a mile distance from Wolverhampton City Centre.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Second Floor
Stairs to Attic Bedroom Three.

Outside (front) – Small walled foregarden.
Outside (rear) – Paved yard and overgrown garden.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



COTTONS
THE AUCTIONEERS





99 Hartledon Road, Harborne, Birmingham, B17 0AA

Property Description:

A traditional end terraced house of brick construction, surmounted by a pitched slate clad roof and occupying a corner plot at the junction with War Lane, which forms part of a popular residential area and is conveniently located within approximately a quarter of a mile from Harborne high Street providing a wide range of retail amenities and services. The property benefits from a side garage and a larger than average corner garden but requires complete modernisation and improvement throughout.

Room, Rear Reception Room, Kitchen, Bathroom (no fittings).
First Floor
Stairs and Landing, Three Bedrooms.

Outside

Front – small foregarden with vehicular access to a side garage.
Rear – yard area with store and garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Front Reception



LOT 6

Freehold Vacant Possession

111 Woodhouse Road, Quinton, Birmingham, B32 2DJ

Property Description:

An end terraced property of brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden and driveway. The property benefits from having well laid out accommodation and UPVC double glazed windows and is offered for sale in generally presentable condition. Woodhouse Road can be located off West Boulevard (B4121). The property is within approximately half a mile of the junction where Wolverhampton Road (A4123) meets Hagley Road (A456) providing direct access to both Wolverhampton and Birmingham City Centre. The property is also within one and a half miles distance from Harborne High Street providing a wide range of local shops, amenities and bars.

Accommodation:

Ground Floor
Reception Room, Kitchen,
Bathroom having panelled bath and pedestal wash hand basin,



Separate WC having low level WC.
First Floor
Stairs and Landing, Three
Bedrooms.

Outside (front) – Lawned
foregarden and driveway.
Outside (rear) – Lawned garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 7

Freehold Investment

29 Parkes Street, Smethwick, West Midlands B67 6BA

Property Description:

A traditional built mid terraced house of part rendered brick construction, surmounted by a pitched slate clad roof, set back from the road behind a small walled fore-garden and having been modernised throughout and benefiting from mostly UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fitments. Parkes Street itself is situated off The Uplands and the property is conveniently within one miles distance from Bearwood Shopping Centre, providing a wide range of local retail amenities and services. The property is currently let on a Periodic Shorthold Tenancy Agreement at a rental of £550 per calendar month (£6,600 per annum).

Accommodation:

Ground Floor
Front Reception Room, Rear
Reception Room, Lobby, Kitchen
with a range of modern fitted units.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with modern suite



comprising panelled bath, pedestal
wash basin & WC.

Outside (front) – Small walled fore-
garden
Outside (rear) – Paved yard area,
brick WC and garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



**234 Wright Road, Saltley,
Birmingham, B8 1PD**



Property Description:

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, and having been improved a few years ago under a local authority envelope scheme which included a rear extension, replacement guttering, and some internal re-plastering. The property requires some cosmetic improvement and modernisation. Wright Road itself runs directly between Alum Rock Road and Washwood Heath Road (A47) and forms part of an established area.

Accommodation:

Ground Floor

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

First Floor

Stairs and Landing, Three Bedrooms.

Outside (front) – Small walled foregarden.

Outside (rear) – Garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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LOT 9**Freehold Vacant Possession**

**28 Holly Hall
Road, Dudley,
West Midlands,
DY2 0UN**

**Property Description:**

A semi detached property of brick construction surmounted by a hip-tiled clad roof, set back from the road behind a driveway and foregarden, allowing for off-road parking. The property benefits from having well laid out accommodation, majority double glazed windows and is offered for sale in presentable condition. Holly Hall Road is located off the Dudley Southern By Pass (A461) and is approximately half a mile from Russell's Hall Hospital, Bushy Field Hospital and a further half a mile from Merryhill Shopping Centre, providing a wide range of shops and amenities.

Accommodation:

Ground Floor
Entrance Hallway, Front Reception

Room, Rear Reception Room, Conservatory, Kitchen leading to Store Room and WC with high level WC.

First Floor

Stairs and Landing, Three Bedrooms and a Shower Room having Shower Cubicle, Low Level WC and Pedestal Wash Hand Basin.

Outside (front) – Paved Driveway and Front Garden.

Outside (rear) – Lawned Garden and Patio Area.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 10**Freehold Vacant Possession**

**118 Steyning Road,
South Yardley,
Birmingham, B26 1JB**

Property Description:

A traditional semi detached house of brick construction, surmounted by a hipped tile clad roof, benefiting from gas-fired central heating, but requiring complete modernisation and improvement throughout. The property forms part of a popular and established residential area, conveniently situated for access to both Yardley and Acocks Green Shopping Centres and Acocks Green Railway Station all within approximately one mile distance. Steyning Road leads directly off Coventry Road (A45) which provides direct access to Birmingham City Centre, The M42 Motorway (junction 6) and Birmingham International Airport/NEC.

Accommodation:

Ground Floor
Reception Hall with Pantry cupboard, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Three



Bedrooms, Bathroom with bath, wash basin & WC.

Outside (front) – Lawned foregarden, enclosed side pedestrian access.

Outside (rear) – Veranda, large garden, and we understand there is potential for rear vehicular access via a shared driveway

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





4 Edgbaston Road, Smethwick, West Midlands, B66 4LA

Property Description:

A substantial three storey mid terraced house of brick construction surmounted by an interlocking tile clad roof and having been converted to provide two well laid out self-contained flats, each benefiting from separate gas fired central heating systems, separate gas and electricity meters and part UPVC double glazed windows. Edgbaston Road itself runs directly between Smethwick High Street and Waterloo Road and the property is conveniently located less than one quarter of a mile distance from local services at Cape Hill which includes a new Superstore Retail Development. Flat 1 is let on a Periodic Shorthold Tenancy at a rental of £365 per calendar month. Flat 2 is let on an Assured Shorthold Tenancy at a rental of £425 per calendar month. Total rental income - £790 per calendar month (£9,480 per annum). A copy of each Tenancy Agreement is available for inspection at the Auctioneers offices.

Accommodation:

Ground Floor

Flat 1

Reception Hall, Lounge, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC, Double Bedroom.

Flat 2

Rear Access Stairs to First Floor

Entrance Hall and Landing, Lounge, Kitchen, Bathroom having panelled bath, pedestal wash hand basin and WC, Bedroom One (Double)

Second Floor

Stairs to Double Attic Bedroom. Outside

Front – walled foregarden, shared pedestrian entry access to rear. Rear – yard and lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



117 Station Road, Wylde Green, Sutton Coldfield, West Midlands, B73 5LA

Property Description:

A three storey semi detached property of brick construction surmounted by a tile clad roof set back from the road behind a driveway allowing for off road parking. The property benefits from having a formal conversion into four self contained flats benefiting from some UPVC double glazed windows and electric storage heating. Each flat is offered for sale in generally presentable condition however does require some modernisation and improvement. Station Road is located between Birmingham Road (A5127) and Boldmere Road (B4142) in an established popular residential area of Wylde Green. The property is situated next to Wylde Green Train Station providing direct access to Birmingham City Centre and also Sutton Coldfield town centre. Two of the four flats are currently let on Assured Shorthold Tenancy Agreements as follows:-

Ground Floor Front Flat – Vacant.
First Floor Flat - £450 per calendar month (£5400 per annum)
Second Floor Flat – Vacant.
Flat To Rear Of Property - £350 per calendar month (£4,200 per annum).

Accommodation:

Ground Floor Front Flat
Separate Entrance, Entrance
Hallway, Reception/Bedroom,

Kitchen/Reception Room, Bathroom having panelled bath with electric shower over, pedestal wash hand basin and low level WC and storage cupboard.

First Floor Flat
Separate Entrance, Stairs and Landing, Hallway, Reception, Kitchen, Two Bedrooms and Bathroom having panelled bath, pedestal wash basin and low level WC.

Second Floor Flat
Stairs and Landing, Reception Room, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash basin and low level WC.

Flat To Rear Of Property
Separate Entrance, Kitchen, Reception Room, Bedroom and Bathroom having panelled bath with electric shower over, pedestal wash basin and low level WC.

Outside (front) – Driveway allowing for off road parking.
Outside (rear) – Lawned communal gardens.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





64 Sansome Road, Shirley, Solihull, B90 2BP

Property Description:

A detached house of brick construction set back behind a walled foregarden and driveway and benefiting from part UPVC double glazing. Sansome Road runs directly between Haslucks Green Road and Loxley Avenue and is within approximately half a mile distance from Shirley Train Station and Shirley Shopping Centre on the Stratford Road (A34) offering a wide range of shops and local amenities. Stratford Road also offers direct access into Birmingham City Centre.

Bedrooms, Bathroom comprising bath with electric shower over, wash basin and WC.

Outside: (front) Walled Foregarden and driveway leading to a brick built Detached Garage (rear) Patio area, long rear Garden with shrubbery and mature trees, and brick built outbuildings.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Spacious Entrance Hall, Pantry, Full Width Lounge, Breakfast Kitchen

First Floor
Stairs and Landing, Three Double



IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction on Tuesday 19th September 2006 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.





40 Kemshead Avenue, Northfield, Birmingham, B31 2SQ

Property Description:

A much improved and extended semi detached house of rendered brick construction surmounted by a hipped tile clad roof benefiting from generous and well laid out accommodation and offered for sale in a presentable and modern condition. The property benefits from an extended L-shaped Kitchen/Dining Room, Garage to Rear, double glazed windows, gas fired central heating, modern kitchen fitments, a refitted bathroom and three bedrooms (one with ensuite shower). Kemshead Avenue comprises or a cul-de-sac located off Tessall Lane which in turn leads off Bristol Road South (A38) and provides access to a wide range of retail shops and amenities located at Northfield shopping centre, conveniently within approximately one miles distance.

Accommodation:

Ground Floor
Storm Porch, Reception Hall, Cloakroom with WC, L-Shaped Kitchen/Dining Room with extensive range of fitted units, Front Reception Room with opening to Rear Reception Room.

First Floor
Stairs and Landing, Bedroom One

with ensuite shower, Bedroom Two, Bedroom Three, Bathroom with modern suite comprising panelled bath with shower over, pedestal wash basin, WC.

Outside

Front – foregarden and block paved driveway allowing for off road parking.

Rear – paved garden and detached garage with shared vehicular access.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 15

Plot 98, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 404 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.

Freehold Land



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 16

Plot 99, Little Hay Lane, Shenstone, Staffordshire

Land Description:

A parcel of land extending to approximately 404 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.

Freehold Land



Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



LOT 17

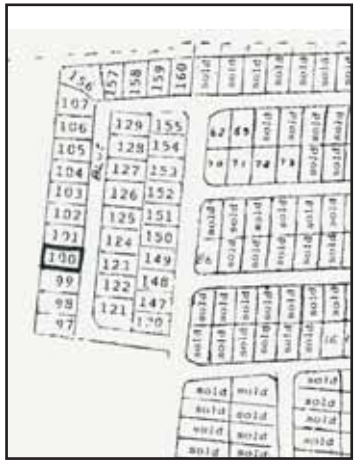
Plot 100, Little Hay Lane, Shenstone, Staffordshire

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The present owners will be responsible for the ongoing maintenance and upkeep of the site

Freehold Land



until such time as any planning approvals may be granted.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 18

Freehold Investment



65 Leabank Road, Dudley, West Midlands, DY2 0BD

Property Description:

A Three bedroom Semi Detached property surmounted by an interlocking tile clad roof, set back from the road behind a lawned foregarden and pathway. The property benefits from having well laid out accommodation, gas fired central heating and is offered for sale in presentable condition. Leabank Road is located off Heath Road and Stoney Lane, close to Cradley Road (B4173) and is approximately within half a mile distance from the main shopping area in Netherton. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £148 per week (£7,696 per annum)

Accommodation:

Ground Floor
Entrance Hallway, WC, Thorough Lounge, Kitchen, Utility Room

First Floor
Stairs and Landing, Three Bedrooms and Shower Room comprising shower cubicle, pedestal wash hand basin and low level WC

Outside:

Front: Lawned foregarden

Rear: Decorative lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





**35 Gill Street, Dudley,
West Midlands DY2 9LQ**

Property Description:

A traditional mid terraced cottage of brick construction, surmounted by a pitched tile clad roof, constructed in 1890 and benefiting from part UPVC double glazed windows. Gill Street itself forms part of an established residential area known as Darby End and is situated off Withymoor Road and conveniently within approximately half a mile distance from local shops and amenities, situated at both Netherton and Old Hill, being within approximately half a mile distance.

comprising panelled bath, enclosed shower, pedestal wash basin & WC.

First Floor

Stairs and Landing, Two Double Bedrooms.

Outside (rear) – Paved yard with pedestrian access to rear driveway and Garage.

Vendors Solicitors:

Refer to Auctioneers

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Rear Entrance Hall, Kitchen with a range of fitted units, Bathroom with modern suite

Viewings:

Via Cottons – 0121 247 2233

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167 Holyhead Road, Handsworth, Birmingham, West Midlands, B21 0BD

Property Description:

A substantial retail unit, benefiting from a self contained three bedroom flat on the first floor, and three bed-sits to the rear of the Ground Floor. The retail unit, is currently vacant and benefits from aluminium shop front, suspended ceiling and an Office on the First Floor. To the rear of the retail unit are three bedrooms (one is en-suite), all let separately. There is also a shared kitchen in this area, and a separate access to the residential accommodation from the rear. Also with an access from the rear is a self contained flat.

Accommodation:

Ground Floor
Retail Unit – Measures approximately 33.5sq.m. (360sq.ft.)
Living Accommodation – Separate access off rear driveway, Three Bedrooms (one en-suite), Shared Kitchen, Bathroom
First Floor Flat – Access off rear driveway, Bathroom, Three Bedrooms, Living Room, Modern Kitchen

Tenancy Information

Ground Floor
Retail Unit – Currently Vacant

Bedroom 1 – Let on an Assured Shorthold Tenancy Agreement at a rental of £60 per week (£3,120 per annum)

Bedroom 2 – Let on an Assured Shorthold Tenancy Agreement at a rental of £35 per week (£1,820 per annum)

Bedroom 3 – Let on an Assured Shorthold Tenancy Agreement at a rental of £60 per week (£3,120 per annum)

First Floor Flat – Let on an Assured Shorthold Tenancy Agreement at a rental of £120 per week (£6,240 per annum)

Total Rental Income - £14,300 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233





Little Stars Day Nursery, 32 Richmond Road, Stechford, Birmingham, B33 8SH

Property Description:

A substantial detached two-storey Children's Nursery, formerly comprising of a pair of semi detached houses, and occupying a large corner plot, extending to approximately 841 sq m (0.2 acres), and prominently situated at the junction of Richmond Road and Francis Road. The property itself has been established as a Children's Day Nursery, successfully trading since 1990, with registration for fifty children. However the current owners ceased operations and voluntarily de-registered in June 2005, due to a partnership split. The property is of rendered brick construction, surmounted by a pitched tile clad roof, and is generally in a presentable condition, benefiting from UPVC double glazed windows, gas-fired central heating, securely fenced boundaries and offers potential for further expansion. The property is situated in a well established residential catchment area and has excellent access to Birmingham City Centre being approximately five miles to the west via Bordesley Green East.

Accommodation:

Ground Floor
Reception Hall 1, Office, Utility Room, Kitchen with a range of modern fitted units, Playroom 1, Playroom 2, Reception Hall 2, Boiler-Laundry Room, Playroom 3,

Changing/Wash Room, Childrens toilets with 2 x W.C's and wash basins, Playroom 4, Childrens toilets with 2 x W.C's and wash basins, Utility Room, Staff W.C. and wash basin, Store Room and Toy Store.

First Floor

Twin Stairs and Landing, Room 1, Staff Toilets & changing station, Room 2, Room 3, Childrens toilets with 3 x W.C's and wash basin, Room 4.

Outside (front) – Paved playground, large lawned fore-garden, two internal yards, double gated vehicular access off Francis Road to car parking area and a further garden, which is currently overgrown and fenced. Gross Internal Area – 247 sq m (2658 sq ft).

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

Vacant Possession/Business Opportunity





The Talbot Public House, 55 Talbot Street, Winson Green, Birmingham, B18 5DX

Property Description

A freehold Public House known as The Talbot and prominently fronting Talbot Street close to the junction with Benson Road and occupies a large site currently split into two parts and in total extending to approximately 0.53 acres (2181 sq m). The property itself provides extensive three storey accommodation and is of brick construction surmounted by a pitched tile clad roof. The vendors have been trading from the public house for many years until its closure in October 2005 and the property may now offer scope for residential redevelopment. The site is currently divided by a public footpath owned by Birmingham City Council, however this is now disused and securely gated by the Council to prohibit access. The vendor was in correspondence with the Local Authority in 2002 regarding the extinguishment of the footpath and received an indicative response at the time that there would be no objections in principle to this proposal, and he is currently pursuing this option once more, and we understand that a decision will be made by the Local Authority prior to the Auction Sale.

Accommodation

Ground Floor

Bar area, Inner Hall, Rear Lounge with cellar access having five separate rooms. Rear Hall, Two Stores and a large Storeroom.

First Floor

Stairs and Landing, Kitchen, Office, Boiler Room and Ladies WC, Function Room with Bar, public stairs and landing, Gents WC.

Second Floor

Bathroom, Four Bedrooms and Lounge

Outside

Front – Tarmacadam parcel of land to front/side of property extending to 390 sq m (0.09 acres)

Rear: Brick paved patio/yard, beer garden and a rectangular parcel of land formerly a bowling green and more recently a go kart racing track.

Gross Internal Area -

349 sq m (3759 sq ft)

Planning

The property offers potential for residential redevelopment, however no formal planning application has been made to the Local Authority by the vendor and therefore neither the Auctioneers nor the Vendor can provide any warranty as to the redevelopment potential. All interested parties are advised to contact the Planning Department at Birmingham City Council to discuss their proposals in full prior to bidding.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





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**175 Ombersley Road,
Balsall Heath,
Birmingham, B12 8UX**

Property Description:

A traditional three-storey end terraced house of rendered brick construction, surmounted by a pitched interlocking tile clad roof and benefiting from a rear single-storey extension, gas-fired central heating and three double bedrooms. The property itself is situated adjacent to Florence Place, and Ombersley Road leads directly between Moseley Road and Ladypool Road.

Outside (rear) - Paved yard/garden with pedestrian gated access to Florence Place.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.

First Floor

Stairs and Landing, Two Double Bedrooms.

Second Floor

Stairs to Bedroom 3 (double).



**33 Elm Tree Avenue,
Coventry, CV4 9EU**

Birmingham centres, the NEC and Birmingham International Airport.

Property Description:

A traditional semi-detached house of rendered brick construction surmounted by a pitched tile clad roof requiring complete repair and modernisation throughout. The property which benefits from part UPVC double glazed windows and is set back from the road behind a lawned foregarden and forms part of an established residential area known as Lime Tree Park. The property is located conveniently within approximately two and a half miles distance from Coventry City Centre and Elm Tree Road itself leads directly to Dunchurch Highway (A45) which provides commuting access to the M42 Motorway (Junction 6), Solihull and

Accommodation:

Ground Floor

Front Reception Room, Rear Reception Room, Kitchen with pantry cupboard.

First Floor

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

Outside

Front – lawned foregarden bordered by a privet hedge, full length concrete driveway to rear.

Rear – Wooden garage and long lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



16 Hollyfaste Road, Garretts Green, Birmingham, B33 0UR

Property Description:

A semi detached house of brick construction, surmounted by a hipped tile clad roof, benefiting from UPVC double glazed windows, gas-fired central heating, modern kitchen and bathroom fittings and off road parking, but requiring some cosmetic improvement. The property is situated opposite the junction with Outmore Road within approximately half a mile distance from local shops and amenities located at Garretts Green.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with modern suite comprising panelled bath with electric shower over, pedestal wash basin & WC.

Outside (front) – Fore-garden with gravelled driveway providing off road parking, pedestrian side access to rear.

Outside (rear) – Paved patio and garden.

Accommodation:

Ground Floor
Reception Hall, Lounge with opening to Dining Room, Inner Hall, Kitchen with a range of laminate units, built-in oven, hob, cooker hood, Rear Entrance with outside WC and store.

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.





301A Long Lane, Halesowen, West Midlands, B62 9LB

Property Description:

A two bedroom flat situated above two retail units directly fronting the pavement and surmounted by a tile clad roof. The property benefits from having well laid out accommodation, UPVC double glazed windows, electric storage heating and modern kitchen units, and is offered for sale in presentable condition. The flat is situated on Long Lane (A4034) opposite the junction where Nimmings Road meets. The property is approximately within a quarter of a mile from the main shopping area in Blackheath and also within a quarter of a mile from Rowley Regis Train Station. The property is currently let on an Assured Shorthold Tenancy Agreement producing a total rental of £465.00 per calendar month (£5,580 per annum)

Accommodation:

Ground Floor
Small Entrance Hall with Staircase leading to

First Floor
Hallway, Reception Room, Kitchen and Two Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and low level WC.

Term:

99 years from 29 March 1990

Ground Rent:

£50 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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LOT 27**Freehold Vacant Possession**

**15 Cross Street, Oldbury,
West Midlands, B68 8QX**

**Accommodation:**

Ground Floor

Reception Hall, Front Reception Room, Rear Reception Room, Kitchen with range of fitted units, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor

Stairs and Landing, Two Double Bedrooms.

Property Description:

A traditional mid terraced house of brick construction surmounted by a pitched slate tile clad roof benefiting from UPVC double glazed windows and gas fired central heating. Cross Street itself is situated via Ethel Street, off Farm Road, which runs off Causeway Green Road (B4169) and is within approximately one quarter of a mile distance from local services located at Langley Green.

Outside

Rear – Paved yard, shared pedestrian access and garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



CITY ESTATES
(Midlands) Limited

LOT 28**Leasehold Vacant Possession**

**5 Potters Brook,
Crystal Gardens,
Tipton, West
Midlands, DY4 7LG**

Property Description:

A Modern Ground Floor One Bedroom Apartment set in a purpose built development off lower Church Lane. The apartment benefits from having UPVC Double Glazed Windows, Gas Fired Central Heating, Modern Kitchen and Bathroom Fitments and allocated Parking Space. Lower Church Lane can be located off Horseley Heath (A461) and the apartment is approximately within a quarter of a mile distance from Dudley Port Train Station and a further mile distance from Burnt Tree Island which can provide direct access to both Wolverhampton City Centre and Birmingham City Centre.

Accommodation:

Ground Floor

Communal Entrance and Hallway, Entrance Hall, Lounge, Kitchen, Bedroom and Bathroom having panelled bath, pedestal wash hand basin and low level WC.



Outside – Communal Gardens and allocated Parking Space.

Term : 125 Years From 1 July 2003

Ground Rent : Refer To Legal Pack

Service Charge : Refer To Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



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**6 Turfpits Lane, Erdington,
Birmingham, B23 7DP**


Property Description:

An end terraced retail shop with self contained flat over, situated in a parade of similar units. The property is of brick construction with a tiled clad roof and offers well laid out accommodation. The flat benefits from having UPVC double glazed windows and gas fired central heating. The property is close to the junction with Perry Common Road and approximately one mile from the main shopping area in Erdington.

Accommodation:

Ground Floor
Retail Office Area 42.73 sq m (460 sq ft), Secondary office/stores

11.14 sq m (120 sq ft), Kitchen area and additional work area with separate WC.

First Floor
Side entrance, Stairs and Landing, Reception Room, Fitted Kitchen, Double Bedroom and Bathroom having panelled bath with electric shower over, pedestal wash hand basin and low level WC.
Outside: Vehicular access to side leading to store shed

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

**46 Chelmorton Road,
Great Barr,
Birmingham, B42 2QT**

Property Description:

A Semi detached property of brick construction surmounted by a tiled clad roof set back from the road behind a paved driveway allowing for off road parking. The property benefits from well laid out accommodation, some UPVC double glazed windows and gas fired central heating. Chelmorton Road can be located off Beeches Road which in turn can be found off Walsall Road (A34) providing direct access to both Birmingham City Centre and Walsall City Centre. The property is also approximately one and a half miles from the One Stop Shopping Centre in Perry Barr.

Accommodation:

Ground Floor
Entrance Porch, Entrance Hallway, Front Reception Room, Rear Reception Room, Kitchen area and Utility area.

First Floor
Three Bedrooms, Bathroom having panelled bath, pedestal wash hand basin and low level WC.



Outside: Front: Paved garden allowing for off road parking
Outside: Rear: Lawned garden

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233



Flat 2, Lymington Court, Station Road, Sutton Coldfield, West Midlands, B73 5JY

Property Description:

A presentable and well laid out ground floor flat benefiting from gas fired central heating, UPVC double glazed windows, modern kitchen fittings and garage in an adjacent block. The property forms part of a purpose built three storey block which comprises of an established flat development surrounded by generous communal gardens and well screened from Station Road by a mature hedgerow. Station Road itself leads directly off Birmingham Road (A5127) and the property is conveniently within approximately two hundred and fifty metres from Wylde Green railway station and approximately one miles distance from local services at Wylde Green and a wide range of retail amenities and services at Sutton Coldfield town centre.

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system, Reception Hall, Lounge/Dining Room, Breakfast Kitchen with an extensive range of modern fitted

units, pantry cupboard and extractor hood, Two Double Bedrooms, Bathroom with panelled bath and shower attachment, pedestal wash basin and WC.

Outside – Surrounding lawned gardens with communal parking and lock-up garage in adjacent block.

Lease Term :

99 years from 25 March 1970

Ground Rent:

£35 per annum

Service Charge:

Refer to legal pack

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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**29 Dorset Road, Edgbaston,
Birmingham, B17 8EN**

Property Description:

A much improved and extended semi detached house of rendered brick construction surmounted by a pitched tile clad roof benefiting from generous and well laid out accommodation and offered for sale in a presentable and modern condition. The property benefits from a two storey extension to the rear, UPVC double glazed windows, gas fired central heating, modern kitchen and bathroom fitments and four bedrooms. Dorset Road is situated off Poplar Avenue which in turn leads off Sandon Road (B4182) and the property is conveniently located within approximately half a mile distance from Bearwood Road Shopping Centre (A4030) which provides a wide range of amenities and services.

Large Extended Dining Kitchen with range of modern fitted units, Lobby, Shower Room with modern suite comprising shower, pedestal wash basin and WC.

First Floor

Stairs and Landing, Master Bedroom with En-Suite Shower Room having glazed shower, wash basin and WC, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom with modern suite comprising panelled bath, vanity wash hand basin and WC.

Outside

Front – block paved forecourt.
Rear – block paved patio with side pedestrian access and lawned garden.

Accommodation:

Ground Floor
UPVC double glazed Porch,
Reception Hall with cloak cupboard,
Lounge, Rear Reception Room,

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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79 Simmonds Road, Walsall, WS3 3PU

Property Description:

A refurbishment and development opportunity offered with Vacant Possession and comprising of a parcel of land containing a modern semi detached house and separate building plot occupying a prominent corner position at the junction with Simmonds Road and a small cul-de-sac section leading off. The dwelling house is of brick construction surmounted by an interlocking tile clad roof and requires modernisation and upgrading throughout. The building plot benefits from planning consent for the erection of a detached two storey dwelling. Simmonds Road itself forms part of a popular residential estate situated off Fishley Lane in an area known as Little Bloxwich to the very northern part of Walsall bordering open countryside and located close to Bloxwich Golf Course.

The current accommodation

comprises of the following:-

Accommodation

Ground Floor

Reception Hall, Front Lounge, Dining Room, Kitchen, Utility Room.

First Floor

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

Outside

Lawned foregarden with driveway to garage, lawned gardens to side and rear.

Planning

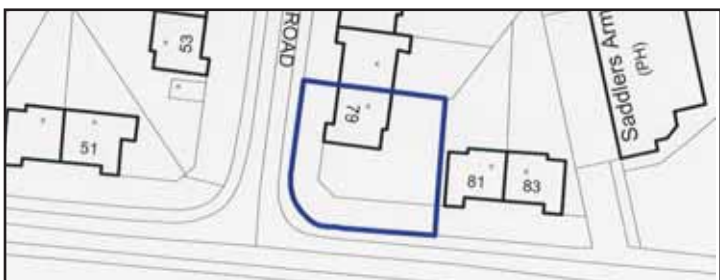
The site benefits from planning consent granted by Walsall Metropolitan Borough Council (Reference 05/0895/FL/E5 and dated 10 June 2005) for the erection of a two storey detached three bedroom dwelling house located adjacent to Number 79 Simmonds Road. The proposed new dwelling would benefit from the following accommodation:-
Ground Floor
Entrance Hall, Cloakroom with WC, Lounge/Dining Room, Breakfast Kitchen.
First Floor
Three Bedrooms, Bathroom.
Outside
Front and Rear Gardens with parking for two cars.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





8 Wharfedale Street, Wednesbury, West Midlands, WS10 9AG

Property Description:

A substantial three storey mid terraced house of part rendered brick construction surmounted by an interlocking tile clad roof benefiting from well laid out accommodation and gas fired central heating. The property occupies a slightly elevated position set back from the road behind a walled foregarden and Wharfedale Street itself is situated off Springhead which in turn leads off Walsall Street (A461) and is conveniently located within approximately one miles distance from the M6 Motorway (Junction 9).

Accommodation

Ground Floor
Entrance Hall, Reception Hall with walk in store cupboard and Cellar access, Front Reception Room, Rear Reception Room, Rear Entrance Hall, Breakfast Kitchen, Rear Entrance Lobby, Cloakroom with WC and wash basin.

First Floor

Stairs and Landing with walk in store cupboard, Bedroom One (Double), Bedroom Two (Double), Box Room, Large Bathroom with modern suite comprising panelled bath, separate glazed shower enclosure, pedestal wash basin and WC.

Second Floor

Stairs and Landing, Bedroom Three.

Outside

Front – walled foregarden.
Rear – large paved yard and patio area with shared pedestrian access and a separate garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



80 Coronation Road, Pelsall, Walsall, West Midlands, WS4 1BA

Property Description:

A Three/Four Bedroomed Property of brick construction with rendered frontage surmounted by a tiled clad roof occupying a sizeable corner plot. The property benefits from having well laid out accommodation, Gas Fired Central Heating and is offered for Sale in a presentable condition. The property further benefits from a small kitchenette added to one of the bedrooms on the second floor, as the Vendors have previously let the second and third floors. The property could provide an ideal opportunity for conversion to flats subject to planning or alternatively a spacious Three/Four Bedroomed Family accommodation. Coronation Road itself is located between Mob Lane and Vicarage Road, the latter running from Norton Road (B4154) and set in the popular and established residential area of Pelsall. The property is approximately within a quarter of a mile from Pelsall Village and within a quarter of a mile of the Lichfield Road (A461) providing direct access to Walsall City Centre.

Accommodation:

Ground Floor

Entrance, Hallway, Front Reception, Rear Reception, Conservatory Area, Utility Room, Kitchen, Rear Bedroom/ Reception with en suite WC.

First Floor

Stairs and Landing, Two Double Bedrooms and Bathroom having panelled bath, pedestal wash hand basin and low level WC.

Second Floor

Stairs and Landing.

Large bedroom.

Outside (front) – Walled foregarden.

Outside (rear) – Lawned rear garden with further gated access to the rear allowing for off-road parking.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**14 Grasmere Road,
Handsworth,
Birmingham, B21 0UR**

Property Description:

A mid terraced house of brick construction standing behind a walled foregarden and benefiting from gas fired central heating, requiring cosmetic improvement. Grasmere Road runs directly off Nineveh Road, which in turn leads off Soho Road (A41) which forms part of an established residential area with a wide range of shops and local amenities.

Accommodation:

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

First Floor
Stairs and Landing, Two Bedrooms, Bathroom comprising bath, pedestal wash basin and WC.

Outside (front) – Walled foregarden
Outside (rear) – Yard and Garden

Vendors Solicitors

Refer to Auctioneers

Viewings:

Via Cottons - 0121 247 2233

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



Property Description:

A mid terraced retail unit offered for sale in need of complete modernisation and improvement. The property is of traditional construction, with a tile clad roof, and offers retail accommodation on the Ground Floor and possible office accommodation to the First Floor (subject to Planning Consents). The unit is located in a pedestrianised area of Willenhall Town Centre, close to many local shops and amenities.

Accommodation:

Ground Floor
Front Retail Area – 17.1sq.m. (184sq.ft.)
Rear Retail Area – 17.8sq.m. (191sq.ft.)
Store – 45.2sq.m. (486sq.ft.)

First Floor
Six Small Rooms

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons - 0121 247 2233



65 Tudor Street, Tipton, West Midlands, DY4 8UR

Property Description:

A presentable and much improved detached house of part rendered brick construction surmounted by a hipped tile clad roof and providing well laid out family accommodation which is enhanced by a single storey extension to the rear. The property has been modernised throughout to a good contemporary standard and benefits from gas fired central heating, UPVC double glazed windows, modern kitchen and bathroom fittings, garage and car port providing off road parking located to the rear. Tudor Street itself is located off Dudley Port Road (A461) and conveniently within approximately one quarter of mile distance from Dudley Port Railway Station and approximately one and a half miles distance from Dudley town centre. Internal inspection is highly recommended.

Accommodation:

Ground Floor
Double Glazed Porch, Reception Hall, Lounge, Extended Dining Room, Extended Kitchen with attractive range of modern fitted units, built in oven, hob and cooker hood and under stair cupboard.

First Floor
Stairs and Landing, Three Bedrooms, Bathroom with modern four piece suite comprising panelled bath, wash basin, WC and separate shower enclosure.

Outside (front) – Gravelled foregarden and driveway.
Outside (rear) – Paved patio,

lawned garden, garage and car port both providing off road vehicular parking accessed by way of a rear right of way.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





111 & 111A Alcester Road, Moseley, Birmingham, B13 8DD

Property Description:

A prominent Retail/sandwich bar premises along with extensive living accommodation over, forming part of a traditional three storey parade constructed in 1900 of brick and surmounted by a pitched tile clad roof. The property offers extensive accommodation particularly to the upper floors which extend over a vehicular driveway and further benefits from a rear two storey extension which provides useful storage/workshop accommodation. The ground floor and rear two storey extension is currently let as a sandwich bar along with ancillary storage and the flat accommodation to the first and second floors is currently vacant and in need of refurbishment and modernisation. The flat accommodation provides excellent scope for sub-division into smaller units subject to obtaining planning consent from the Local Planning Authority at Birmingham City Council (all interested parties should make their own enquiries as to the viability of any proposed

scheme with the Local Planning Authority prior to bidding). The property is situated in a popular and vibrant area containing a wide range of retail shops, bars and restaurants and is located between the junctions of Salisbury Road (B4217) and Chantry Road.

Tenancy Information

The basement, ground floor and rear first floor areas are currently let to Subway Realty Limited on a lease for a term of fifteen years from the 11 October 2005 paying a rental of £20,000 per annum on full repairing and insuring terms (applicable to the property occupied by the tenant under the terms of the lease) and subject to upwards only rent reviews due on the fifth and tenth year anniversary from the lease commencement date. A copy of the lease is available for inspection within the legal pack.

The first and second floor flat accommodation are currently vacant.

Accommodation

Ground Floor (111 Alcester Road)
Retail/Takeaway Shop and
Restaurant area with customer
toilets containing WC and
washbasin. Kitchen and preparation
area - 89 sq m (956 sq ft)
Lobby/ Store area with kitchenette -
16.6 m (178 sq ft)
Storeroom/Workshop - 70 sq m
(753 sq ft) including two separate
rooms and double door side loading
access. Concrete stairs leading to

First Floor

Landing area, Ladies and Gents
toilets and kitchen - 33.75 sq m
(363 sq ft)

Total Gross Internal Area - 209 sq m
(2253 sq ft)

111A Alcester Road (Flat
accommodation)
A secure shared ground floor
entrance and stairs to

First Floor

Reception Hall, Breakfast Kitchen,
Two double Bedrooms, Lounge

Second Floor

Stairs and Landing, Bathroom with
bath, wash basin and WC, Dressing
Room/Store, Two further Double
Bedrooms.

Gross Internal Area - 145 sq m
(1565 sq ft)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 40

Freehold Vacant Possession

312 Wake Green Road, Moseley, Birmingham B13 0BN

Property Description:

A traditional three-storey end terraced retail premises of brick construction with a tile clad roof having undergone a loft conversion to provide a substantial self contained flat situated on both the first and second floors and benefiting from three bedrooms, hardwood double glazed windows and gas fired central heating. The living accommodation has been fully refurbished in recent months and hence is offered for sale in excellent internal order, immediately ready to occupy or let out.

The property forms part of a neighbourhood shopping parade situated at the junctions with Wake Green Road and Swanshurst Lane and located in an established residential area.

Accommodation:

Ground Floor
Retail Shop Premises – 63.6sq.m.
(684sq.ft.) with remote controlled
electric roller shutter
Rear Stock Room with Office and
WC off.



First Floor

Self Contained Flat
Living Room, Dining Room, Kitchen,
Bathroom with panelled bath and
shower, wash hand basin & WC.

Second Floor

Three Bedrooms
Outside (front) – Gated side
pedestrian access to rear.
Outside (rear) – Yard area, brick
built Garage accessed by a
vehicular right-of-way.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



COTTONS
THE AUCTIONEERS





267-269 Lichfield Road, Aston, Birmingham, B6 7QP

Property Description

A double fronted traditional built property of part rendered brick construction surmounted by a pitched roof, partly clad in slate and partly in tiles. The property formerly comprised of two separate units but has since been merged to provide a ground floor Pizza and hot food Takeaway known as The Pizza Shack along with a substantial first and second floor flat over. The property itself fronts directly onto the busy Lichfield Road (A5127) virtually opposite the junction with Grosvenor Road and is conveniently located within walking distance from Aston Railway Station and approximately half a mile distance from Aston Villa Football Club, M6 Motorway (Junction 6) and one mile distance from Birmingham City Centre. The flat benefits from part UPVC double glazed windows and gas fired central heating.

Tenancy Information

The property is currently let as follows:

Ground Floor (The Pizza Shack) – let on a lease for a term of fifteen years from the 10 January 2003 at a current rental of £12,000 per annum on internal repairing and insuring terms (subject to rent reviews and a tenant only break clause every four years)

Flat Accommodation - Five letable rooms, two being let at £150 per calendar month each and three rooms are currently vacant.

Total rental income £15,600 per annum.

Potential total rental income (when fully let) £21,000 per annum

Accommodation

Ground Floor

Restaurant/Takeaway Premises

33.5 sq m (360 sq ft), Kitchen 36.5

sq m (393 sq ft), Preparation Room

31.8 (342 sq ft), Store cupboard,

corridor with access to cellar, staff toilet.

Total net internal area 118.9 sq m (1279 sq ft)

First Floor

Separate entrance off Lichfield

Road, stairs to Lounge, Three

Bedrooms, Kitchen, Bathroom

with bath, WC and wash basin.

Second Floor

Two further Bedrooms

Outside: Rear yard with shared entry access and two store cupboards.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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E-mail: auctions@cottons.co.uk





26 Claremont Street, Old Hill, Cradley Heath, B64 6HR

Property Description:

A substantial end terraced house of rendered brick construction, surmounted by a pitched replacement tile clad roof, occupying a corner plot at the junction with Trinity Street. The property enjoys a wide frontage, and has separate ground floor access off both Claremont Street and Trinity Street and would lend itself for conversion to units of various flat/bedsit accommodation (subject to obtaining planning consent from the local planning authority) and further benefits from a large Workshop/Garage located to the rear. The property requires repair and modernisation throughout. Claremont Street itself leads directly off Reddal Hill Road (A4100) which provides direct access to Old Hill Shopping Centre, being within approximately one quarter of a mile distance.

Accommodation:

Ground Floor
Front Reception Room, Inner Hall

with Cellar access and side entrance to Trinity Street, Rear Reception Room (previously two separate rooms), Large Dining/Kitchen, Inner Hall, Bathroom. First Floor
Stairs and Landing, Separate WC, Bedroom 1 (double) with en-suite Bathroom, Bedroom 2 (double), Bedroom 3 (single). Second Floor
Stairs to Bedroom 4 (double). Outside (front) – Fore-garden with gravelled driveway providing off road parking, pedestrian side access to rear. Outside (rear) – Paved yard and enclosed garden with Workshop/Garage 10.78 metres x 4 metres approximately with gated vehicular access off Trinity Street.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Building Plot Adjacent To Number 2 Marine Crescent, Stourbridge, West Midlands, DY8 4XH

Land Description

A parcel of freehold land roughly rectangular in shape and extending to an area of approximately 132 sq m (1,420 sq ft) and situated fronting Sweet Briar Drive, adjacent to Number 2 Marine Crescent. The plot forms part of an established residential estate known as Westlands Estate and is located via Junction Road off Audnam (A491) approximately one miles distance to the North of Stourbridge town centre and within approximately two and a half miles distance from the Merry Hill Shopping Centre at Brierley Hill.

Metropolitan Borough Council (Reference P05/0767 dated 3 June 2005) for the erection of a detached dwelling with garage. A copy of the planning consent is available for inspection at the Auctioneers offices and all interested parties are advised to make their own enquiries with the local planning authority at Dudley Metropolitan Borough Council to satisfy themselves as to the suitability of the site for any use or development that they may propose

Vendors Solicitors:

Refer to Auctioneers

Planning

The plot benefits from planning consent granted by Dudley

Viewings:

Via Cottons – 0121 247 2233





Building Plot Adjacent To 25 Harold Road, Edgbaston, Birmingham

Land Description

A parcel of freehold building land rectangular in shape and situated adjacent to 25 Harold Road and having been previously been used as garden land. The plot directly fronts Harold Road and is currently screened by a brick wall and benefits from planning consent for the erection of a three storey detached residential dwelling. Harold Road itself forms part of an established predominantly residential area and runs between Reservoir Road and Waterworks Road which both lead from Monument Road (B4124). The plot lies approximately three miles distance from the West of Birmingham City Centre and within one quarter of a mile distance from Edgbaston Reservoir.

Planning

The plot benefits from planning consent granted by Birmingham City Council (Ref S/02749/03/FUL dated 19 May 2003) for the erection of a three storey detached dwelling house. The proposed property detailed in the plans will benefit from the following accommodation:-

Ground Floor
Dining Kitchen, Inner Hall,
Cloakroom with WC and Lounge.

First Floor

Stairs and Landing, Two Double Bedrooms and Bathroom.

Second Floor

Stairs and Landing, Master Bedroom with En-Suite Bathroom.

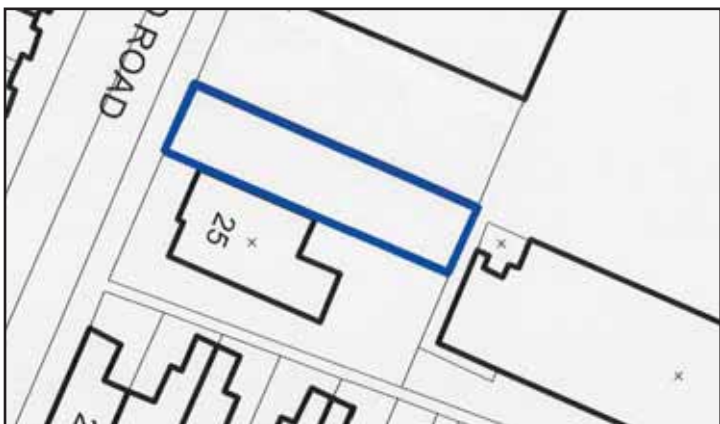
A copy of the approve Plans and Decision Notice are available for inspection from the Auctioneers offices.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 45**Freehold Vacant Possession**

**27 Arkley Road, Hall Green,
Birmingham, B28 9PJ**

**Property Description:**

A Mid Terraced Property of brick construction surmounted by a tiled clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation, UPVC Double Glazed Windows, and Gas Fired Central Heating and offered for sale in a presentable condition. Arkley Road is located off Pitmaston Road which runs off Solihull Lane (B4025) which provides direct access within 2 miles distance of Solihull Town Centre and Solihull Hospital.

Accommodation:

Ground Floor

Front Reception, Kitchen.

First Floor

Two Bedrooms and Bathroom

having panelled bath, pedestal

wash hand basin and low level WC.

Outside (front) – Lawned garden.

Outside (rear) – Patio area and lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 46**Leasehold Vacant Possession**

**12 Slingfield Road,
Northfield,
Birmingham, B31 3DY**

Property Description:

A purpose built ground floor maisonette offering well laid out accommodation and benefiting from UPVC Double Glazed Windows and Gas Fired Central Heating, newly fitted Kitchen and Carpets throughout. Slingfield Road itself leads directly off Staple Lodge Road which in turn can be found off Wychall Lane. The property is approximately a quarter of a mile from St Thomas Aquinas School and approximately just over a mile from Kings Norton Train Station and the main shopping area in Cotteridge. The surrounding area of Slingfield Road itself has undergone considerable redevelopment.

**Accommodation:**

Ground Floor

Reception, Hall, Double Bedroom,

Lounge, Kitchen with a range of

modern fitted units, Bathroom

having panelled bath with electric

shower over, pedestal wash hand

Basin and low level WC.

Outside – Communal Gardens

**Lease Term:**

125 years from 4th January 1993

Ground Rent - £10 per annum

Service Charge - £50 per annum

**Vendors Solicitors:**

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





9-11 West Bromwich Street, Caldmore, Walsall, WS1 4BP

Property Description:

A substantial three storey traditional built property of brick construction surmounted by a replacement tile clad roof and formerly comprising of two separate dwellings which have now been merged and subdivided horizontally to form two extensive self contained flats, each containing a total of six bedrooms along with living accommodation and bathroom and kitchen facilities. We understand from the Vendor that the property has also been used in the past for retail purposes prior to conversion and the property has recently been let to students. The property benefits from a substantial two storey extension to the rear, constructed approximately thirty years ago, gas fired central heating, UPVC double glazed windows, mains fitted smoke alarms and emergency lighting and separate meters for each flat. West Bromwich Street is located approximately half a miles distance to the South of Walsall town centre and the property is within similar distance from Walsall train station and the University of Wolverhampton (Walsall Campus) and approximately one miles distance from Walsall Manor Hospital located on Pleck Road.

Accommodation:

Ground Floor

Flat 1

Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Shower Room with wash basin and WC, Lobby, Separate WC, Six Double Bedrooms.

First Floor

Flat 2

Accessed by way of an external staircase, Living Room, Dining Area, Kitchen, Utility Room, Bathroom with corner bath with shower above, wash basin and WC, Four Double Bedrooms.

Second Floor

Two Double Bedrooms each with separate stair access.

Outside

Rear – gated side access to yard and concreted garden.

Gross Internal Area –

Ground Floor –

128 sq m (1,377 sq ft)

First Floor –

112 sq m (1,205 sq ft)

Second Floor –

33.85 sq m (364 sq ft)

Total –

273 sq m (2,947 sq ft).

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



**Flat 1, 78 Persehouse Street, Chuckery,
Walsall, WS1 2AR**

Property Description:

A one bedroom self contained Studio/Bedsit forming part of a traditional style semi detached house of brick construction surmounted by a replacement tile clad roof. The flat benefits from having UPVC double glazed windows and electric heater and separate shower room. Persehouse Street itself is situated off Broadway North and is located within approximately one quarter of a mile distance from Walsall Town Centre.

Accommodation

Ground Floor
Communal Entrance and Hallway,
Studio/Bedsitting Room with small
Kitchenette, Shower Room with
shower cubicle, pedestal wash
basin and WC.

Term : 99 Years From 25 March
2005

Ground Rent : Refer to Legal Pack
Service Charge : Refer to Legal
Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

**Flat 4, 78 Persehouse Street, Chuckery,
Walsall, WS1 2AR**

Property Description

A one bedroom self contained Studio/Bedsit forming part of a traditional style semi detached house of brick construction surmounted by a replacement tile clad roof. The flat benefits from having UPVC double glazed windows and electric heater and separate shower room. Persehouse Street itself is situated off Broadway North and is located within approximately one quarter of a mile distance from Walsall Town Centre.

Accommodation

Ground Floor
Communal Entrance and Hallway

First Floor
Stairs and Landing, Entrance Hall,
Studio/Bedsitting Room with small
Kitchenette, Shower Room with
shower cubicle, pedestal wash
basin and WC.

Term : 99 Years From 25 March
2005

Ground Rent : Refer To Legal Pack
Service Charge : Refer To Legal
Pack

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



Cook House Hotel, 425 Hagley Road, Edgbaston, Birmingham, B17 8BL

Property Description

A substantial three storey double fronted semi detached property of traditional brick construction surmounted by a pitched roof and situated fronting Hagley Road (A456) which comprises of one of the main arterial routes into Birmingham City Centre and further provides access to the M5 Motorway (Junction 3) being within approximately three miles distance to the West. The property has been used for many years as a private hotel and benefits from ten bedrooms along with ancillary accommodation, a deep forecourt proving ample off road parking and is situated on the periphery of the prestigious Calthorpe Estate.

Planning

The property may be suitable for a variety of uses and all interested parties are strongly advised to discuss their proposals prior to bidding with both the Planning Department at Birmingham City Council and the Estate Management Department at Calthorpe Estates.

Accommodation

Ground Floor
Reception Hall, Residents Lounge, Private Lounge, Bar, Dining Room, Cloakroom, Kitchen, Laundry Room.
First Floor
Stairs and Landing, Five Bedrooms (one with en-suite accommodation),

Bathroom with WC, Separate WC.
Second Floor
Stairs and Landing, Five Bedrooms (one with en-suite accommodation), Bathroom and WC.

Outside
Front – Tarmacadam forecourt providing ample off road parking.
Rear – Generous garden.

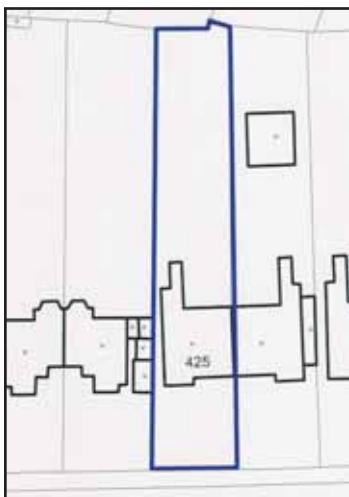
Gross Internal Area – 410 sq m (4,414 sq ft).

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





174 Rotton Park Road, Edgbaston, Birmingham, B16 0LN

Property Description

An imposing three storey detached property of brick construction surmounted by a tile clad roof, set back from the road behind a lawned foregarden and benefiting from a substantial garden area to the side. The property provides an ideal investment opportunity having already been converted some years ago to provide six self contained flats which require modernisation and improvement and may further provide some redevelopment scope by utilising the side garden. The property is located close to the junctions with Gillott Road and forms part of an established area popular with investors and currently undergoing some regeneration. The property is conveniently within a quarter of a mile distance from Hagley Road (A456) providing easy and direct access to Birmingham City Centre, which in turn provides access to a wide variety of shops, amenities, bars and restaurants.

Planning

We understand from the vendor that the property has planning consent (obtained in 1992) for flats 1,2,3 & 4 which are located on the Ground and First floors and that flats 5 & 6 have been converted informally. All interested parties should contact the Local Planning Department at Birmingham City Council to seek clarification of any planning permissions granted for the property and to discuss their proposals prior to bidding.

Accommodation

Ground Floor
Communal Entrance Hall

Flat 1 – Hallway, Bedroom, Reception/Kitchen, Shower Room and WC having low level WC and pedestal wash hand basin.

Flat 2 – Two Bedrooms, Reception Room, Kitchen, Bathroom comprising panelled bath, low level WC and pedestal wash hand basin.

First Floor
Stairs and Landing
Flat 3 – Reception Room, Bedroom, Kitchen and Shower Room
Flat 4 – Reception Room, Bedroom, Kitchen and Shower Room, separate WC, having low level WC and pedestal wash hand basin.

Second Floor
Stairs and Landing
Flat 5 – Entrance Hallway, Large Lounge/Bedroom, Kitchen (no fitments) Shower Room (no fitments)
Flat 6 – Large lounge/Bedroom, Kitchen (no fitments) Shower Room (no fitments)

Outside:
Lawned gardens to the front and rear and large side garden with drop kerb access off Rotton Park Road

Vendors Solicitors:
Refer to Auctioneers

Viewings:
Via Cottons – 0121 247 2233





The Eastgate, The Butts, Warwick, CV34

Property Description:

An imposing and historic listed gatehouse/chapel and clocktower situated at the Eastern end of Warwick High Street at the junction with Smith Street, The Butts and Castle Hill and located adjacent to Kings High School for Girls. The property is situated in the historic county town of Warwick which lies on the banks of the River Avon, approximately twenty miles to the South East of Birmingham and conveniently located for access to the M40 Motorway (Junctions 13, 14 and 15). The town is famous for having one of the finest medieval castles in England which is a significant attraction for tourists.

Tenancy Details

The majority of the property is at present let to the Governors of Warwick Schools for a term of 25 years from 29 September 1994 at a current rental of £4,520 per annum exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains internal repairing and insuring covenants. The lessee has the

benefit of a break clause at the end of 15 September 2009 and 15 September 2014 upon serving six months notice. The demise excludes that part of the building containing the clock and its mechanism.

Accommodation

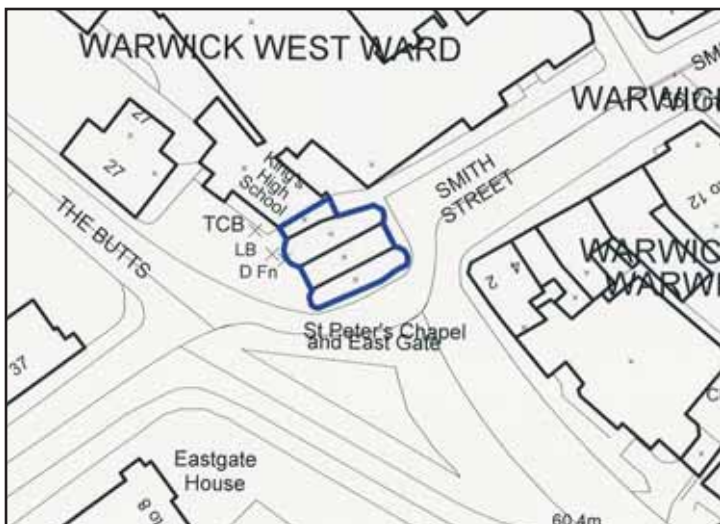
The property is arranged on ground and two upper floors together with a clocktower and formed part of the medieval walls, providing an arched gateway to the town. Over the archway is a small former chapel, (dating from the 15th Century), which is now used by the lessee as classrooms and ancillary accommodation. The property provides the following accommodation and dimensions:-
First Floor – 59.5 sq m (640 sq ft).
Second Floor – 39 sq m (420 sq ft).

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





67/68 Windmill Lane, Cape Hill, Smethwick, West Midlands, B66 3ES

Property Description:

A double fronted three storey mid terraced property of traditional brick construction with a replacement tile clad roof. The property was originally two separate units, which have now been combined to provide extensive living accommodation to part of the ground floor and all of the first and second floors, along with a separate retail unit to the Ground Floor. The property is in a presentable condition and the living accommodation benefits from gas-fired central heating and five Double bedrooms. The property is located almost opposite to the new Retail Park recently completed. The property is currently let as follows;

The front portion of No. 67 is let on a five year lease which commenced 17 November 2004 at a rental of £1,500 per annum. This space is currently employed as a display area for an Estate Agents.

No. 68 is currently let as a Newsagent on a six year lease, which commenced 25th March 2004 at a rental of £5,000 per annum.

The residential accommodation is currently let on a five year lease,

which commenced 30 March 2006 at a rental of £11,880 per annum. Total Rental Income - £18,380 per annum

Accommodation:

Ground Floor (No. 67)
Display Area in window (let to Estate Agent), Front Reception Room, Inner Hall, Rear Reception Room, Breakfast Kitchen with a range of laminate units.
Ground Floor (No.68)
Front Retail Area – 29sq.m (312sq.ft).
Rear Store, Kitchen and Cloakroom with W.C. and wash basin.
First Floor (No.67 and 68)
Stairs and Landing with storage recess, Three Double Bedrooms, Large Bathroom with modern suite comprising panelled bath, pedestal wash basin and WC.
Second Floor (No.67 and 68)
Stairs to Attic Bedroom 1 (Double), Stairs to Attic Bedroom 2 (Double)
Outside Front
Paved Forecourt
Outside Rear
Paved Yard with pedestrian access

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





Land To The R/O 12 Richmond Road, Stechford, Birmingham, B33

Land Description

A parcel of Freehold Land located adjacent to and to the rear of number 12 Richmond Road. The site currently contains a substantial brickwork garage, with pitched roof, corrugated metal doors to the front, and has some partitioning internally, to form separate offices.

The garage itself extends to approximately 102.7sq.m. (1,105sq.ft.), whereas the site itself extends to approximately 189 sq.m. (2,034sq.ft.)

The site itself is located directly to the rear of 12 Richmond Road, with an access off Richmond Road. Richmond Road itself runs directly off Bordesley Green East which provides direct access to Stoney Lane (A4040).

Planning

The vendor has advised us that the

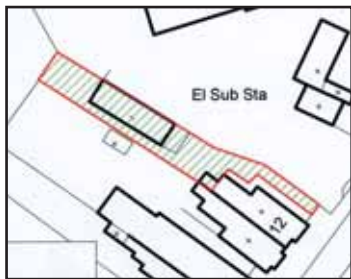
site does not presently benefit from formal Planning Consent for use as industrial premises. Please make your own enquiries with the local planning department at Birmingham City Council – 0121 303 1115.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



Leasehold Vacant Possession



Units 1C, 1E & 1F Meeting Lane Industrial Estate, Station Drive, Brettell Lane, Brierley Hill, DY5 3LB

Property Description:

Industrial Premises forming part of the well established Meeting Lane Industrial Estate, situated on the fringe of Brierley Hill within approximately five miles of junctions 2 and 3 of the M5 Motorway which provides easy access to the Midlands Motorway Network. The property is suitable for a variety of uses and benefits from both Office and Workshop accommodation.

Accommodation

Unit 1C

This comprises the front portion of the premises fitted out in the main as offices with solid floor and fluorescent lighting comprising Reception Office, Two Private

Offices, Workshop, Store, Toilet & Kitchen – Approx 48.3 sq m (520 sq ft), Door to Units 1E and 1F.

Units 1E and 1F

These comprise the main workshop areas with concrete floor, bare brick walls and fluorescent lighting.

Approx – 148.5 sq m (1600 sq ft).

TOTAL FLOOR AREA – 189.6sq.m.

(2,040sq.ft.) approximately

Tenure: The property is subject to a 125 Year Lease, with approximately 124 Years remaining. Please refer to the Solicitors for full details
Ground Rent:£250 per annum

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





94 Plymouth Road, Redditch, Worcestershire, B97 4PB

Property Description

A substantial double fronted detached house of brick construction surmounted by a pitched slate clad roof, having recently undergone two storey extension works and now benefiting from part UPVC double glazed windows, gas fired central heating, five bedrooms and forecourt parking. The property benefits from planning consent for a change of use and extensions to form a Children's Day Nursery and whilst the extension works have been completed change of use has not yet been implemented. The property forms part of an established residential area situated virtually opposite the junction with Salop Road and pleasantly bordering Pitcher Oak Golf course to the rear. Redditch Town Centre lies within approximately one third of a mile distance to the north.

Planning

The property benefits from planning consent granted by the Planning Inspectorate appointed by the Secretary of State (reference APP/Q1825/A/01/1080435 and APP/Q1825/A/02/1086456 and dated 23 May 2002) for the change of use and extensions to form a Children's Day Nursery on the condition that no more than 23 children shall occupy the premises at any one time. Since planning consent has been granted all extension works have now been completed and a certificate of completion (Building Regulations reference no: 43805) has been granted by Redditch Borough Council Building Control Department, and dated 10 February 2006. A copy of the planning consent and building regulation

completion certificate is available for inspection within the legal pack and at the Auctioneers Offices.

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Rear Hallway, Bathroom with modern suite comprising panelled bath, WC and pedestal wash basin.
Reception Room Three, Kitchen with a range of modern fitted units.

First Floor
Stairs and Landing, Five Bedrooms (Four double and one single)
Shower Room with glazed shower enclosure, wash basin and separate WC.

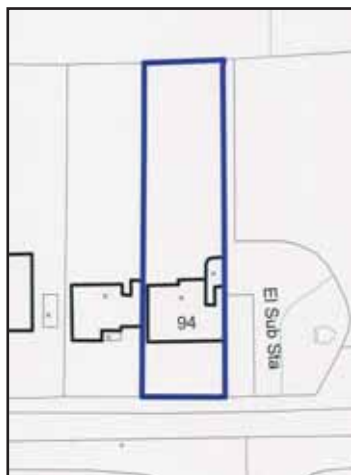
Outside: Front: Full width block paved forecourt, providing off road parking and gated parking access to the rear.
Rear: Large paved patio and predominantly lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**2 Blundell Road,
Sparkhill,
Birmingham, B11 3NB**

Property Description:

A traditional end terraced house of brick construction surmounted by a replacement tile clad roof and benefiting from gas fired central heating. The property itself is situated in a cul-de-sac which leads off Mountford Street which in turn leads off Lea Road. A wide range of retail amenities and services are available on Stratford Road (A34) conveniently within approximately a quarter of a miles distance.

Accommodation:

Ground Floor
Porch, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor
Stairs and Landing, Two Double Bedrooms.

Outside (rear) – Paved yard and small garden with pedestrian gated side access.

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



**4 Petersham Road,
Kingstanding,
Birmingham, B44 0PH**

Property Description:

An end terraced house of brick construction occupying a corner plot and benefiting from UPVC double glazing and a security alarm. Petersham Road runs directly between Parkeston Crescent and Pivington Crescent, which forms part of an established residential area and is located within approximately half a mile distance from a wide range of shops and local amenities.

Accommodation:

Ground Floor
Entrance Hallway, Lounge, Kitchen, Bathroom comprising panelled bath, WC and pedestal wash hand basin.

First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Detached Garage, driveway and foregarden.
Outside (rear) – Paved patio area and lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



LOT 59**Freehold Vacant Possession**

**6A Locarno Road,
Tipton, West
Midlands, DY4 9SH**

Property Description:

A detached property of brick construction surmounted by a hip-tiled clad roof set back from the road behind a driveway, allowing for off-road parking. The property has previously been used as a Post Office but has been formerly converted to residential usage. 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. Locarno Road is located between Alexander Road and Church Lane and the property is approximately within a quarter of a mile distance from Tipton Train Station and shopping area.

Accommodation:

Ground Floor
Side Entrance, Hallway, Front Reception Room, Kitchen, Shower Room, Rear Reception Room, Utility Room, WC having low level WC.



First Floor
Stairs and Landing, Three Bedrooms and Bathroom having panelled Bath with Electric Shower over, Pedestal Wash Hand Basin and Low Level WC.

Outside (front) – Paved foregarden.

Outside (rear) – Paved yard.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 60**Freehold Vacant Possession**

**38 Gorse Farm Road,
Great Barr,
Birmingham, B43 5LT**

Property Description:

A brick built mid terraced retail premises along with a self contained flat over situated in a parade of similar shop units located at the junction with Langford Avenue. The property underwent a good quality refurbishment during December 2004 which included UPVC double glazed windows and doors (except shop front), rewiring, replastering and in addition the flat also benefits from new kitchen and bathroom fitments, new gas fired central heating system and new internal doors. The property is offered for sale with vacant possession but has been fully let at a rental of £13,000 per annum, within recent months.

Accommodation:

Ground Floor
Retail Shop - 23.66sq.m. (254sq.ft.). Hallway with understairs storage, Rear Store/Office - 9.82sq.m. (105sq.ft.), Separate WC, Kitchen with stainless steel sink unit and rear door.
Flat - side pedestrian gated access to rear entrance, Breakfast Kitchen with attractive range of modern



wooden panelled units.

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

Outside

Front - paved forecourt, pedestrian side access to rear.

Rear - paved yard/garden and concrete prefabricated garage accessed by way of a rear shared vehicular driveway.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





**18 The Wharfage, Ironbridge, Telford,
Shropshire, TF8 7NH**

Property Description:

An ideal opportunity to purchase a Grade II listed riverside cottage located in the heart of the historic town of Ironbridge. The property could provide an ideal investment, holiday or family home due to the high level of tourism created by the town. The property itself benefits from having well laid out accommodation, gas fired central heating and is offered for sale in a well maintained presentable condition. The property is located on The Wharfage which runs adjacent to the River Severn and is within walking distance from the main bars and restaurants and the actual Iron Bridge itself. The picturesque town of Ironbridge can be easily found a few kilometres south of the modern town of Telford and accessed via Madeley road (B4373). Ironbridge is renowned for being one of the worlds oldest industrial areas and is named after the worlds first bridge made of iron which is now a world heritage site. We understand from the vendors that the property has previously been let out as a holiday home at a rental of £90 per night.

Accommodation:

Ground Floor
Hallway, Kitchen with modern
fittings, Cellar, Reception Room

First Floor

Two Bedrooms, Bathroom having
panelled bath, pedestal wash hand
basin and low level WC.

Outside: Garden area

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





206 Edward Road, Balsall Heath, Birmingham, B12 9LY

Property Description:

A traditional three storey mid terraced property of brick construction, surmounted by a pitched slate clad roof, comprising of a ground floor retail premises which has recently traded as a butchers shop along with a self contained flat above which benefits from UPVC double glazed windows and gas fired central heating. Edward Road itself forms part of an established and predominantly residential area and runs directly between Moseley Road (A435) and Pershore Road (A441) and is located conveniently within approximately one miles distance to the South of Birmingham City Centre. The property is currently partly let as follows:-
Retail Shop – Vacant.
Flat – Let on an Assured Shorthold Tenancy Agreement at a rental of £90 per week (£4,680 per annum).

Retail Accommodation:

Ground Floor
Retail Shop – 28 sq m (301 sq ft) with roller shutter protection, Rear Area – 34 sq m (365 sq ft) including Kitchen/Preparation Area, Separate WC, Cloakroom with WC and wash basin, Covered Yard Area and Store.

Flat Accommodation:

Ground Floor
Entrance Hall,
First Floor
Stairs and Landing, Dining Kitchen with range of modern fitted units, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC, Lounge.
Second Floor
Stairs to Double Attic Bedroom.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





1A Alfred Road, Sparkhill, Birmingham, West Midlands, B11 4PB

Property Description:

A substantial site, with industrial unit, located in a mixed use area, just off Stratford Road (A34), close to the junction with Warwick Road (A41).

The industrial unit, is currently utilized as a showroom, but could just as easily be used as a warehouse or workshop. The site itself measures approximately 426.7sq.m. (0.10acres).

The unit itself is single storey at the front, but becomes two storey deeper into the site.

To the side of the unit, is a small yard with a roller shutter access to the Ground Floor of the unit.

Accommodation:

Ground Floor

The building is of an irregular shape, but the Total Floor Area for the Ground Floor is approximately 249.9sq.m. (2,689sq.ft.)

First Floor

Room 1 – 29.1sq.m. (313sq.ft.)

Room 2 – 56sq.m. (602sq.ft.)

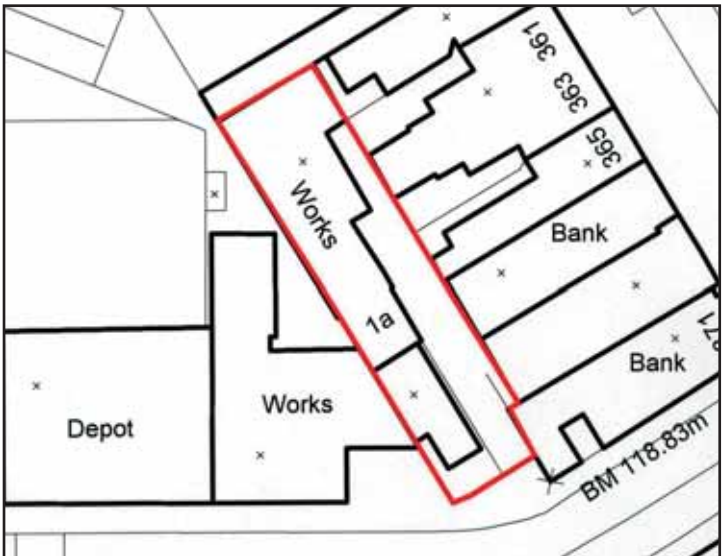
Total Floor Area – 335sq.m. (3,606sq.ft.)

Vendors Solicitors:

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Viewings:

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79-82 Walsall Street, Wednesbury, West Midlands, WS10 9EN

Property Description:

A substantial former Car Showroom premises of traditional brick construction, surmounted by a part pitched tile, part flat timber roof, and offering a total of 501.4sq.m. (5,396sq.ft.). The property briefly comprises of two showrooms with a good amount of office accommodation.

Showroom 1 has frontages on Walsall Street and Oakeswell Street and has suspended ceiling and partitioned sales office. Showroom 2 has a frontage on Oakeswell Street and again benefits from a suspended ceiling. There is access to both showrooms, via a covered access road, off Oakeswell Street. The property itself is located on Walsall Street (A461), which runs across the north of Wednesbury Town Centre and provides easy access to M6 (Junction 9).

Accommodation:

Ground Floor
Showroom Number 1, measuring 179.5sq.m. (1,933sq.ft.), Showroom Number 2 measuring 171sq.m. (1,844sq.ft.), Access Road Area measuring 70.7sq.m. (762sq.ft.)
First Floor
Office accommodation extending to 79.6sq.m. (857sq.ft.) including kitchen and W.C.

Total Floor Area
501.5sq.m. (5,396sq.ft.)

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 65

Plot 27 Land off Queslett Road, Great Barr, Birmingham B43

Land Description

A parcel of land extending to approximately 507 sq m (0.125 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors:

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Viewings:

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Freehold Land

LOT 66

Plot 28 Land off Queslett Road, Great Barr, Birmingham B43

Land Description

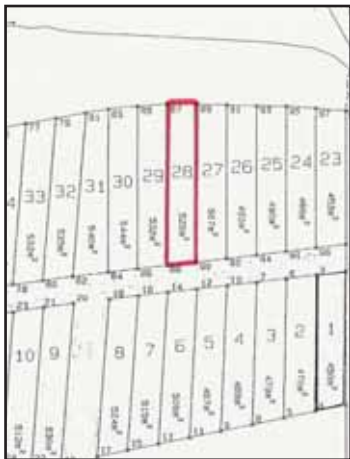
A parcel of land extending to approximately 520 sq m (0.128 acres) and currently comprising of open grazing land, forming part of the Green Belt and situated off Queslett Road (A4041) close to the junction with The Crescent and with views over Holly Wood. The land is conveniently located within less than half a mile distance from both The Scott Arms Shopping Centre and The M6 Motorway (junction 7) and lies approximately four miles to the north of Birmingham City Centre.

Vendors Solicitors:

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Freehold Land

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Tuesday 19th September 2006

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Land Adjacent to 1 Shire close, Edgbaston, Birmingham

Property Description:

A parcel of freehold land enclosed by a high boundary wall situated to Number 1 Shire Close. Shire Close itself comprises of a cul-de-sac located off Osler Street which runs between Reservoir Road and Icknield Port Road (B4126) located within approximately 250m from Edgbaston Reservoir and forming part of a predominantly residential area. The land itself may be suitable for storage or various other uses and all interested parties should endeavour to inspect the land personally and discuss any plans with Birmingham City Council Planning Department prior to bidding.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



10 Three Shires Oak Road, Bearwood, Smethwick, West Midlands, B67 5BA



Property Description:

The property comprises a two storey building of traditional brick and slate construction fronting to Three Shires Oak Road. The property benefits from Central Heating, Aluminium Shop Front and is offered for sale in good internal order. We believe the property benefits from A2 Planning Consent to both floors, but please make your own enquiries with Sandwell Borough Council. The property is located close to the junction with Bearwood Road and is therefore well situated within very close proximity to the busy Bearwood centre.

Accommodation:

Ground Floor
Reception Area/General Office – 31.6 square metres (340 square feet).
Kitchen – 5.5 square metres (59 square feet).
First Floor
Front Office – 13.5 square metres (145 square feet).
Rear Office – 10.3 square metres (111 square feet).
Former Bathroom with bath, wash hand basin and WC.

Outside

Front – surfaced forecourt.
Rear – garden area with rear pedestrian access.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



20 Dalton Street, Penn Fields, Wolverhampton, WV3 0HF

Property Description:

A substantial end-terraced property currently divided into 7 Bed-Sits with shared kitchen and toilet facilities. The property is of traditional construction and benefits from upvc Double Glazing and Central Heating, as well as a replacement roof. The property is offered For Sale in presentable condition, and fully vacant.

Dalton Street itself is located just off Owen Road, which provides easy access to Penn Road (A449)

Accommodation:

Ground Floor
Three Bedrooms, Kitchen, Bathroom with bath, wash hand basin and W.C.

First Floor

Four Bedrooms, Kitchen with Fire Escape, Bathroom with bath, wash hand basin and W.C.

Outside

Front – walled foregarden.
Rear – concrete yard, with access off side passage and Fire Escape from First Floor kitchen.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

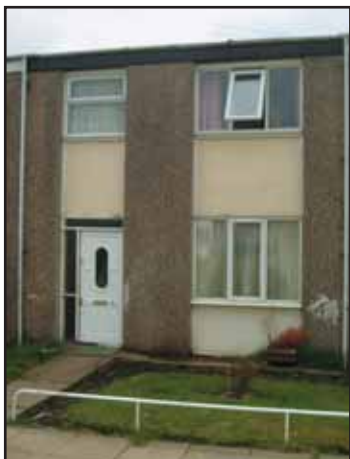
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LOT 70**Freehold Investment****5 Enford Close, Shard End,
Birmingham, B34 7HL****Property Description:**

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 public grassed area and Enford Close is situated off Rushwick Croft which in turn leads off Alderpits Road. The property is currently let on an Assured Shorthold Tenancy at a rental of £110 per week (£5,720 per annum)

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 71**Freehold Vacant Possession****98 Gladstone Road, Sparkbrook,
Birmingham B11 1LL****Property Description:**

A traditional mid terraced house of brick construction, surmounted by a replacement tile clad roof, offered for sale in a presentable condition and benefiting from UPVC double glazed windows. The property benefits from planning consent for the erection of a part single storey and part two storey rear extension, providing scope to increase the existing accommodation. Gladstone Road itself is situated in an established residential area located a short distance off Stratford Road (A34) which provides access to a wide range of retail amenities and services.

Planning

The property benefits from planning consent granted by Birmingham City Council (reference C/07989/05/FUL dated 18 February 2006) for the erection of a part single storey and part two storey rear extension. A copy of both the planning decision notice and plans are available for inspection at the auctioneers offices.

Accommodation

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Dining/Kitchen.

First Floor

Stairs and Landing. Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside

Front – Small walled forecourt. parking, pedestrian side access to rear.
Rear – Paved yard and garden with rear pedestrian access.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



LOT 72

35 East Road, Tipton, Dudley, DY4 0XG

Property Description:

A mid terraced property of brick construction surmounted by a tile clad roof set back from the road behind paved fore-garden. The property benefits from having well laid out accommodation, UPVC double glazed windows and gas fired central heating. East Road is situated in an established residential area off North Road close to Gospel Oak Road (A4037), approximately one quarter of a mile from Jubilee Park. The property is currently let on an Assured Shorthold Tenancy Agreement for a period of twelve months at a rental of £100 per week (£5,200 per annum).

Accommodation:

Ground Floor
Reception Hall, Lounge, Kitchen and Bathroom.
First Floor
Stairs and Landing, Three Bedrooms.

Freehold Investment



Outside - Rear – patio area leading to lawned garden.

Outside - Front – walled fore-garden.

Vendors Solicitors

Refer to Auctioneers

Viewings -

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LOT 73

8 Enderley Grove, off Bellefield Road, Winson Green, Birmingham, B18 4EP



Property Description:

An end terraced property of traditional construction surmounted by a pitched tiled clad roof and benefiting from gas fired central heating, modern kitchen and bathroom fittings, rewire and interlinked smoke alarms and emergency lighting. The property is located on Enderley Grove, a small cul-de-sac accessed by a walkway, directly between 10 and 12 Bellefield Road. Bellefield Road runs directly off Dudley Road (A457) which provides direct access to both Birmingham City Centre and the local Dudley Road Shopping Centre, providing a wide range of local services and amenities.

The property is currently let on an Assured Shorthold tenancy agreement at a rental of £480 per calendar month (£5,760 per annum) Under the terms of the current contract, the Managing Agents deduct 10% commission from the rental.

Accommodation

Ground Floor
Lounge, Inner Hall, Dining Room, Kitchen

First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panel bath, pedestal wash basin and W.C.
Outside
Front: Lawned foregarden

Rear: Paved Yard

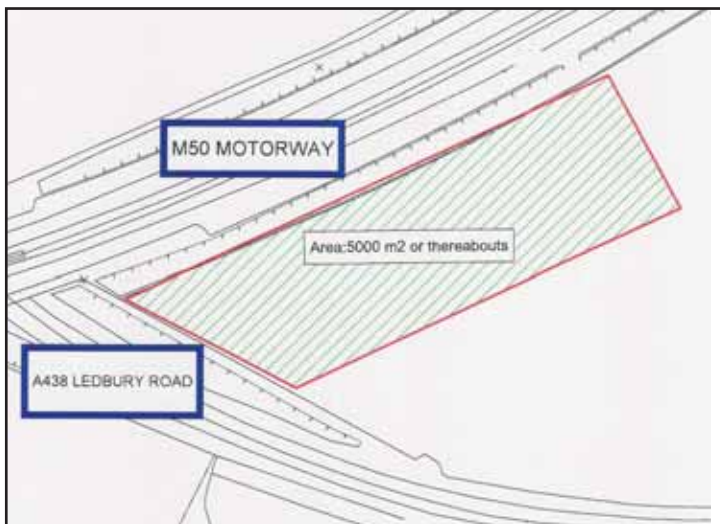
Vendors Solicitors:

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Land, Ledbury Road, Long Green, Nr Tewkesbury, Worcs

Description

A parcel of freehold land extending to approximately 5000 sq m (1.23 acres) and situated within the hamlet of Long Green approximately six miles to the West of the historic town of Tewkesbury. The land itself lies directly off Ledbury Road (A438) and borders the M50 Motorway, having a frontage of approximately 140m and comprises of grazing land forming part of a predominantly rural area. The paddock is accessed by way of a right of way leading from a gated entrance off Ledbury Road.

Directions from Birmingham:- Exit M5 South at Junction 8, join the M50 Motorway, Exit M50 Motorway at Junction 1 and join A38 to Tewkesbury. Proceed for

approximately 4 miles turning onto the A438 towards Ledbury. Proceed for approximately 4 further miles and the land is located prior to the Motorway on the right hand side with access gained via a gated entrance and marked "Land For Sale".

Local Authority - Malvern District Council.

Vendors Solicitors:
Refer to Auctioneers

Viewings:
Viewings - External Viewings

N.B. The purchaser will be responsible for the erection of a boundary fence in accordance with the boundary plan.



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Land at The Harebutts, Waters Upton, Nr Telford, Shropshire, TF6

Accommodation:

A parcel of Land roughly rectangular in shape and fronting The Harebutts, screened from the road behind a mature hedgerow. The land is situated in a rural area forming part of the Green Belt and located approximately 250 metres to the north of the village known as Waters Upton and is situated adjacent to a British Telecom Telephone Exchange.

Site Dimensions

Approximately 17.5m (57 ft) wide by 48.7m (159 ft) long with a total site area of approximately 847 sq m (0.2 acres)

Directional Note

Follow the M54 Motorway to Telford and exit at Junction 6, heading North and following signs for the A518 then A5223 and then the A442 travelling for approximately six miles (10 kilometres) to the village of Waters Upton. Turn right into the village and continue past Catsbitch Lane. The land is located approximately 250 m thereafter adjacent to the British Telephone Exchange.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233





3 & 3A Alms Road, Doveridge, Ashbourne, Derbyshire DE6 5JZ

By order of the mortgagees in possession

Property Description

A pair of semi detached Dormer-style Cottages of rendered brick construction, surmounted by a pitched tile clad roof and situated in the popular village of Doveridge, which is conveniently located within one mile distance of the A50 dual carriageway, providing access to the local town of Uttoxeter, being within approximately two miles distance, along with the cities of Stoke-on-Trent and Derby, and with the M6 Motorway (junction 14) and M1 Motorway (junction 24a) all being within less than twenty miles distance. The properties themselves are known as Holly Cottage (No 3) and Dove Cottage (No 3A) and the former has recently been used as a local shop with living accommodation, and has since been fully converted into a residential dwelling and benefits from oil-fired central heating, mostly double glazed windows. Dove Cottage (3A) is in need of modernisation throughout, however does benefit from oil-fired central heating, part double glazed windows.

Accommodation

No 3 – Holly Cottage

Ground Floor

Entrance Hall, Lounge, Dining/Kitchen with a range of modern units, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom 1 (double).

First Floor

Stairs and Landing, Two Double Bedrooms, Shower Room with tiled

shower enclosure, wash basin & WC.

No 3A – Dove Cottage

Ground Floor

Dining/Kitchen, Lounge, Inner Hall with storage recess, Bathroom with bath, pedestal wash basin & WC, Bedroom 1 (double).

First Floor

Stairs and Landing, Bedroom 2 (small double), Bedroom 3 (double).

Outside (front) – Forecourt providing ample off-road parking with gated access to full length side driveway.

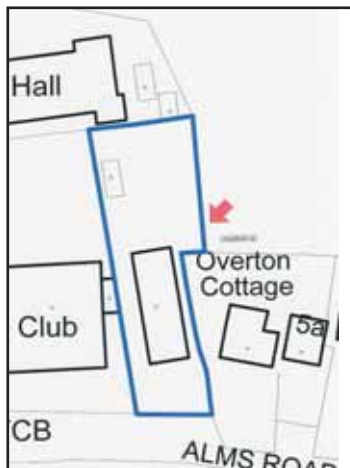
Outside (rear) – Paved patio with integral store, oil central heating tanks, free-standing Garage and garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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4 Frederick Street, Rugby, Warwickshire, CV21 2EN

Property Description:

A substantial end terraced house of part rendered brick construction surmounted by an interlocking tile clad roof and situated in a cul de sac leading off Northcote Road which in turn leads off Lawford Road (A428) conveniently within approximately one quarter of a miles distance from Rugby town centre. The property provides well laid out accommodation benefiting from part electric storage heating, mostly wooden framed double glazed windows, three double bedrooms and garage but requires modernisation and cosmetic improvement throughout.

Accommodation:

Ground Floor
Porch, Reception Hall, Through

Lounge, Large Kitchen, Dining Area, Rear Entrance Lobby, Cloakroom with WC.

First Floor

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

Outside

Rear – pedestrian side gated access to paved yard and patio area, lawned garden and brick built garage with gated access to a rear vehicular shared driveway.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

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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.





1 Townsend Croft, Telford, Shropshire, TF2 8AT

Property Description:

A modern detached house of cavity brick construction, surmounted by an interlocking tile clad roof, providing well laid out accommodation and benefiting from gas fired central heating, four bedrooms all with fitted wardrobes and two bathrooms. The property is situated in a cul-de-sac forming part of a modern residential estate

Accommodation:

Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen with wall-in pantry, Utility Room, Cloakroom with WC and wash basin.

First Floor

Stairs and Landing, Master Bedroom with En-Suite Shower

Room having pedestal wash basin and WC, Three Further Bedrooms, Family Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.

Outside (front) – Tarmacadam Driveway leading to Integral Garage and Lawned Foregarden.

Outside (rear) – Pedestrian Side Access to Paved Patio and Yard Area, Enclosed Lawned Garden with Shed.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

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3 Birmingham Road, Great Barr, Birmingham, B43 6NW

Property Description:

A traditional semi detached house of brick construction, surmounted by a hipped tile clad roof, having been formally converted some years ago into two self contained and well laid out flats. The ground floor flat benefits from gas fired central heating and two bedrooms whilst the first floor flat benefits from electric storage heating, UPVC double glazed windows and modern kitchen fittings. The property itself is offered for sale in presentable condition having been well maintained and is set well back from Birmingham Road behind a lawned foregarden and driveway and the property is located close to the Scott Arms junction which provides a wide range of retail amenities and services. The M6 Motorway (Junction 7) is approximately within one quarter of a miles distance.

Accommodation:

Ground Floor
Vestibule Entrance, Shared
Entrance Hall.
Flat 1
Entrance with built in understair

cupboard, Lounge, Bedroom One (double), Front Reception Room/Bedroom Two (double), Inner Hall, Bathroom with panelled having electric shower over, pedestal wash basin, Separate WC, Kitchen, Lobby.

First Floor
Stairs and Landing
Flat 2

Lounge, Kitchen with range of modern fitted units, Double Bedroom, Bathroom with panelled having electric shower over, pedestal wash basin and WC.

Outside (front) – Tarmacadam driveway providing ample off road car parking, lawned foregarden, gated side access to long lawned garden/driveway.

Outside (rear) – Paved patio and neatly lawned garden.

Vendors Solicitors:

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Viewings:

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Garage/Storage Yard To Rear, 3 Birmingham Road, Great Barr, Birmingham, B43 6NW

Land Description

A parcel of freehold land rectangular in shape located to the rear of Number 3 Birmingham Road. The property currently contains two lock-up garages and has ample space for the erection of a third unit and the forecourt area is currently grassed. The site has been used for many years by a local builder for the purposes of storage and benefits from gated vehicular access directly onto Readers Walk which leads off Sundial Lane and which in turn leads off Birmingham Road (A34). The yard dimensions are approximately 12.0 metres (39 feet) x 8.4 metres (27 feet).

Vendors Solicitors:

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LOT 81**Freehold Vacant Possession**

**16 Dartmouth Avenue, Willenhall,
West Midlands, WV13 2PJ**

**Property Description:**

A mid terraced property of brick construction surmounted by an interlocking tile clad roof, set back from the road behind a gravelled foregarden. The property benefits from having well-laid out accommodation, UPVC double glazed windows, however does require some modernisation and improvement. Dartmouth Avenue is located off Pinsent Road (B4484) and is within a quarter of a mile distance from the main shopping area in Willenhall.

Accommodation:

Ground Floor
Reception, Hall, Lounge, Dining
Kitchen, Conservatory.

First Floor
Stairs and Landing, Three
Bedrooms and Shower Room.

Outside (front) – Gravelled
foregarden.
Outside (rear) – Garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

LOT 82**Freehold Vacant Possession**

**84 Neville Road, Erdington,
Birmingham, B23 7SB**

**Property Description:**

A traditional style semi detached house of brick construction occupying an elevated position set back behind a sloping fore-garden and benefiting from gas fired central heating and UPVC double glazing. Neville Road itself occupies a cul-de-sac location and runs directly off George Road, which in turn leads off Slade Road which forms part of an established residential area and is located within approximately half a mile distance from Erdington High Street providing a wide range of shops and local amenities.

Accommodation:

Ground Floor
Entrance Porch, Hallway, Through
Lounge, Kitchen. Utility

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

Outside: (front) Foregarden
(rear) Lawned garden

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



COTTONS
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52 & 52a Elizabeth Road, Cannock, Staffordshire WS11 4RE

Property Description:

A semi detached house of non traditional Wates construction, surmounted by a pitched interlocking tile clad roof, and having been converted, with planning consent, into two self-contained and well laid out one bedroom flats, each having separate services. The property benefits from part UPVC double glazed windows, along with modern kitchen and bath/shower room fitments, and is situated on an estate located approximately two miles distance to the north of Cannock Town Centre.

Each flat is currently let on an Assured Shorthold Tenancy Agreement as follows:-

Flat 52a

Rental - £250.00 per calendar month

Flat 52

Rental - £295.00 per calendar month

Total Rental - £545.00 per calendar month (£6,540.00 per annum).

Accommodation:

Ground Floor

Flat 52A

Reception Hall, Kitchen, Lounge, Bedroom and shower room with shower enclosure, pedestal wash basin & WC.

First Floor

Flat 52

Entrance Hall, Stairs and Landing, Kitchen, Lounge, Bedroom, Bathroom with panelled bath, wash basin & Separate WC.

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

Vendors Solicitors:

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Tuesday 19th September 2006

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**31 Watling Street, Dordon, Tamworth,
Staffordshire, B78 1SY**

Property Description:

A Traditional Mid Terraced Cottage, of rendered brick construction surmounted by a pitched tile clad roof, benefiting part UPVC double glazed windows and requiring some cosmetic improvement. The property is set back from the road behind a lay-by parking area and a small foregarden and enjoys direct access via the Watling Street (A5) to the M42 Motorway (Junction 10) being within approximately 1 mile distance and Atherstone Town Centre being within approximately 3 miles distance. Tamworth Town Centre lies approximately 5 miles distance to the North West.

Accommodation:

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

First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – Small lawned

foregarden.

Outside (rear) – Gravelled yard with shared pedestrian access, paved patio and lawn garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

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

Property Description:

An end terraced house 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, gas fired central heating and majority UPVC double glazed windows. Church Road is located off Bearwood Road (A4030) and is within half a mile distance from Bearwood High Street providing access to a wide range of shops and amenities. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £650 per calendar month (£7,800 per annum).

Outside (rear) – Overgrown garden with brick built outbuilding.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Front Reception Room, Kitchen.

First Floor
Stairs and Landing, Two Bedrooms, Bathroom having panelled bath, pedestal wash hand basin, and low level WC.

Outside (front) – Small walled foregarden.





Land at 43-47 Herbert Road, Handsworth, Birmingham, B21 9AE

Land Description:

A prominent site located at the corner of Herbert Road and Brunswick Gardens, currently occupied by three dilapidated retail units, in need of complete refurbishment and modernisation. Herbert Road comprises of a predominantly residential area and runs directly off Grove Lane, which provides easy access to Handsworth via Soho Road (A41).

Planning:

Whilst neither the vendors, nor the auctioneers, can provide any warranty in respect of the suitability of the site for residential development, the site may well offer potential for this purpose.

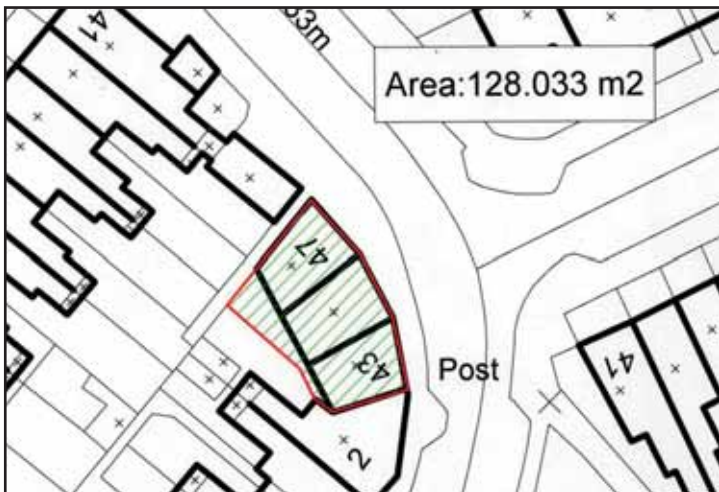
Following informal discussions with Birmingham City Council, we have been advised that they would like to see the site re-developed. We have been made aware by the vendor that a Planning Application for three two-storey dwellings has been made, and the decision is pending (Application Ref - N/06047/05/FUL, date submitted 29/9/2005). All bidders are advised to make their own enquiries of Birmingham City Council prior to bidding (Telephone Number – 0121 303 1115).

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





1 Newnham Road, Edgbaston, Birmingham, B16 0TA

Property Description:

A Traditional Semi Detached House of brick construction surmounted by a hipped, tile clad roof, set well back behind a foregarden and driveway and situated in a cul de sac located off Stanmore Road, between the junctions of Portland Road (B4125) and Ravenshaw Road. The property which provides well laid out accommodation benefiting from Gas Fired Central Heating, is currently let on an Assured Periodic Tenancy at an existing rental of £95 per week (£4,940) per annum.

Accommodation:

Ground Floor
Reception Hall with Pantry, Through Lounge, Dining Room, Kitchen.

First Floor

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

Outside (front) – Lawned foregarden with tarmac driveway providing ample off-road parking and leading to a prefabricated concrete garage.

Outside (rear) – Pedestrian-side access to yard, brick built WC and store, paved patio and a predominantly lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233

63 Lea Road, Penn Fields, Wolverhampton WV3 0LW

Property Description:

A traditional end terraced house of brick construction, surmounted by a replacement tile clad roof, providing well laid out accommodation and benefiting from gas-fired central heating, UPVC double glazed windows and modern kitchen and bathroom fittings, but requiring some repair. Lea Road itself is situated directly off Penn Road (A449) and the property is conveniently located within approximately half a mile distance from Wolverhampton City Centre.

Accommodation:

Ground Floor
Vestibule Entrance, Front Reception Room, Rear Reception Room, Kitchen with a range of modern fitted units, Rear Entrance Lobby, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.
First Floor



Stairs and Landing, Three Bedrooms.

Outside (front) – Paved fore-garden.

Outside (rear) – Pedestrian gated side access to rear yard and garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 89**Freehold Investment**

**30 Parkfield Road, Sledmoor Estate, Dudley,
West Midlands, DY2 8EX**

**Property Description:**

An end terraced house of brick construction surmounted by an interlocking concrete tile clad roof offering well laid out accommodation and benefiting from a single storey rear extension, gas fired central heating and double glazed windows. Parkfield Road itself is situated on residential estate off St Peters Road and approximately one miles distance to the south of Dudley Town Centre. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £100 per week (£5,200 per annum).

Reception Room, Rear Full Width Lounge with walk in storage cupboard.

First Floor

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

Outside

Front – Paved driveway providing off road parking, lawned foregarden and pedestrian side access to rear. Rear – Good Sized Paved Patio and lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Accommodation:

Ground Floor

Entrance Hall, Reception Hall, Front

Viewings -

Via Cottons - 0121 247 2233

LOT 90**Freehold Vacant Possession**

**6 Dale Street, Graislely,
Wolverhampton, WV3 0PJ**

**Property Description:**

A mid terraced house of brick construction surmounted by a tile clad roof set back from the road behind a lawned foregarden. The property benefits from having well laid out accommodation however requires some modernisation. Dale Street is located between Zoar Street and Graislely Street close to the ring road around the city. The property could provide a potential letting opportunity being within one quarter of a mile from Wolverhampton City Centre and the University of Wolverhampton.

Accommodation:

Ground Floor

Lounge, Kitchen.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom having panelled bath and pedestal wash hand basin, Separate WC having low level WC.

Outside (front) – Lawned foregarden.

Outside (rear) – Lawned garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233





11 Johnson Road, Erdington, Birmingham, B23 6PU

Property Description:

A substantial three storey semi detached house of brick construction surmounted by a replacement tile clad roof and having been converted into three well laid out self contained flats. We understand from the Vendor that flats 1 and 2 were converted some years ago with planning consent and that flat 3 which is situated in the rear single storage section of the house was informally converted in 1992. The property benefits from upvc double glazed windows, separate meters for each flat, gas fired central heating (flats 1 and 2 only) and mains fitted emergency lighting and interlinked smoke alarms. The property is currently let on Assured Shorthold Tenancy Agreement as follows:

Flat 1 – Rental £85 per week
 Flat 2 – Rental £95 per week
 Flat 3 – Rental £65 per week
 Total Rental - £245 per week
 (£12,740 per annum).

Accommodation:

Ground Floor
 Shared Reception Hall.

Flat 1
 Lounge, Lobby with Store

Cupboard, Double Bedroom, Kitchen and Shower Room with glazed shower, WC and wash basin.

Flat 2
 Stairs and Landing.

First Floor
 Breakfast Kitchen, Lobby, Bathroom with panelled bath having shower over, pedestal wash basin, WC, Lounge.

Second Floor
 Stairs and Landing, Bedroom 1 (double), Bedroom 2 (double).

Flat 3 (Rear Ground Floor)
 Bed/Living Room, Shower Room with shower, WC and wash basin, Kitchen.

Outside (front) – Paved foregarden with side pedestrian access.
 Outside (rear) – Paved yard and garden area.

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233



LOT 92**Freehold Vacant Possession****55 Wansbeck Grove,
Kings Norton,
Birmingham, B38 9JR****Property Description:**

A Three Storey Three Bedroomed Mid Town House, the house benefits from having well laid out accommodation, integral Garage however does require some modernisation and improvement. Wansbeck Grove is situated off Foil Road within the part that runs parallel to the Redditch Road (A441) which in turn provides direct access to the main shopping area in Cotteridge and Kings Norton.

Accommodation:

Ground Floor

Integral Garage, Entrance, Hallway, Store Cupboard.

First Floor

Kitchen, Reception Room.

Second Floor

Three Bedrooms, Bathroom having



Panel Bath Pedestal Wash Hand Basin, separate WC having a Low Level WC.

Outside – Communal Gardens.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233

LOT 93**Freehold Vacant Possession****13 Hodson Avenue,
Willenhall, West
Midlands, WV13 2HS****Property Description:**

A semi detached property of brick construction surmounted by a hip-tile clad roof, set back from the road behind a gravelled foregarden and driveway leading to garage allowing for off-road parking. The property benefits from having well laid out accommodation, UPVC double glazed windows and is offered for sale in presentable condition. Hodson Avenue is a cul de sac that can be located off Birmingham Street which in turn runs from the Bilston Lane (A462). The property is set in an established and popular residential area and is approximately within half mile distance from the main shopping area in Willenhall.

Accommodation:

Ground Floor

Entrance, Hallway, Front Reception Room, Rear Reception Room, Kitchen.

First Floor

Stairs and Landing, Three



Bedrooms and Bathroom having panelled Bath, Pedestal Wash Hand Basin and Low Level WC.

Outside (front) – Gravelled foregarden and driveway leading to garage.

Outside (rear) – Large lawn garden.

Vendors Solicitors

Refer to Auctioneers

Viewings

Via Cottons – 0121 247 2233





3 Norton Crescent, Bordesley Green, Birmingham, B9 5TB

Property Description:

A substantial end terraced house of brick construction surmounted by a hipped interlocking tile clad roof occupying a large corner plot which provides ample scope for an extension to the existing dwelling subject to obtaining planning consent from the local planning authority. The property benefits from mostly gas fired central heating and provides generous and well laid out accommodation which includes three double bedrooms. The property is situated close to the junction with Caldwell Road which in turn leads off Belchers Lane and the property is located within approximately one quarter of a mile distance from Bordesley Green East (A4128) which provides direct access to Birmingham City Centre being within approximately three miles distance and is conveniently located within approximately one third of a mile distance from East Birmingham Hospital.

Accommodation:

Ground Floor
Reception Hall with walk in cupboard, Shower Room with shower, pedestal wash basin and WC, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Bedroom One (large double), Bedroom Two (double), Bedroom Three (small double).

Outside (front) – Large lawned garden to front and side, tarmac driveway providing off road parking and a wooden garage.
Outside (rear) – Pedestrian access to paved patio and lawned garden.

Total site area:-
Approximately 396 sq metres

Vendors Solicitors:

Refer to Auctioneers

Viewings:

Via Cottons – 0121 247 2233





143 Clydesdale Tower, Holloway Head, Birmingham, B1 1UJ

Property Description:

A purpose built two bedroom flat offering well laid out accommodation, UPVC double glazed windows and situated to the 19th floor of a prominent block located at the junction of Holloway Circus and Holloway Head. The property itself enjoys superb views over the South Eastern Side of Birmingham City Centre and is conveniently located within one quarter of a mile distance from the Bull Ring Shopping Centre and main City Centre Shopping area.

Accommodation:

Ground Floor
Communal Entrance, Stairs and Lifts
19th Floor
Entrance Hallway, Reception Room, Kitchen, Two Bedrooms, Bathroom having panelled Bath, Pedestal Wash Hand Basin and Low Level WC, Storage Cupboard and Door to Balcony area.

Term : 125 years from 16 February 1981

Ground Rent : £10 per annum
Service Charge : Refer to Legal Pack

Vendors Solicitors

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233



16 Wright Road, Saltley, Birmingham, B8 1NR

Property Description:

A traditional mid terraced house of brick construction surmounted by a replacement tile clad roof and situated directly fronting the pavement. The property requires complete modernisation and improvement throughout. Wright Road forms part of a traditional area running directly between Washwood Heath Road (A47) and Alum Rock Road which provides access to a wide range of retail amenities and services.

Accommodation:

Ground Floor
Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom.
First Floor
Stairs and Landing, Two Bedrooms
.
Outside
Rear -Garden.

Vendors Solicitors:

Refer to Auctioneers

Viewings -

Via Cottons - 0121 247 2233

For Sale By Private Treaty



“Park Farm Cottage”, Park Lane, Handsworth Wood, Birmingham, B20 1NH

Property Description:

A Grade II Listed barn conversion nestling in an idyllic setting between two golf courses in a delightfully secluded position with convenient access to Birmingham and motorway networks.

This five bedroom freehold property has been renovated to the highest standard, modern utilities have been installed which complement the wealth of historical features that still remain, and must be viewed to be appreciated.

The property benefits from the following accommodation:-

- Delightful spacious reception hall with galleried landing
- Two large reception rooms, one with inglenook fireplace and wood burning stove
- Traditional fully fitted farmhouse kitchen, breakfast room, utility room
- Dining room
- Large ground floor cloakroom and WC
- Large study/bedroom five
- Master bedroom with en-suite and fitted sauna
- Three further double bedrooms
- Large family bathroom
- Room for a sixth bedroom if desired
- Double glazing and central heating throughout
- Double garage and various outbuildings
- Gymnasium & WC
- 60 sq m snooker/games room and WC with traditional wood burning stove
- Large front and rear garden with wildlife pond stocked with mature trout
- Ground water well with pump
- Possible further development potential

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