

# **Cottons**

Chartered Surveyors

## **INTERIM AUCTION**

**25TH APRIL 2002**

**AT 6.30 PM**

**THE  
CENTENNIAL CENTRE,  
100 ICKNIELD PORT ROAD,  
EDGBASTON**



**Tel: 0121 247 2233**

**Fax: 0121 247 1233**

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

## IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

### CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

### AUCTIONEERS ADVICE

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

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

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

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

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

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

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

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

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

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

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

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

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

### MISREPRESENTATION ACT

The Auctioneers for themselves and for the Vendors or Lessors of the property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of any offer or contract.

2. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of the Auctioneers has authority to make any or give any representation or warranty whatever in relation to these properties.

# Auction Sale of 30 Lots

To include a range of Residential Vacant and Investment Property, a Residential Building Plot, and Freehold Ground Rents.

## ORDER OF SALE

Lot	Property	
1.	370 Moor Green Lane, Moseley, Birmingham	Vacant Possession
2.	353 Halesowen Road, Cradley Heath, W Midlands	Investment
3.	Plot 1 & 2 adj to 113 Jiggins Lane, Bartley Green	Building Land
4.	20 Woodlands St, Smethwick, West Midlands	Investment
5.	11 Milsom Grove, Shard End, Birmingham	Vacant Possession
6.	416 Portland Road, Edgbaston, Birmingham	Investment
7.	180 Beeches Road, Oldbury, West Midlands	Investment
8.	150 Farren Road, Northfield, Birmingham	Vacant Possession
9.	11 Parkhill Street, Dudley, West Midlands	Vacant Possession
10.	15 Linchmere Rd, Handsworth, Birmingham	Vacant Possession
11.	26 Lees Street, Winson Green, Birmingham	Investment
12.	68 Dowar Rd, Longbridge, Rednal, Birmingham	Vacant Possession
13.	166 Newcombe Rd, Handsworth, Birmingham	Vacant Possession
14.	38 Franklin Road, Bournville, Birmingham	Investment
15.	56 Lomaine Drive, Kings Norton, Birmingham	Freehold Ground Rent
16.	66-72 Townley Gardens, Birchfield, Birmingham	Freehold Ground Rent
17.	60 Lomaine Drive, Kings Norton, Birmingham	Freehold Ground Rent
18.	74-80 Townley Gardens, Birchfield, Birmingham	Freehold Ground Rent
19.	66 Lomaine Drive, Kings Norton, Birmingham	Freehold Ground Rent
20.	127 Davey Road, Perry Barr, Birmingham	Vacant Possession
21.	51 Thimblemill Rd, Smethwick, West Midlands	Vacant Possession
22.	22 Silverton Road, Smethwick, West Midlands	Investment
23.	76 Brookway Lane, Parr, St Helens, Lancashire	Investment
24.	22 Meadow Lane, Parr, St Helens, Lancashire	Investment
25.	46 Leopold Ave, Handsworth Wood, Birmingham	Vacant Possession
26.	8 Tudor Street, Winson Green, Birmingham	Investment
27.	705 Warwick Road, Tyseley, Birmingham	Vacant Possession
28.	37 Mere Road, Erdington, Birmingham	Vacant Possession
29.	43 Lennox Street, Newtown, Birmingham	Vacant Possession
30.	32 Bearwood Rd, Smethwick, West Midlands	Vacant Possession

## AUCTION TEAM

Andrew J Barden MRICS

John Day FRICS

Peter C Longden FRICS

Mark M Ward TechRICS

Kenneth F Davis FRICS



COTTONS  
THE AUCTIONEERS



**370 Moor Green Lane, Moseley,  
Birmingham B13 8QP**



**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof located in a popular residential area close to the junction with Dads Lane and set back from the road behind a walled fore garden. The property requires complete modernisation and improvement.

**Accommodation:**

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

First Floor  
Stairs and Landing, Three Bedrooms.

Outside (Front) – Walled fore garden

Outside (Rear) – Yard, brick store and WC, pedestrian access and garden.

**Vendors Solicitors:**

Hawkins & Co  
199 Wolverhampton Street  
Dudley  
West Midlands  
DY1 1EA  
Telephone No – 01384 253288

**Ref:** DMJ

**Viewings:**

Via Cottons – 0121 247 2233

**353 Halesowen Road, Cradley Heath,  
West Midlands B64 6PH**



**Property Description**

A traditional style terraced house of brick construction with slate clad roof and directly fronting the road. The property benefits from gas fired central heating and is located within approximately a quarter of a mile from Old Hill Railway Station. The property is currently let on an Assured Shorthold tenancy Agreement at a rental of £325 per calendar month (£3,900 per annum).

**Accommodation**

Ground Floor  
Lounge, Inner Hall, Dining/Kitchen, Cellarette.

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

Outside (Rear) - Brick yard, pedestrian access, brick built workshop, store and garden.

**Vendors Solicitors**

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

**Ref:** Mr S Nickless

**Viewings:**

Via Cottons- 0121 247 2233



**Plot 1 and 2 adjacent to 113 Jiggins Lane,  
Bartley Green, Birmingham B32 3EL**

**Land Description**

A parcel of building land situated adjacent to number 113 Jiggins Lane and having planning consent for the erection of two semi-detached dwellings (1 pair) each containing the following accommodation.

Ground Floor  
Reception Hall, Cloakroom with WC, Kitchen, Living/Dining Room.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom.

Outside - Forecourt, parking and rear garden.

The site itself fronts a service road set back from Jiggins Lane behind a grass verge.

The land is irregular in shape, having a frontage of approximately 8 metres (26'3") widening at the rear to approximately 17 metres (55' 6") and having a depth of approximately 40 metres (131 feet).

**Planning**

Full planning consent has been granted by Birmingham City Council (Reference No. FP/S/1689/01/A01 dated 28 June 2001) for the erection of two semi-detached residential dwellings. A copy of the consent and plans for the proposed development are available for inspection at the auctioneers offices.

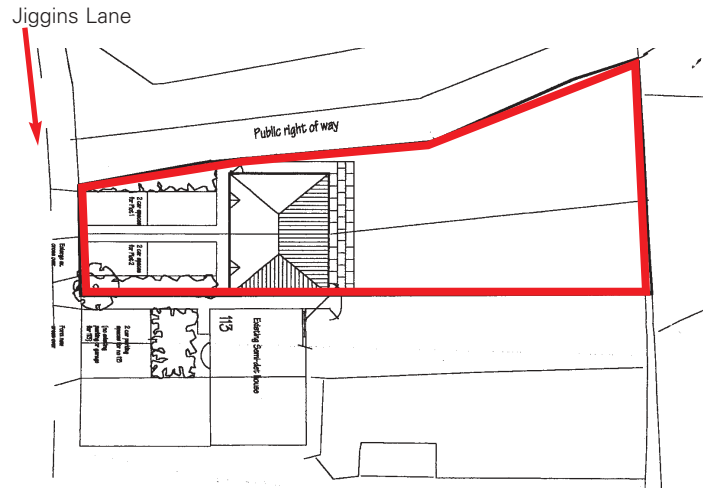
**Vendors Solicitors**

Woodhouse-Smith & Co  
15 High Street  
Chalfont St Peter  
Buckinghamshire  
SL9 9QE  
Telephone No - 01753 891133

**Ref:** Ms Sue Craft

**Viewings -**

Via Cottons - 0121 247 2233



**LOT 4****Freehold Investment**

**20 Woodlands Street, Smethwick,  
West Midlands B66 3TF**

**Property Description:**

A traditional style mid terraced villa of brick construction with interlocking tile clad roof, set back from the road behind a small walled fore garden. Woodland Street itself is located directly between Grove Lane (A457) and Raglan Road.

The property is let on an Periodic Assured Shorthold Tenancy Agreement at a rental of £360 per calendar month (£4320 per annum).

**Accommodation:**

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

Outside (front) - Small walled forecourt.

Outside (rear) - Yard and garden with pedestrian right of way.

**Vendors Solicitors:**

F A Greenwood & Co,  
Victoria Square House,  
81 New Street,  
Birmingham, B2 4BA,  
Telephone 0121 6431082,

Ref: Mr A J Monington.

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 6****Freehold Investment**

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

**Property Description**

A traditional style mid terraced house of brick construction with slate clad roof benefitting from gas fired central heating. The property is situated fronting Portland Road (B4125) between the junctions of Ridgeway and Selsey Road and is currently let on Assured Shorthold Tenancy Agreement.  
Rental - £380 per calendar month (£4560 per annum).

**Accommodation**

Ground Floor  
Through Lounge, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom

Outside (front) – Small fore garden

Outside (rear) – Pedestrian entry access, yard garden.

**Vendors Solicitors**

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

Ref: Mr A Murria

**Viewings –**

Via Cottons – 0121 247 2233

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

**11 Milsom Grove, Shard End,  
Birmingham B34 7HG**

**Property Description**

A modern end terraced house providing well laid out accommodation situated on the corner of Milsom Grove adjacent to the junction with Hurst Lane which provides access to Chester Road (A47). The property benefits from gas-fired ventilation heating.

**Accommodation**

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

Outside (front) - Lawned fore garden.

Outside (rear) - Paved garden with rear pedestrian access

**Vendors Solicitors**

Wheadon & Co  
Offices 1 and 2 Commerce House  
Vicarage Lane  
Water Orton  
Birmingham  
B46 1RR  
Telephone No - 0121 776 7600

**Viewings -**

Via Cottons - 0121 247 2233

**LOT 7****Freehold Investment**

**180 Beeches Road, Oldbury,  
West Midlands B68 9TY**

**Property Description**

A mid terraced house of brick construction with tile clad roof, occupying an elevated position. The property benefits from off road parking and gas fired central heating. The property is currently let on a Company Tenancy Agreement for a term of 3 years commencing 5th January 2001.  
Rental - £425 per calendar month (£5100 per annum)

**Accommodation**

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

Outside (front) - Concrete forecourt, providing off road parking.

Outside (rear) - Pedestrian entry access and garden.

**Vendors Solicitors**

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

Ref: Mr J Lincoln Lewis

**Viewings -**

Via Cottons - 0121 247 2233





**150 Farren Road,  
Northfield,  
Birmingham B31 5HN**

**Property Description**

A traditional style semi-detached house of brick construction with a tile clad hipped roof, set back from the road behind a walled fore garden. Farren Road runs directly between Bristol Road South (A38) and Tessall Lane.

**Commencement date::**

29th September 1934

**Ground rent payable:**

£5.50 Per Annum

**Vendors Solicitors**

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

**Ref:** Mr A Powles

**Viewings -**

Via Cottons - 0121 247 2233

**Accommodation**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room with Kitchenette off and Pantry.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom.

Outside (Front) - Lawned fore garden.  
Outside (Rear) - Pedestrian side access, long garden with shared rear vehicular access to a single free-standing Garage.

**Lease term:** 99 Years

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



**Property Description**

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

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

**Vendors Solicitors**

Refer to Agents.

**Viewings -**

Via Cottons - 0121 247 2233

**Accommodation**

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



**15 Linchmere Road, Handsworth,  
Birmingham B21 8JL**

**Property Description:**

A substantial semi-detached residence of brick construction with part rendered elevations and tile clad hipped roof. The property is situated in a popular residential area within a quarter of a mile from Sandwell Road (A4040) and benefits from gas fired central heating. The property requires some modernisation and improvement.

Outside (front) – Lawned fore garden and concrete driveway, Garage.  
Outside (rear) – Pedestrian side access, small patio and lawned garden.

**Vendors Solicitors:**

Steele & Clunis  
30 Grove Lane  
Handsworth  
Birmingham B21 9EP  
Telephone No – 0121 523 9191

**Ref:** Mr N Gillette

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

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

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

**Thursday 20th June 2002**

**CALL THE AUCTION TEAM NOW**

**0121 247-2233**



**LOT 11****Leasehold Investment**

26 Lees Street, Winson Green,  
Birmingham B18 5DB

**Property Description**

A ground floor purpose built studio apartment situated in a small modern block having brick outer walls and tile clad roof benefitting from part electric storage heating. Lees Street leads directly off Lodge Road, close to the site formerly occupied by All Saints Hospital, which is now undergoing residential development. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £300 per calendar month (£3600 per annum).

**Vendors Solicitors**

F A Greenwood & Co,  
Victoria Square House,  
81 New Street,  
Birmingham,  
B2 4BA,  
Telephone 0121 6431082,

**Ref:** Mr A J Monington.

**Viewings -**  
0121 247 2233

**Accommodation**

Ground Floor  
Lounge/Bedroom, Inner Hallway,  
Kitchen, Shower Room with  
shower cubicle, wash basin and  
WC.  
Outside - Communal Gardens.

**Term:** 120 years commencing 25  
December 1982.

**Ground Rent:** £20 per annum  
(subject to 21 year reviews)

**Service Charge:** £126.24 (2001)

**LOT 13****Freehold Vacant Possession**

166 Newcombe Road, Handsworth,  
Birmingham B21 8BY

**Property Description**

A traditional end terraced house of brick construction with slate clad roof having rendered front elevation. The property requires extensive modernisation and repair, having suffered some structural movement to the end gable wall. Newcombe Road is located directly between Rookery Road and Sandwell Road.

**Vendors Solicitors**

Richard Ludlow & Co,  
186 Stratford Road,  
Shirley,  
Solihull,  
West Midlands,  
B90 3BQ.  
Telephone 0121 7331122.

**Ref:** Mr R Ludlow.

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

**Accommodation**

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

Outside (front) - Small walled  
forecourt.  
Outside (rear) - Brick yard, shed,  
garden and rear pedestrian access.

**LOT 12****Freehold Vacant Possession**

68 Dowar Road, Longbridge, Rednal,  
Birmingham B45 8RA

**Property Description**

A traditional style semi-detached house of brick construction with a hipped concrete tile clad roof, set back from the road behind a paved driveway and benefitting from gas fire central heating. Dowar Road is located off Ryde Park Road which in turn leads from Bristol Road South (A38).

**Vendors Solicitors**

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

**Ref:** Mr A Murria

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

**Accommodation**

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

Outside (front) - Paved driveway,  
lawned fore garden, pedestrian side  
access to rear.  
Outside (rear) - Garden.

**LOT 14****Freehold Investment**

38 Franklin Road, Bournville,  
Birmingham B30 2HG

**Property Description**

A traditional style mid terraced villa of brick construction with slate clad roof set back from the road behind a walled fore garden. The property is situated in a popular residential location close to the junction with Beaumont Road and is within a quarter of a mile from both Cotteridge Park and Bournville Railway Station giving access to Five Ways and Birmingham. The property is currently let on an Assured Tenancy (Local Government and Housing Act 1989) which commenced on 25 June 2001 following the expiry of the tenants long leasehold interest.

**Vendors Solicitors**

Foster Johnson Oldfield  
1st floor Exchange House  
28 Wednesbury Road  
Walsall  
West Midlands  
WS1 3QT  
Telephone No - 01922 637776

**Ref:** Mr F Preston

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

**Accommodation**

Ground Floor  
Entrance Hall, Two Living Rooms,  
Kitchen.  
First Floor  
Stairs and Landing, Three Bedroom,  
Bathroom.

Outside (Front) - Small fore garden,  
bordered by privet hedge,  
pedestrian access to rear.  
Outside (Rear) - Garden and outside  
WC.

**Rental -** £480 per calendar month  
(£5760 per annum).



**LOT 15****Freehold Ground Rent**

56 Lomaine Drive, Kings Norton,  
Birmingham, B30 1AJ

**Ground Rent Description**

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25 March 1962 and secured upon a modern town house. Lomaine Drive runs directly off Middleton Hall Road (B4121). The freeholder is entitled to receive the following ground rent: £25.00 per annum.

**Viewings** - Not Applicable

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

**Vendors Solicitors**

Adcocks Solicitors  
Chancery House  
27 Lombard Street  
Lichfield  
Staffordshire  
WS13 6DP  
Telephone No - 01543 317717

**Ref:** Mr H Adcock

**LOT 17****Freehold Ground Rent**

60 Lomaine Drive, Kings Norton,  
Birmingham, B30 1AJ

**Ground Rent Description**

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25 March 1962 and secured upon a modern town house. Lomaine Drive runs directly off Middleton Hall Road (B4121). The freeholder is entitled to receive the following ground rent: £25.00 per annum.

**Viewings** - Not Applicable

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

**Vendors Solicitors**

Adcocks Solicitors  
Chancery House  
27 Lombard Street  
Lichfield  
Staffordshire  
WS13 6DP  
Telephone No - 01543 317717

**Ref:** Mr H Adcock

**LOT 16****Freehold Ground Rent**

66-72 Townley Gardens, Birchfield,  
Birmingham B6 6LR

**Property Description**

A freehold Ground Rent Investment secured upon a small block of Four Maisonettes located off Trinity Road and each having lock up Garage located in separate block. Each Maisonette is subject to a Lease for a term of 99 years from 25 March 1966 and paying a ground rent to the freeholder of £49 per annum. Total ground rent income £196 per annum.

Landlord and Tenant Act 1987  
Offer notices for sale by auction have been served upon all lessees under Section 5 of the above act.

**Vendors Solicitors**

Hadgkiss Hughes & Beale  
83 Alcester Road  
Moseley  
Birmingham  
B13 8EB  
Telephone No - 0121 449 5050

**Ref:** Mr A Warner

**Viewings** - Not Applicable

**N.B. A contribution of £300 plus VAT will be payable by the purchaser towards the freeholders legal costs.**

**LOT 18****Freehold Ground Rent**

74-80 Townley Gardens, Birchfield,  
Birmingham B6 6LR

**Property Description**

A Freehold Ground Rent Investment secured upon a small block of Four Maisonettes located off Trinity Road and each having lock up Garage located in separate block. Each Maisonette is subject to a Lease for a term of 99 years from 25 March 1966 and paying a ground rent to the freeholder of £49 per annum. Total ground rent income £196 per annum.

Landlord and Tenant Act 1987  
Offer notices for sale by auction have been served upon all lessees under Section 5 of the above act.

**Vendors Solicitors**

Hadgkiss Hughes & Beale  
83 Alcester Road  
Moseley  
Birmingham  
B13 8EB  
Telephone No - 0121 449 5050

**Ref:** Mr A Warner

**Viewings** - Not Applicable

**N.B. A contribution of £300 plus VAT will be payable by the purchaser towards the freeholders legal costs.**



**LOT 19****Freehold Ground Rent**

66 Lomaine Drive, Kings Norton,  
Birmingham, B30 1AJ

**Ground Rent Description**

A freehold ground rent subject to a lease for a term of 99 years, commencing on 25th March 1962 and secured upon a modern town house. Lomaine Drive runs directly off Middleton Hall Road (B4121). The freeholder is entitled to receive the following ground rent: £25.00 per annum.

**Viewings** - Not Applicable

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

**Vendors Solicitors**

Adcocks Solicitors  
Chancery House  
27 Lombard Street  
Lichfield  
Staffordshire  
WS13 6DP  
Telephone No - 01543 317717

**Ref:** Mr H Adcock

**LOT 20****Freehold Vacant Possession**

127 Davey Road, Perry Barr,  
Birmingham B20 3EG

**Property Description**

A much improved end terraced house of brick construction with replacement tile clad roof occupying a corner position at the junction of Davey Road and Normandy Road. The property has recently been modernised to include UPVC double glazed windows and doors, gas fired central heating and redecoration.

**Accommodation**

Ground Floor  
Front Reception Room, Rear Reception Room, Dining Room/Playroom, Inner Hall, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor  
Stairs and Landing, Three Bedrooms.

Outside (Front) - Walled fore gardens to front and side.

Outside (Rear) - Yard and garden with gated access off Normandy Road.

**Vendors solicitors**

Lumsdons,  
223 Rookery Road,  
Handsworth,  
Birmingham, B21 9PX.  
Telephone 0121 5238431.

**Ref:** Mr R Doug.

**Viewings** -

Via Cotton s- 0121 247 2233

**LOT 21****Freehold Vacant Possession**

51 Thimblemill Road, Smethwick, West  
Midlands B67 5QP

**Property Description**

A traditional style mid terraced house of brick construction with tile clad roof set back from the road behind a small fore garden and benefitting from UPVC double glazed windows and gas fired central heating.

**Accommodation**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Rear Entrance Lobby/Veranda.  
First Floor  
Stairs and Landing, Two Bedrooms (Bedroom 2 intercommunicating), Shower Room with modern suite comprising shower cubicle, pedestal wash basin and WC.

Outside (front) - Small fore garden  
Outside (rear) - Pedestrian entry access, enclosed yard, outside WC and rear garden.

**Vendors Solicitors**

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

**Ref:** Mr A Murria

**Viewings** -

Via Cottons - 0121 247 2233

**LOT 22****Freehold Investment**

22 Silverton Road, Smethwick,  
West Midlands B67 7PH

**Property Description**

A traditional style mid terraced house of brick construction with replacement tile clad roof in presentable condition and located virtually opposite the junction with White Road. The property is currently let on an Assured Shorthold Tenancy Agreement at a rental of £325 per calendar month (£3900 per annum).

**Accommodation**

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

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

**Vendors Solicitors**

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

**Ref:** Mr K Bradley

**Viewings** -

Via Cottons - 0121 247 2233







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

**Property Description**

A semi-detached house of Wimpey 'No-Fines' construction having an interlocking tile clad roof set back from the road behind a fore garden and benefits from UPVC double glazed windows. The property is located close to the junction with Moss Lane and is situated on an estate located off Fleet Lane and containing a number of similar properties. St Helens Town Centre is within 2 miles distance and the M6 Motorway (Junction 23) is within 5 miles distance. The property is currently let on a Regulated Tenancy at a registered rental of £39.50 per week (£2054.00 per annum) and effective from 25 February 2001.

**Accommodation**

Ground Floor  
Two Reception Rooms, Kitchen.

First Floor  
Stairs and Landing, Three Bedrooms, Bathroom.

Outside - Front garden with pedestrian side access to rear garden.

**Vendors Solicitors**

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

**Ref:** Mr I Gallon

**Viewing -**

Via Cottons - 0121 247 2233



**22 Meadow Lane, Parr, St Helens,  
Lancashire WA9 3RF**

**Property Description**

A semi-detached house of 'Wimpey No-Fines' construction having an interlocking tile clad roof, set back from the road behind a fore garden. The property is located close to the junction with Pool End and is situated on an estate located off Fleet Lane and containing a number of similar properties. St Helens Town Centre is within 2 miles distance, and the M6 Motorway (Junction 23) is within 5 miles distance. The property is currently let on a Regulated Tenancy at a registered rental of £39.50 per week (£2,054.00 per annum) and effective from 8 February 2001.

**Accommodation**

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

Outside - Gardens to front, side and rear with pedestrian access.

**Vendors Solicitors**

Dickinson Dees  
St Annes Wharf  
112 Quayside  
Newcastle upon Tyne NE99 1SB  
Telephone - 0191 279 9000

**Ref:** Mr I Gallon

**Viewings -**

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**46 Leopold Avenue, Handsworth Wood,  
Birmingham B20 1ES**

**Property Description**

A substantial detached residence of brick construction with tile clad roof situated in a popular and sought after residential area and occupying an elevated position, set back from the road behind a fore garden and driveway. The property is in presentable decorative condition, having been formerly used as a residential care home and benefitting from a fitted fire detection system, emergency lighting and gas-fired central heating. Leopold Avenue leads directly off Vernon Avenue, which in turn leads off Hamstead Hill (B4124).

**Accommodation**

Ground Floor  
Reception Hall, Through Lounge, Breakfast/Kitchen, Dining Room, Sitting Room, Inner Hall, Shower Room with shower, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Five Bedrooms, Bathroom with panelled bath,

pedestal wash basin, Separate WC with WC and wash basin.

Outside - (front) - Paved driveway and a partly lawned fore garden.  
Outside (rear) - Side pedestrian access, paved patio and a large terraced lawned garden.

**Vendors Solicitors**

Bevan Ashford  
35 Colston Avenue  
Bristol  
BS1 4TT  
Telephone No - 0117 9188989

**Ref:** Mr R Harrison

**Viewings -**

Via Cottons - 0121 247 2233

On the instructions of



on behalf of the Secretary of State for Health

**8 Tudor Street, Winson Green,  
Birmingham B18 4DG**



**Property Description**

A purpose built ground floor flat forming part of a small modern development having brick outer walls, interlocking tile clad roof and benefitting from UPVC double glazed windows. The property itself is located close to the junction with Winson Street and is currently let on an Assured Shorthold Tenancy Agreement at a rental of £300 per calendar month (£3600 per annum).

**Accommodation**

Ground Floor  
Lounge/Kitchen, Inner Hall, Store cupboard, Bathroom with panelled bath, pedestal wash basin and WC, Bedroom.

Outside - Shared front garden. Allocated car parking space at the rear

**Term:** 99 Years (less 3 days)

**Commencement Date:**

12th November 1979

**Ground Rent:** £50 per annum

**Vendors Solicitors**

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

**Ref:** Mr J Lincoln Lewis

**Viewings -**

Via Cottons - 0121 247 2233

**705 Warwick Road, Tyseley,  
Birmingham B11 2HA**



**Property Description**

A traditional style mid terraced house located on Warwick Road (A41) opposite the junction with Wharfdale Road and occupying an elevated position set back behind a walled forecourt. The property is of brick construction with replacement tile clad roof and benefits from gas fired central heating and modern bathroom fittings.

**Accommodation**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC.

Outside (Front) - Paved forecourt.  
Outside (Rear) - Yard, shared pedestrian entry access and lawned garden.

**Vendors Solicitors**

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

**Ref:** Mr T Lynch

**Viewings -**

Via Cottons - 0121 247 2233



**37 Mere Road, Erdington,  
Birmingham B23 7LH**

**Property Description**

A presentable and much improved mid terraced house benefitting from gas-fired central heating and modern fitted kitchen units. Mere Road itself is positioned directly between Slade Road and George Road. The property is within approximately three quarters of a mile distance from both Erdington High Street, providing a range of local amenities and the M6 Motorway (Junction 6).

**Accommodation**

Ground Floor  
Entrance Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Cloakroom/Utility Room with WC suite.

First Floor  
Stairs and Landing, Two Double Bedrooms, Dressing Room/Study

(Intercommunicating), Bathroom with panelled bath, pedestal wash basin and WC.

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

**Vendors Solicitors**

Albion & Co  
16th Floor Kennedy Tower  
St Chads  
Queensway  
Birmingham  
B4 6JN  
Telephone No - 0121 688 5000

**Ref:** Ms S Denton

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**43 Lennox Street, Newtown,  
Birmingham B19 2PB**



**Property Description**

A modern end town house offering well laid-out accommodation and benefitting from UPVC double glazed windows, gas fired central heating and a Garage. The property is situated in a cul de sac and is located within a quarter of a mile from Birmingham Outer Ring Road (New John Street - A4540).



**Accommodation**

Ground Floor  
Reception Hall, Cloakroom with WC and wash basin, Dining/Kitchen.  
First Floor  
Stairs and Landing, Bedroom 1, Lounge.  
Second Floor  
Stairs and Landing, Bedroom 2, Bedroom 3, Bathroom with panelled bath, wash basin and WC.

Outside (front) - Tarmacadam driveway, covered entrance and single Garage.  
Outside (rear) - Yard and Garden area, brick store and pedestrian rear access.

**Vendors Solicitors**

J R Jones  
614 Stratford Road  
Sparkhill  
Birmingham  
B11 4AP  
Tel: 0121 777 7864

**Ref:** Mr Ahmed

**Viewings -**

Via Cottons - 0121 247 2233

**32 Bearwood Road, Smethwick, West  
Midlands B66 4HH**



**Property Description**

An imposing end terraced villa, double fronted with single storey bay windows and of brick construction with slate clad roof. The property is situated at the upper end of Bearwood Road virtually opposite Victoria Park and requires complete modernisation and improvement.

**Accommodation**

Ground Floor  
Entrance Hall, Two Reception Rooms, Rear Lobby with WC and Pantry off, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom.

Outside (Front) - Small walled fore garden with parking space to side.  
Outside (Rear) - Garden.

**Vendors Solicitors**

Wragge & Co  
55 Colmore Row  
Birmingham  
B3 2AS  
Telephone No - 0870 903 1000

**Ref:** Miss L Shaw

**Viewings -**

Via Cottons - 0121 247 2233



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Ickniel Port Road, Edgbaston,  
Birmingham, B16 0AA*



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