

# PROPERTY AUCTION

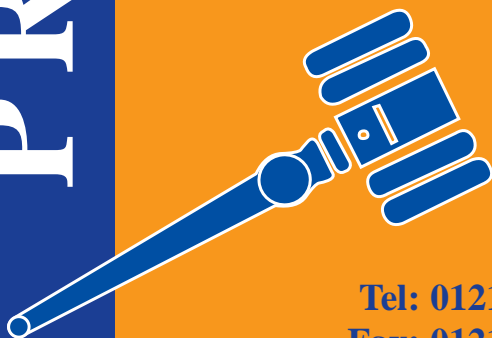
# Cottons

Chartered Surveyors

**5TH JUNE 2003**

**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](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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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 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 59 Lots

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

- 38 Freehold Vacant Residential Properties
- 10 Residential Investment Properties
- 1 Leasehold Vacant Flats/Houses
- 3 Freehold Shop Premises with Vacant Possession
- 2 Freehold Commercial Investments
- 1 Freehold Commercial Premises with Vacant Possession
- 1 Residential Development Site
- 3 Freehold Ground Rents

## ORDER OF SALE

Lot	Property	
1.	42 Jardine Road, Aston, Birmingham, B6 6HJ	Freehold Vacant Possession
2.	26 Haycroft Avenue, Alum Rock, Birmingham, B8 3LA	Freehold Vacant Possession
3.	31 Blackford Street, Winson Green, Birmingham, B18 4BN	Freehold Vacant Possession
4.	49 Hart Road, Wednesfield, Wolverhampton, WV11 3QL	Freehold Vacant Possession
5.	41 Greenrock Lane, Walsall, West Midlands, WS1 1NG	Freehold Investment
6.	27 Gerrard Close, Lozells, Birmingham, B19 2HS	Freehold Vacant Possession
7.	37 Harrowby Place, Willenhall, West Midlands, WV13 2RA	Freehold Vacant Possession
8.	43 Weoley Avenue, Selly Oak, Birmingham, B29 6PP	Freehold Vacant Possession
9.	141/141a Holly Road, Handsworth, Birmingham, B20 2BY	Freehold Part Inv/Vacant Possession
10.	155b Heathfield Road, Handsworth, Birmingham, B19 1JD	Freehold Vacant Possession
11.	126 Icknield Port Road, Edgbaston, Birmingham, B16 0BJ	Freehold Vacant Possession
12.	31 Vicarage Road, Wolverhampton, West Midlands	Freehold Vacant Possession
13.	45 Vicarage Road, Wolverhampton, West Midlands	Freehold Vacant Possession
14.	37 Bilston Road, Tipton, West Midlands	Freehold Vacant Possession
15.	11 Bryant Street, Winson Green, Birmingham, B18 4BH	Freehold Vacant Possession
16.	10 Trinity Road, Birchfield, Birmingham, B6 6AG	Freehold Vacant Possession
17.	53a Capethorn Road, off Waterloo Road, Smethwick, B66 4LY	Freehold Investment
18.	11 Sandbourne Road, Ward End, Birmingham, B8 3NT	Freehold Vacant Possession
19.	10 Nod Rise, Coventry, CV5 7HT	Freehold Vacant Possession
20.	45 Brendon Way, Nuneaton, Warwickshire	Freehold Investment
21.	130 War Lane, Harborne, Birmingham, B17 9RR	Freehold Vacant Possession
22.	225 Speedwell Road, Hay Mills, Birmingham, B25 8EU	Freehold Vacant Possession
23.	68 Phillimore Road, Washwood Heath, Birmingham	Freehold Vacant Possession
24.	208 Birmingham Road, West Bromwich, B70 6OA	Freehold Vacant Possession
25.	209 Causeway Green Road, Oldbury, West Midlands, B68 8LQ	Freehold Vacant Possession
26.	21 Eastmoor Close, Streetly, Sutton Coldfield, B74 3JS	Leasehold Vacant Possession
27.	21 Tudor Road, Camp Hill, Nuneaton, CV10 9EE	Leasehold Investment
28.	23 Tudor Road, Camp Hill, Nuneaton, CV10 9EE	Leasehold Investment



29.	850 Aldridge Road, Great Barr, Birmingham- B44 8NR	Freehold Ground Rent
30.	125 Chaffcombe Road, Sheldon, Birmingham, B26 3YB	Freehold Ground Rent
31.	96 Fifth Avenue, Bordesley Green, Birmingham, B9 5RD	Freehold Ground Rent
32.	161 Rotton Park Road, Edgbaston, Birmingham, B16 0LJ	Freehold Vacant Possession
33.	24 Holly Road, Edgbaston, Birmingham, B16 9NH	Freehold Vacant Possession
34.	350 Dudley Road, Winson Green, Birmingham, B18 4HB	Freehold Vacant Possession
35.	21 Clarendon Road, Edgbaston, Birmingham	Freehold Vacant Possession
36.	362 Dudley Road, Winson Green, Birmingham, B18 4HJ	Freehold Vacant Possession
37.	22 Summerfield Crescent, Edgbaston, Birmingham, B16 0EL	Freehold Investment
38.	Land Farmhouse Drive, Willenhall, West Midlands	Freehold Development Land
39.	20 Malt House Lane, Washwood Heath, Birmingham	Freehold Vacant Possession
40.	11 The Bull Ring, Much Wenlock, Shropshire, TF13 6HS	Freehold Vacant Possession
41.	118 Normandy House, Enfield, Middlesex	Leasehold Investment
42.	62 Dolphin Road, Sparkhill, Birmingham, B11 3LR	Freehold Vacant Possession
43.	56 Parkdale Road, Sheldon, Birmingham, B26 3UT	Freehold Vacant Possession
44.	141 St Andrews Road, Bordesley Village, Birmingham, B9 4NB	Freehold Vacant Possession
45.	121 Lea Road, Wolverhampton, West Midlands, WV3 0LQ	Freehold Part Investment
46.	56 Reservoir Road, Selly Oak, Birmingham, B16 9EF	Freehold Vacant Possession
47.	122 Lea Road, Wolverhampton, West Midlands, WV3 0LJ	Freehold Vacant Possession
48.	105 Finch Road, Lozells, Birmingham, B19 1HN	Freehold Vacant Possession
49.	133 Birchfield Road, Perry Barr, Birmingham, B19 1LH	Freehold Investment
50.	10 Birmingham Road, Oldbury, West Midlands, B69 4ED	Freehold Vacant Possession
51.	12 William Street, Brierley Hill, West Midlands	Freehold Vacant Possession
52.	440 Chester Road, New Oscott, Birmingham	Freehold Investment
53.	75 High Street, Brockmoor, Brierley Hill, West Midlands	Freehold Vacant Possession
54.	121 Willes Road, Winson Green, Birmingham, B18 4QA	Freehold Vacant Possession
55.	52 Loeless Road, Kitts Green, Birmingham, B33 9RH	Freehold Investment
56.	48 Malvern Road, Handsworth, Birmingham, B21 0AT	Freehold Vacant Possession
57.	193 Cotterills Lane, Ward End, Birmingham, B8	Freehold Vacant Possession
58.	21 Shipway Road, Hay Mills, Birmingham	Freehold Vacant Possession
59.	53 Slade Road, Sutton Coldfield, West Midlands, B75 5PA	Freehold Vacant Possession

## LOT 1

## Freehold Vacant Possession

42 Jardine Road, Aston, Birmingham B6 6HJ



### Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof requiring modernisation and improvement throughout. The property directly fronts the pavement and Jardine Road itself runs directly between Witton Road (B4140) and Trinity Road and Witton Railway Station is within approximately one third of a mile.

### Accommodation:

Ground Floor  
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Bedroom 1, Bedroom 2 (intercommunicating), Bathroom with panel bath, pedestal wash basin and WC.

### Vendors Solicitors:

Blakemores  
40 Great Charles Street  
Birmingham  
B3 2AT  
Telephone No - 0121 233 4878

**Ref:** Mr J Johnson

### Viewings:

Via Cottons – 0121 247 2233

## LOT 2

## Freehold Vacant Possession

26 Haycroft Avenue, Alum Rock, Birmingham, B8 3LA



### Property Description:

A Traditional Semi-detached house of brick construction with a hipped tile clad roof situated in a cul-de-sac off Harts Road, standing behind a hedged foregarden. The property forms part of an established residential area and requires cosmetic improvement.

### Accommodation:

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

First Floor  
Stairs and Landing, Two double Bedrooms, Bathroom

Outside: (front) Lawned foregarden with privet hedge  
(rear) Patio, rear garden with pedestrian access

### Vendors Solicitors:

Simpson & Co inc Taylors  
Norwich House  
45 Poplar Road  
Solihull  
West Midlands, B91 3AW  
Telephone No- 0121 704 1212

**Ref:** Mr D Inman

### Viewings:

Via Cottons – 0121 247 2233

# AUCTION TEAM

**Andrew J Barden MRICS**

**John Day FRICS**

**Peter C Longden FRICS**

**Mark M Ward TechRICS**

**Kenneth F Davis FRICS**

### MISREPRESENTATION ACT

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

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

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

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



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

31 Blackford Street, Winson Green,  
Birmingham B18 4BN

**Property Description:**

A traditional style mid terraced house of brick construction with a replacement tile clad roof having undergone recent redecoration throughout. The property is situated directly fronting the pavement and Blackford Street itself is located off Bryant Street which in turn leads off Winson Green Road (A4040) and Dudley Road City Hospital is within approximately half a mile distance.

**Vendors Solicitors:**

Bryan Davies & Co  
409 Bearwood Road  
Smethwick  
West Midlands  
B66 4DJ  
Telephone No - 0121 429 8041

**Ref:** Mr P Davies

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Reception Room, Inner Lobby,  
Dining Room, Kitchen, Bathroom  
with panelled bath, pedestal wash  
basin & WC.  
First Floor  
Stairs and Landing, Bedroom 1,  
Bedroom 2, Bedroom 3.  
Outside - Pedestrian gated access  
to rear, concrete yard, lawned  
garden.

**LOT 5****Freehold Investment**

41 Green Rock Lane, Bloxwich,  
Walsall WS3 1NG

**Property Description:**

A semi detached house of part rendered brick construction with slate clad roof offered in a well maintained condition and benefits from UPVC double glazing and gas-fired central heating. Green Rock Lane is located off Ingram Road and is within approximately three quarters of a mile distance from Bloxwich High Street, providing a wide range of local amenities. The property is currently let on a Shorthold Periodic Tenancy. Rental - £75.00 per week (£3,900 per annum).

**Vendors Solicitors:**

Roskell Davies & Co  
661/665 Kingstanding Road  
Kingstanding  
Birmingham B44 9RH  
Telephone No - 0121 354 1515

**Ref:** Ms J Turner

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room,  
Kitchen/Dining Room, Rear Lobby.  
First Floor  
Stairs and Landing, Three  
Bedrooms, bathroom with panelled  
bath, pedestal wash basin & WC.  
Outside (front) - Lawned fore  
garden, gated side access, Paved  
driveway providing off-road parking.  
Outside (rear) - Patio, lawned  
garden.

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

49 Hart Road, Wednesfield,  
Wolverhampton WV11 3QL

**Property Description:**

A traditional style mid terraced house of brick construction with an interlocking tile clad roof set back from the road behind a small walled fore garden. The property benefits from UPVC double glazed windows and Hart Road itself comprises of a no through road, leading off Nechells Lane.

**Vendors Solicitors:**

Baches Solicitors  
Lombard House  
Cronehills Linkway  
West Bromwich  
B70 7PL  
Telephone No - 0121 553 3286

**Ref:** Mr B Boyle

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Lounge, Dining Room, Kitchen,  
Bathroom with panelled bath,  
pedestal wash basin & WC, Rear  
Lobby  
First Floor  
Stairs and Landing, Three  
Bedrooms

Outside (front) - Small fore garden  
Outside (rear) - Yard, Patio, lawned  
garden, shared pedestrian access.

**LOT 6****Freehold Vacant Possession**

27 Gerrard Close, Lozells,  
Birmingham B19 2HS

**Property Description:**

A three storey town house situated in a cul de sac located off Gerrard Street, set back from the road behind a fore garden and requiring repair and modernisation.

**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  
Entrance Hall, Cloakroom with  
wash hand basin & WC,  
Kitchen/Dining Room.  
First Floor  
Stairs and Landing, Bedroom 1,  
Reception Room.  
Second Floor  
Stairs and Landing, Bedroom 2,  
Bedroom 3, Bathroom with  
panelled bath, wash hand basin &  
WC.  
Outside (front) - Garden  
Outside (rear) - Garden, paved  
patio, brick-built store.



**37 Harrowby Place, Willenhall,  
West Midlands WV13 2RA**



**Property Description:**  
A traditional semi-detached property of part rendered brick construction with a hipped interlocking tile clad roof. Harrowby Place is situated in a residential cul-de-sac off The Crescent, approximately half a mile distance from local amenities. The property provides well laid out accommodation and benefits from gas-fired central heating. The property requires modernisation, improvement and some structural repair.

**Accommodation:**  
Ground Floor  
Reception Hall, Reception Room, Extended Rear Reception Room, Extended Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin & WC.  
Outside (front) - Off-road parking and lawned fore garden,  
Outside (rear) - Paved and lawned gardens with side pedestrian access.

**Vendors Solicitors:**  
Law Partnership Solicitors  
Scottish Provident House  
2nd Floor 78-80 College road  
Harrow  
Middlesex  
HA1 1BQ  
Telephone No - 02084-242131

**Ref:** Mr M Mehta

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

**43 Weoley Avenue, Selly Oak,  
Birmingham B29 6PP**



**Property Description:**  
An traditional end terraced house of brick construction with concrete interlocking hipped tile clad roof. The property requires modernisation, improvement and some structural repair. Weoley Avenue is located in a popular and established residential area and within half a mile from Bristol Road (A38) providing direct access to Birmingham City Centre. Selly Oak itself is home to Birmingham University and Selly Oak Hospital, both within less than two miles distance.

**Accommodation:**  
Ground Floor  
Entrance Hall, Lounge, Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash hand basin & WC.  
Outside (front) - Lawned garden.  
Outside (rear) - Lawned garden with paved patio, brick-built store, shared vehicular access.

**Vendors Solicitors:**  
Blakemores  
40 great Charles Street  
Birmingham  
B3 2AT  
Telephone No - 0121 234 7200

**Ref:** Mr J Johnson

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



**141 & 141a Holly Road, Handsworth,  
Birmingham B20 2BY**

**Property Description:**  
A traditional three storey mid terraced house of brick construction with a replacement tile clad roof having been converted with planning consent to provide two self-contained and well laid out Flats, each with gas-fired central heating and modern kitchen fitments. The property benefits from part UPVC double glazed windows and is generally in a well maintained condition. No.141a is currently let on a Shorthold Periodic tenancy at a rental of £238.33 p.c.m. (£2859.96 p.a.).

**Accommodation:**  
No 141  
Ground Floor  
Entrance Hall, Stairs and Landing.  
First Floor  
Lounge, Dining/Kitchen, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.

Second Floor  
Stairs and Landing, Large L shaped Attic Bedroom.  
No 141a  
Ground Floor  
Reception Hall, Kitchen, Bathroom with panelled bath, pedestal wash basin, Separate WC, Lounge, Bedroom.

Outside (front) - Walled fore garden  
Outside (rear) - Pedestrian entry access to paved yard and garden.

**Vendors Solicitors:**  
Harris Cooper Walsh  
48 High Street  
Solihull  
West Midlands  
B91 3TB  
Telephone No - 0121 705 2255

**Ref:** Miss C White

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

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[www.cottons.co.uk](http://www.cottons.co.uk)  
E-mail: [auctions@cottons.co.uk](mailto:auctions@cottons.co.uk)





**155b Heathfield Road, Handsworth, Birmingham B19 1JD**

**Property Description:**

A traditional mid terraced house of rendered brick construction with a replacement tile clad roof offering presentable and well laid out accommodation having the benefit of gas-fired central heating, UPVC double glazed windows and off road parking. The property is situated in a small row of similar properties all known as Creswell Villas and is located close to the junction with Crompton Road. Local services are available at Perry Barr including the One Stop Shopping Centre and The University of Central England is also within approximately one miles distance.

**Accommodation:**

Ground Floor  
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen, Rear Lobby, Bathroom with panelled bath, Separate WC with pedestal wash basin.

**First Floor**

Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom with panelled bath, pedestal wash basin & WC, Bedroom 3.

Outside (front) - Paved fore garden providing off-road parking.  
Outside (rear) - Paved yard and garden with rear pedestrian access.

**Vendors Solicitors:**

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

**Ref:** Mr P Lugsdin

**Viewings:**

Via Cottons – 0121 247 2233

**126 Icknield Port Road, Edgbaston, Birmingham B16 OBJ**



**Property Description:**

A three storey end terraced property of brick construction with a replacement tile clad roof occupying a corner position at the junction of Icknield Port Road and Summerfield Crescent. Part of the property has formerly been let to students and the front ground floor room is currently a retail shop, however, would readily convert back to a residential use. The property provides well laid out accommodation having a single storey extension to the ground floor housing the kitchen and bathroom accommodation and furthermore the existing attic bedroom provides ample scope for subdivision into two separate rooms. Birmingham City Centre is within approximately one miles distance.

**Accommodation:**

Ground Floor  
Side Hallway, Retail Shop/Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with panelled bath, wash hand basin & WC.  
First Floor  
Stairs and Landing, Bedroom 1, Bedroom 2.  
Second Floor  
Stairs and Landing, Attic Bedroom 3 (scope for subdivision)

**Vendors Solicitors:**

Sharpes Solicitors  
4 The Avenue  
Highams Park  
London  
E4 9LD  
Telephone No - 0208 527 2388

**Ref:** Mr C Sharpe

**Viewings:**

Via Cottons – 0121 247 2233

**31a & 31b Vicarage Road, All Saints, Wolverhampton WV2 1DD**



**Property Description:**

An end terraced property of rendered brick construction with a hipped interlocking tile clad roof. The property has been converted into two Self-contained Flats and requires modernisation and improvement. The property is situated within 500 yards of the Wolverhampton Ring Road and is close to local amenities.

**Accommodation:**

Flat A - First Floor Flat (accessed via Gordon Street)  
Stairs and Landing, Reception Room, Bedroom, Kitchen, Bathroom with panelled bath, wash basin & WC.  
Flat B - Ground Floor Flat (accessed via Gordon Street)  
Reception Hall, Kitchen, Reception Room, Bedroom, Bathroom with panelled bath, wash basin & WC.  
Outside - Small rear yard, gated with access via Gordon Street.

**Vendors Solicitors:**

The Law Partnership  
Scottish Provident House  
2nd Floor  
76-80 College Road  
Harrow  
Middlesex HA1 1BQ  
Telephone No - 0208 424 2131

**Ref:** Mr Mehta

**Viewings:**

Via Cottons – 0121 247 2233

Find us on the web @

[www.cottons.co.uk](http://www.cottons.co.uk)

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



**45 Vicarage Road, All Saints,  
Wolverhampton WV2 1DD**



**Property Description:**  
A traditional end terraced house of rendered brick construction with a hipped interlocking tile clad roof converted into two Self-contained Flats, requiring modernisation and improvement throughout. The property is situated on the corner of Vicarage Road and Dartmouth Street and is within 500 yards of The Wolverhampton Ring Road.

**Accommodation:**

Ground Floor  
Communal Entrance Hall with access to ground floor flat and stairs to first floor flat.

**Flat 1**

Front Reception Room, Bedroom, Kitchen, Inner Lobby, bathroom with panelled bath, pedestal wash basin & WC.

**First Floor - Flat 2**

Reception Room, Bedroom, Kitchen, Bathroom with panelled bath, wash basin & WC.  
Outside (rear) - Small yard with side pedestrian access and dilapidated out -building.

**Vendors Solicitors:**

The Law Partnership  
Scottish Provident House  
2nd Floor  
76-80 College Road  
Harrow  
Middlesex HA1 1BQ  
Telephone No - 0208 424 2131

**Ref:** Mr Mehta

**Viewings:**

Via Cottons - 0121 247 2233



**37 Bilston Road, Tipton,  
West Midlands DY4 0BY**

**Property Description:**

A traditional detached bungalow of part rendered brick construction with a hipped tile clad roof benefitting from part double glazing, requiring complete modernisation and improvement. The property is set back from the road behind a walled fore garden.

**Accommodation:**

Ground Floor  
Reception Hall, Two Double Bedrooms, Two Rear Reception Rooms, Kitchen.  
Lower Ground Floor  
Cellar/Store (gross internal area

74.12 sq m), Glazed Veranda/Lean-to with access to rear garden.  
Outside (front) - Generous paved fore garden and off-road parking.  
Outside (rear) - Yard and garden.

**Vendors Solicitors:**

Hearne & Co Solicitors  
121 Poplar Road  
Bearwood  
West Midlands B66 4AP  
Telephone No - 0121 420 3636

**Ref:** Mr R Hearne

**Viewings:**

Via Cottons - 0121 247 2233

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Tel: 01249 822 999 Fax: 01249 822 211



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



**Property Description:**

A traditional style double fronted end terraced house occupying a corner position and of brick construction with a replacement tile clad roof. The property provides well laid out accommodation and Bryant Street itself is situated directly off Winson Green Road (A4040).

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (rear) - Yard

**Vendors Solicitors:**

Bryan Davies & Co Solicitors  
409 Bearwood Road  
Smethwick  
West Midlands B66 4DJ  
Telephone No - 0121 429 8041

**Ref:** Mr P Davies

**Viewings:**

Via Cottons - 0121 247 2233







10 Trinity Road, Birchfield, Birmingham B6 6AG

**Property Description:**

A substantial and imposing semi detached house of traditional brick and tile construction, set back from the road behind a Tarmacadam forecourt, providing generous well laid out accommodation on three floors and benefitting from gas-fired central heating and part UPVC double glazed windows. The property formerly comprised of three self-contained flats, however is currently laid out as one dwelling house with eight separate rooms which have been let to students. Local amenities are conveniently located within half a mile distance at Perry Barr including The One Stop Shopping Centre, Perry Barr Railway Station and also The University of Central England. Birmingham City Centre is within approximately two miles distance.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall with access to Cellar, Room 1, Room 2, Living Room, Kitchen, Shower Room with glazed shower, pedestal wash basin & WC.

First Floor

Stairs and Landing, Separate WC, Bathroom with panelled bath having shower over, pedestal wash basin, Room 3, Room 4, Room 5.  
Second Floor  
Stairs and Landing, Room 6, Room 7, Room 8, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Tarmacadam forecourt providing off road parking.  
Outside (rear) - Paved yard having pedestrian access, brick store and garden.

**Vendors Solicitors:**

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

**Ref:** Mr D Inman

**Viewings:**

Via Cottons – 0121 247 2233



53a Capethorn Road, off Waterloo Road, Smethwick, West Midlands B66 4LY

**Property Description:**

A single storey commercial unit situated adjacent to number 53 Capethorn Road and having vehicular access by way of a gated driveway. The property is irregular in shape and is of brick wall construction having a roller shutter door entrance. Capethorn Road itself runs directly between Waterloo Road and Bearwood Road.  
The property is currently let on a 12 month agreement to a car valeting company.  
Rental - £100 per week (£5200 per annum).

storey Workshop

Frontage - 6.63 metres (21 ft) Rear width - 13.6 metres (44 ft)  
Total Workshop area - 110 sq m (1184 sq ft) approximately  
Office - 8 sq m (85 sq ft) and WC.  
Outside (front) - Paved yard and driveway

**Vendors Solicitors:**

Hearne & Co  
121 Poplar Road  
Bearwood  
West Midlands  
B66 4AP  
Telephone No - 0121 420 3636

**Ref:** Mr R Hearne

**Viewings:**

Via Cottons – 0121 247 2233



11 Sandbourne Road, Ward End, Birmingham B8 3NT

**Property Description:**

A traditional style mid terraced house of brick construction with a slate clad roof set back from the road behind a small fore garden and requiring modernisation and improvement and repair. Sandbourne Road itself is located directly off Alum Rock Road. The property benefits from gas-fired central heating.

**Vendors Solicitors:**

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

**Ref:** Mr D Inman

**Viewings:**

Via Cottons – 0121 247 2233





**10 Nod Rise, Mount Nod, Coventry, West Midlands CV5 7HT**

**Property Description:**

A modern semi detached property having brick outer wall construction with concrete tile clad roof and comprising of a ground floor retail shop, which was formerly operated as a newsagents, along with a well laid out self-contained first floor flat over. The property benefits from part UPVC double glazed windows and the flat further benefits from gas-fired central heating. The property is situated in an established and popular residential area and Nod Rise itself is located off Broad Lane, which in turn leads off Dunchurch Highway (A45). The property may provide scope for conversion to a residential dwelling house (subject to obtaining planning approval for change of use).

**Accommodation:**

Ground Floor  
Retail Shop - 52 sq m (564 sq ft)  
Frontage - 7.75 m (25 ft)  
UPVC double glazed shop front and under stairs storage cupboard.  
Office/Store Room - 11 sq m (120 sq ft)  
Rear Veranda, Outside WC.

**Flat**

Ground Floor  
Rear Entrance Hall with Store Room/Study off.  
First Floor  
Stairs and Landing, Lounge, Kitchen with a range of modern units, Bedroom 1, Bedroom 2, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) - Paved forecourt, full length gated driveway to side.  
Outside (rear) - Single Garage, workshop, paved yard and large garden

**Vendors Solicitors:**

Brindley Twist Taaft & James  
Lowick Gate  
Siskin Drive  
Coventry CV3 4FJ  
Telephone No - 02476 531532

**Ref:** Mr S Grindlay

**Viewings:**

Via Cottons - 0121 247 2233



**45 Brendon Way, Stockingford, Nuneaton, Warwickshire CV10 8NN**

**Property Description:**

A mid terraced system built house with a pitched interlocking concrete tile roof. The property has been upgraded with UPVC double glazing and has the benefit of gas-fired central heating. The property is approached by way of pedestrian access with communal parking close by. Brendon Way is located off Ansley Road and is approximately two and a half miles from Nuneaton Town Centre, providing a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy agreement. Rental: £368.33 p.c.m. (£4420 p.a.).

**Accommodation:**

Ground Floor  
Hallway, Reception Room, Kitchen, Rear Lobby, Cloakroom.  
First Floor  
Stairs and Landing, Three Bedrooms, Bathroom with bath, wash hand basin, Separate WC.  
Outside (front) - Lawned fore garden  
Outside (rear) - Garden

**Vendors Solicitors:**

The Law Partnership  
Scottish Provident House  
2nd Floor, 76-80 College Road, Harrow, Middlesex HA1 1BQ  
Telephone No - 0208 424 2131

**Ref:** Mr Mehta

**Viewings:**

Via Cottons - 0121 247 2233

**130 War Lane, Harborne, Birmingham B17 9RR**



**Property Description:**

A traditional semi detached house of brick construction with replacement tile clad roof occupying a slightly elevated position set back from War Lane behind a small walled fore garden. The property is located opposite Milford Road within approximately half a mile distance from Harborne High Street providing a wide range of local amenities. The property requires full modernisation and improvement.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room, Dining Room, Kitchen, Bathroom with panelled bath, wash hand basin & WC.  
First Floor  
Stairs and Landing, Bedroom 1, Bedroom 2, Bedroom 3.  
Outside (front) - Walled fore garden.  
Outside (rear) - Yard with paved garden.

**Vendors Solicitors:**

Challinors Lyon Clark  
Guardian House  
Cronehills Linkway  
West Bromwich  
West Midlands B70 8SW  
Telephone No - 0121 553 3211

**Ref:** Mr P Mason

**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.



**LOT 22****Freehold Vacant Possession**

225 Speedwell Road, Hay Mills,  
Birmingham B25 8EU

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof benefiting from UPVC double glazed windows and requiring modernisation and improvement throughout. The property is set back from the road behind a small walled fore garden and is located close to the junction with Brickfield Road.

**Vendors Solicitors:**

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

**Ref:** Mr P Lugsdin**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin and WC.  
First Floor  
Stairs and Landing, Bedroom 1, Bedroom 2 (intercommunicating), Bedroom 3.  
Outside (front) - Small walled fore garden  
Outside (rear) - Yard and garden.

**LOT 24****Freehold Vacant Possession**

208 Birmingham Road, West Bromwich,  
West Midlands, B70 6QJ

**Property Description:**

A traditional three storey mid terraced property of rendered brick construction with a slate clad roof, benefiting from UPVC double glazing, but requiring cosmetic improvement throughout. The property is set back from the road behind a walled foregarden close to the Junction with Salisbury Road and within one third of a mile of West Bromwich High street and the M5 motorway network.

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Hall, Front Reception Room, Mid Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom with panelled bath, shower, WC and pedestal wash basin.  
First Floor  
Stairs and Landing, Three Bedrooms  
Family Bathroom with panelled bath, WC and wash basin  
Stairs to  
Second Floor  
Attic Bedroom

Outside (front) - Small walled foregarden with side pedestrian access to the rear  
Outside (rear) - Lawned garden

**Vendors Solicitors:**

Bryan Davies & Co  
409 Bearwood Road  
Smethwick  
West Midlands B66 4DJ  
Telephone No - 0121 429 8041

**Ref:** Mr P Davies**Viewings:**

Via Cottons – 0121 247 2233

**LOT 23****Freehold Vacant Possession**

68 Phillimore Road, Washwood Heath,  
Birmingham B8 1PS

**Property Description:**

A traditional style mid terraced house of brick construction with a replacement interlocking tile clad roof occupying an elevated position set back from the road behind a paved fore garden. Phillimore Road itself leads directly off Washwood Heath Road (A47) and is within approximately one and a half miles distance from Birmingham, City Centre. The property benefits from UPVC double glazed windows.

**Vendors Solicitors:**

Moseley Chapman & Skemp  
4 Trinity Close  
Midland Drive  
Sutton Coldfield  
West Midlands  
B72 1TX  
Telephone No: 0121 355 4537

**Ref:** Mr A Ahmed**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Lobby, Reception Room, Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Paved garden  
Outside (rear) - Lawned garden, paved yard, brick-built store, shared pedestrian access.

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

209 Causeway Green Road, Causeway Green,  
Oldbury, West Midlands B68 8LQ

**Property Description:**

A traditional style mid terraced house of brick construction with a predominantly slate clad roof set back from the road behind a small walled fore garden and offered in presentable condition. Causeway Green road itself leads directly off Wolverhampton Road (A4123) and the property is conveniently located for local amenities at Langley Green, Langley Green Rail Station and the M5 Motorway (junction 2) all within approximately three quarters of a mile distance.

**Accommodation:**

Ground Floor  
Porch Entrance, Reception Room, Dining Room, Breakfast/Kitchen, Lobby.  
First Floor  
Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom with panelled bath with shower over, pedestal wash basin & WC.  
Outside (front) - Walled fore garden.  
Outside (rear) - Paved yard with lawned garden.

**Vendors Solicitors:**

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

**Ref:** Mr A G Curtis**Viewings:**

Via Cottons – 0121 247 2233





**21 Eastmoor Close, Streetly, Sutton Coldfield, West Midlands B74 3JS**

**Property Description:**

A presentable and much improved purpose built ground floor flat forming part of a small private development located off Foley Road East (4151) and set within established and well maintained gardens. The property provides well laid out accommodation having been modernised throughout to include modern kitchen and bathroom fittings, laminate flooring to all principal rooms, part electric storage heating and UPVC double glazed windows.

**Accommodation:**

Ground Floor  
Communal Hallway with security door entry system, Reception Hall, Lounge  
Bedroom 1, Bedroom 2, Bathroom

with panelled bath with shower, pedestal wash basin & WC, Kitchen.  
Outside - Communal gardens, communal parking area.

**Term:** 999 years which commenced on 1st February 2001.

**Service Charge:** £620 p.a. (including ground rent).

**Vendors Solicitors:**

Powell & Co  
9-11 Coleshill Street  
Sutton Coldfield  
West Midlands B72 1SD  
Telephone No - 0121 355 1001

**Ref:** Mr N Humphrey

**Viewings:**

Via Cottons - 0121 247 2233

**21 Tudor Road, Camp Hill, Nuneaton, Warwickshire, CV10 9EE**



**Property Description:**

A purpose built ground floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property benefits from UPVC double glazed windows. The property is currently let on a Regulated Tenancy at a Registered Rental of £39.50 per week (£2,054 per annum) effective from 15th June 2001 (rent re-registration now due).

, rising again on 25 December 2045 to £75.00 p.a.)

**Vendors Solicitors:**

Wallace Robinson & Morgan  
6 Land Lane  
Marston Green  
Birmingham B37 7DE  
Telephone No - 0121 779 5337

**Ref:** Mr Cluety

**Viewings:**

Via Cottons - 0121 247 2233

**Accommodation:**

Ground Floor  
Reception Hall, Lounge, Two Bedrooms, Kitchen, Bathroom with bath, wash basin & WC.  
Outside (Front) - Lawned fore garden.  
Outside (rear) - Garden.

**Term:** 99 Years

**Commencement Date:** 25 December 1979

**Ground Rent:** £25.00 p.a. (rising on 25 December 2012 to £50.00 p.a.)



**23 Tudor Road, Camp Hill, Nuneaton, Warwickshire, CV10 9EE**

**Property Description:**

A purpose built ground floor maisonette situated in a small block containing three other properties and providing well laid out accommodation. Tudor Road is located off Ramsden Avenue and the property is within 2 miles distance of Nuneaton town centre providing a range of local amenities. The property benefits from UPVC double glazed windows. The property is currently let on a Regulated Tenancy at a Registered Rental of £39.50 p.w. (£2,054 per annum) effective from 15th June 2001 (rent re-registration now due).

**Accommodation:**

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

Outside (Front) - Lawned fore garden.  
Outside (rear) - Garden.

**Term:** 99 Years

**Commencement Date:** 25 December 1979

**Ground Rent :** £25.00 p.a. (Rising on 25 December 2012 to £50.00 p.a., rising again on 25 December 2045 to £75.00 p.a.)

**Vendors Solicitors:**

Wallace Robinson & Morgan  
6 Land Lane  
Marston Green  
Birmingham B37 7DE  
Telephone No - 0121 779 5337

**Ref:** Mr Cluety

**Viewings:**

Via Cottons - 0121 247 2233



**850 Aldridge Road, Great Barr, Birmingham B44 8NP**

**Description:**

A freehold ground rent secured upon a traditional semi detached property subject to a lease term of 99 years commencing September 1956.

The freeholder is entitled to receive the following:

Ground Rent: £11.00 per annum

**Viewings:**

Via Cottons - 0121 247 2233

**N.B. THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £350 PLUS VAT, AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.**

**Vendors Solicitors:**

A J Salisbury & Co  
46 High Street  
Solihull  
West Midlands B91 3TB  
Telephone No - 0121 704 4282

**Ref:** Mrs E Conkey



**LOT 30****Freehold Ground Rent**

**125 Chaffcombe Road,  
Sheldon, Birmingham  
B26 3YB**

**Description:**

A freehold ground rent subject to a lease term of 99 years, commencing on 24 June 1949, secured upon a traditional semi detached house.

The freeholder is entitled to receive the following:

Ground Rent: £6.50 per annum

**N.B. THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £350 PLUS VAT, AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.**

**Vendors Solicitors:**

Grove Tomkins Bosworth  
54 Newhall Street  
Birmingham  
B3 3QG  
Telephone No - 0121 236 9341

Ref: Mr J R Devlin

**LOT 31****Freehold Ground Rent**

**96 Fifth Avenue,  
Bordesley Green,  
Birmingham B9 5RD**

**Description:**

A freehold ground rent subject to a lease term of 99 years commencing 24 June 1943, and secured upon a traditional mid terraced property

The freeholder is entitled to receive the following:

Ground Rent: £15.00 per annum

**N.B. THE PURCHASER IS RESPONSIBLE FOR PAYMENT OF £350 PLUS VAT, AS A CONTRIBUTION TOWARDS THE FREEHOLDERS LEGAL COSTS.**

**Vendors Solicitors:**

Grove Tomkins Bosworth  
54 Newhall Street  
Birmingham  
B3 3QG  
Telephone No - 0121 236 9341

Ref: Mr J R Devlin

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

**161 Rotton Park Road, Edgbaston,  
Birmingham B16 0LJ**

**Property Description:**

A substantial and attractively designed traditional semi-detached residence of brick construction with a replacement tile clad roof offering extensive and well laid out accommodation. The property requires modernisation and improvement throughout and may provide scope for flat conversion with the potential for utilisation of the existing loft area for further accommodation (subject to obtaining relevant planning and building regulation approvals). The property is situated close to the junction with Gillott Road.

**Accommodation:**

Ground Floor  
Entrance Hall, Front Living Room, Rear Living Room, Dining Room, Bathroom with panelled bath, pedestal wash basin & WC, Separate WC, Kitchen and Lean-to.

**First Floor**

Four Bedrooms, Bathroom with panelled bath, wash hand basin & WC, Separate WC.  
Outside (front) - Tarmac driveway.  
Outside (rear) - Lawned garden, pedestrian gated access to side, shared vehicular side access, Garage located at rear of garden.

**Vendors Solicitors:**

Hearne & Co  
121 Poplar Road  
Bearwood  
West Midlands  
B66 4AP  
Telephone No: 0121 420 3636

Ref: Mr R Hearne

**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.

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17th July 2003

**CALL THE AUCTION TEAM NOW**

0121 247-2233





24 Holly Road, Edgbaston, Birmingham, B16 9NH

**Property Description:**

A substantial semi-detached period residence of brick construction with slate clad roof situated on Holly Road which comprises of a no through road leading directly off Melville Road and within less than a 1/4 of a mile from Hagley Road (A456) giving direct access to Birmingham City Centre. The property which benefits from part gas fired central heating, requires modernisation and improvement and also provides scope for conversion of the existing roof space to provide further bedrooms (subject to obtaining planning consent and building regulation approval).

**Accommodation:**

Ground Floor Entrance Hall, Reception Hall with Cellar off, Cloak

Room with WC, Front Reception Room, Rear Reception Room, Dining Room, Pantry, Kitchen, Verandah with brick built stores. First Floor Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin, separate WC. Outside (front) - Walled fore garden with pedestrian side access. Outside (rear) - Lawned garden.

**Vendors Solicitors:**

Bryan Davies & Co  
409 Bearwood Road  
Smethwick  
West Midlands B66 4DJ  
Telephone No - 0121 429 8041

**Ref:** Mr P Davies

**Viewings:**

Via Cottons - 0121 247 2233

350 Dudley Road, Winson Green, Birmingham B18 4HJ



**Accommodation:**

Ground Floor Entrance Hall, Reception Hall with Cellar off, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Shower Room with pedestal wash basin & WC. First Floor Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC. Second Floor Stairs and Landing, Attic Bedroom 4. Outside (front) - Small walled fore garden.

**Property Description:**  
A substantial mid terraced house of traditional brick construction with replacement tile clad roof occupying a slightly elevated position set back from the road behind a small fore garden and situated between the junctions of Cavendish Road and Algernon Road. The property has formerly been let as a shared house and benefits from gas-fired central heating, UPVC double glazed windows and fitted fire detection system and emergency lighting.

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

**Vendors Solicitors:**

Bryan Davies & Co  
409 Bearwood Road  
Smethwick  
West Midlands B66 4DJ  
Telephone No - 0121 429 8041

**Ref:** Mr P Davies

**Viewings:**

Via Cottons - 0121 247 2233



21 Clarendon Road, Edgbaston, Birmingham B16 9SD

**Property Description:**

A substantial period detached residence, having been converted and formerly used as a residential care home and offered in a well maintained and presentable condition, benefiting from mostly UPVC double glazed windows, gas-fired central heating, fitted fire detection system and having extensive and well laid out accommodation. Clarendon Road itself forms part of a popular residential area and is a no-through road leading directly off Vernon Road.

**Accommodation:**

Ground Floor Entrance Hall, Reception Hall with access to Cellar, Small Office, Room 1, en-suite shower room with WC and wash basin, Lounge, Dining Room, Cloakroom with WC and wash basin, Inner Hall, Kitchen with a range of units, Laundry Room. First Floor Stairs and Landing, Bathroom with panelled bath, pedestal wash basin, Separate WC, Room 2, en-suite shower room with WC and pedestal wash basin, Cloakroom with WC and pedestal wash basin, Room 3 having pedestal wash

basin, Room 4 with pedestal wash basin, Room 5 with en suite shower room having pedestal wash basin & WC, Room 6 with en-suite shower room having pedestal wash basin & WC.

Second Floor Stairs and Landing, Room 7 with en-suite shower room having pedestal wash basin and WC, Room 8 having en-suite shower room with pedestal wash basin & WC, Room 9 with pedestal wash basin, Store Room/Office, Room 10 with en-suite shower room having pedestal wash basin & WC.

Outside (front) - Full width Tarmac driveway providing multi car-parking. Outside (rear) - Pedestrian side access to a large paved patio and garden area.

**Vendors Solicitors:**

A J Salisbury Solicitors  
46 High Street  
Solihull  
West Midlands  
B91 3TB  
Telephone No - 0121 704 4282

**Ref:** Mr R Brown

**Viewings:**

Via Cottons - 0121 247 2233

WE ARE ASSEMBLING LOTS FOR OUR NEXT SALE

17th July 2003

CALL THE AUCTION TEAM NOW

0121 247-2233



**362 Dudley Road, Winson Green,  
Birmingham B18 4HJ**



**Property Description:**

A substantial three storey mid terraced house of traditional brick construction with a replacement tile clad roof occupying a slightly elevated position set back from the road behind a small walled fore garden and situated close to the junction with Algernon Road adjacent to the dentist surgery. The property has formerly been let as a shared house and benefits from gas-fired central heating, UPVC double glazed windows and fitted fire detection system and emergency lighting.

**Accommodation:**

Ground Floor  
Reception Hall with Cellar off, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Three Bedrooms, Cloakroom with WC and wash basin.  
Second Floor  
Stairs and Landing, Attic Bedroom 4.  
Outside (front) - Small walled fore

garden.  
Outside (rear) - Concrete yard, garden, shared pedestrian entry access..

**Vendors Solicitors:**

Bryan Davies & Co  
409 Bearwood Road  
Smethwick  
West Midlands B66 4DJ  
Telephone No - 0121 429 8041

**Ref:** Mr P Davies

**Viewings:**

Via Cottons – 0121 247 2233

**22 Summerfield Crescent, Edgbaston,  
Birmingham B16 OEL**



**Property Description:**

A traditional end terraced house of brick construction set back from the road behind a small fore garden. Summerfield Crescent runs between Gillott Road and Rotton Park Road. The property is currently let on an Assured Shorthold Tenancy Agreement.  
Rental - £350 per calendar month (£4200 per annum).

**Accommodation:**

Ground Floor  
Lounge, Inner Hallway, Kitchen.  
First Floor  
Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Small fore garden.  
Outside (rear) - Garden including patio.

**Vendors Solicitors:**

Law Partnership  
Scottish Provident House  
2nd Floor  
76-80 College Road  
Harrow  
Middlesex HA1 1BQ  
Telephone No - 0208 424 2131

**Ref:** Mr Mehta

**Viewings:**

Via Cottons – 0121 247 2233



**Residential Development Site situated  
between 61 and 87 Farmhouse Road,  
Shortheath, Willenhall, West Midlands.**

**Property Description:**

A parcel of freehold residential development land extending to approximately 1600 sq m (0.39 acres) and forming part of an established residential estate located off Bentley Lane, which in turn leads off High Road (A462). The site itself is close to the junction with Farmhouse Road and Threshers Drive, being adjacent to Shortheath Municipal Golf Course and public open space.

**Planning:**

Full planning consent has been granted by Walsall Metropolitan Borough Council (reference - 02/1447/FL/W3 and dated 18 December 2002) for the residential development of nine houses. We understand from the vendor that the planning application was submitted for a total of thirteen

dwellings, which we understand received planning officer support, but was refused at committee. Any potential purchasers may therefore wish to consider the planning fields procedure in order to increase the existing density.

A copy of the current planning consent is available for inspection from both the auctioneers and solicitors offices.

**Vendors Solicitors:**

Enoch Evans Solicitors  
St Pauls Chambers  
6-9 Hatherton Road  
Walsall  
West Midlands WS1 1XS  
Telephone No - 01922 720333

**Ref:** Mr J Cooke

**Viewings:**

Via Cottons – 0121 247 2233





20 & 22 Malthouse Lane, Washwood Heath, Birmingham B8 1SP

**Property Description:**

A mixed use property comprising of a former detached house which has been more recently used as office accommodation, an attached modern Garage/Workshop premises with secure yard and a plot of land known as number 22 Malthouse Lane, which was formerly occupied by a residential dwelling and, having been demolished, provides scope for either extension of the adjacent property or the construction of a new dwelling (subject to confirmation/obtaining planning consent from the local planning authority). The existing dwelling is of partly clad brick construction with tile clad roof and the garage premises are of modern steel framed construction with a corrugated roof. Part of the property benefits from gas-fired central heating and mostly UPVC double glazed windows.

**Accommodation:**

Residential Dwelling/Office  
Ground Floor  
Side Entrance Hall, Front Office - 17.4 sq m (187 sq ft)  
Rear Office - 5.4 sq m (58 sq ft)  
Kitchen - 7.5 sq m (81 sq ft)  
Lobby, Shower Room with shower,

wash basin & WC.  
First Floor  
Stairs and Landing, Room 1 - 18 sq m (196 sq ft), Room 2 (intercommunicating) 16.7 sq m (180 sq ft), Room 3 - 12.3 sq m (133 sq ft).  
Workshop/Garage Premises  
Roller shutter access to secure yard - 47 sq m (508 sq ft)  
Garage 1 - 37 sq m (402 sq ft) having roller shutter door  
Garage 2 - 76 sq m (822 sq ft) including small Kitchen Area with pedestal wash basin, Separate WC.  
Workshop/Store Room - 42.5 sq m (457 sq ft)  
Outside - Block paved forecourt/driveway providing ample off-road parking.  
No 22 Malthouse Lane  
A plot of land - Frontage - 5.3 m (17' 6") Depth 29 m (95')

**Vendors Solicitors:**  
Raymond G Wood & Co  
39 Waterloo Street  
Birmingham  
B2 5PT  
Telephone No - 0121 236 1357

**Ref:** Mr Turner

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



11 The Bull Ring, Much Wenlock, Shropshire TF13 6HS

**Property Description:**

A Grade 11 listed property of part stone wall/part timber framed construction with tile clad roof constructed in approximately the 16th Century and occupying a prominent corner position at the junction with Barrow Street. The property has formerly been used as a local convenience store, however was occupied as a residential dwelling some years ago and all interested parties should make their own enquiries at the local borough council, should change of use back to residential be required. Much Wenlock itself comprises of a charming and historic market town, having a range of local shops and amenities and is popular with tourists visiting local historic buildings including Wenlock Priory.

**Accommodation:**

Ground Floor  
Retail Shop - 59 sq m with a rectangular shape retail area having electric storage heating.

First Floor  
Stairs to Office/Store Room  
Accommodation - 36 sq m  
Further Store Room - 18 sq m including walk-in store cupboard,  
Stairs to mezzanine.  
Second Floor  
9 sq m approximately with stainless steel sink unit, Lobby, Cloakroom having WC and wash basin.  
Outside - Block paved forecourt.

**Vendors Solicitors:**

Brotherton Price Ellwood  
1ST Floor St James House  
St James Square  
Cheltenham  
Gloucester  
GL50 3PR  
Telephone No - 01242 224433  
**Ref:** Miss N Corner

**Viewings:**

Via Cottons - 0121 247 2233



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We are currently updating our mailing list so, if you require a catalogue for our next auction on 17th July 2003 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.





**LOT 41****Leasehold Investment**

118 Normandy House, Cedar Road, Enfield,  
Middlesex EN2 0BF

**Property Description:**

A twelve storey block of flats located in Enfield, Middlesex, approximately two miles from Enfield Town Centre with all the usual amenities and with views over the local area and green fields beyond. The block is located on the corner of Blossom Lane and Cedar Road. The flat benefits from UPVC double glazing and storage heating.

The property is currently let on a 5 year lease to Paddington Churches Housing Association Ltd from 29 July 2002.

Rental - £9,100 per annum.

**Vendors Solicitors:**

Lumsdon Grindley  
45a Foregate Street  
Worcester WR1 1EE  
Telephone: 01905 611 741

**Ref:** Mrs S Adams

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Communal area with lift facility to the 11th floor.  
11th Floor  
Main Reception Room, Balcony, Kitchen, Bathroom, Two Bedrooms.  
Outside - Communal parking and lawned communal area.

**Lease Details:** Refer to solicitors.  
**Ground Rent:** £10 per annum  
**Service Charge:** £530.20 (2003)

**LOT 43****Freehold Vacant Possession**

56 Parkdale Road, Sheldon,  
Birmingham B26 3UT

**Property Description:**

A traditional semi detached house of part pebble dash rendered brick construction with a hipped interlocking tile clad roof requiring modernisation and improvement throughout. The property is set back behind a lawned fore garden. Parkdale Road is situated off Cranes Park Road and forms part of an established residential area.

**Vendors Solicitors:**

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

**Ref:** Mrs C White

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Reception Hall, Through Lounge/Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.  
Outside (front) - Lawned fore garden with side pedestrian access.  
Outside (rear) - Lawned garden.

**LOT 42****Freehold Vacant Possession**

62 Dolphin Road, Sparkhill,  
Birmingham B11 3LR

**Property Description:**

A traditional style mid terraced house of brick construction with a replacement tile clad roof requiring full modernisation and improvement throughout. The property is set back behind a small walled fore garden and is situated in an established residential area located off Warwick Road (A41) and providing access to Birmingham City Centre and Solihull. A wide range of local amenities are available on Stratford Road (A34).

**Vendors Solicitors:**

J Y Holt & Sellars  
26 High Street  
Harborne  
Birmingham  
B17 9NG  
Telephone No - 0121 427 3401

**Ref:** Mr R S Mallatratt

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room, Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Three Bedrooms.  
Outside (Front) - Paved walled fore garden  
Outside (rear) - Brick paved yard, Outside WC, brick store with lawned garden.

**LOT 44****Freehold Vacant Possession**

141 St Andrews Road, Bordesley Village,  
Birmingham, B9 4NB

**Property Description:**

A presentable modern detached house of cavity brick wall construction with tile clad roof, and provides well laid out accommodation, benefiting from gas fired central heating and part double glazing. The property is situated in a cul-de-sac and St Andrews Road leads directly off Watery Lane Middleway providing access to both Birmingham City Centre and M6 Motorway.

Outside: (front) Foregarden with tarmacadam driveway, gated side access.  
(rear) Paved garden

**Vendors Solicitors:**

Albion & Co  
16th Floor  
1 Snowhill Plaza  
St Chads Queensway  
Birmingham, B4 6JN  
Telephone No- 0121 688 5000

**Ref:** Mrs S O'Toole

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance Porch, Lounge with doors leading to Dining Room,  
Bedroom/Study with built in wardrobes. Breakfast Kitchen with a range of modern fitted units, separate WC.

First Floor  
Stairs and Landing, Three Bedrooms the master bedroom with ensuite, including shower, WC and wash basin. Fully tiled bathroom with panelled bath, pedestal wash basin and WC.



**LOT 45****Freehold Investment**

121 Lea Road, Pennfields,  
Wolverhampton WV3 0LJ

**Property Description:**

A substantial traditional semi detached house of brick construction with interlocking tile clad roof set back from the road behind a walled forecourt and benefitting from gas-fired central heating. Lea Road itself forms part of an established residential area and runs directly between Birches Barn Road (B4161) and Penn Road (A449). Wolverhampton City Centre is within approximately one miles distance, providing a wide range of local amenities.

The property has been previously let to students and three rooms are currently let on Informal Assured Shorthold Tenancies.

Rental £35.00 per week per person.

**Vendors Solicitors:**

Refer to Agents

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Utility Area, Separate WC.  
First Floor  
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.

Outside (front) - Paved area  
Outside (rear) - Garden, paved yard and shed.

**LOT 47****Freehold Vacant Possession**

122 Lea Road, Pennfields, Wolverhampton WV3 0LJ

**Property Description:**

A substantial traditional semi detached house of brick construction with interlocking tiled roof requiring modernisation and improvement.

The property is set back from the road behind a walled forecourt and benefits from gas-fired central heating. Lea Road itself forms part of an established residential area and runs directly between Birches Barn Road (B4161) and Penn Road (A449). Wolverhampton City Centre is within approximately one miles distance, providing a wide range of local amenities.

The property has been previously let to students.

**Accommodation:**

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

bath, pedestal wash basin & WC.  
Outside (front) - Paved area  
Outside (rear) - Garden, paved yard  
Outside WC, Brick-built store

**Vendors Solicitors:**

Refer to Agents

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 48****Freehold Vacant Possession**

105 Finch Road, Lozells, Birmingham B19 1HN

**Property Description:**

A substantial period built residence of brick construction with a slate clad pitched roof occupying a corner position at the junction with Roland Road and set back behind a forecourt parking area. Finch Road itself leads directly off Heathfield Road and the property is within less than a mile distance from Perry Barr, providing local amenities including the One Stop Shopping Centre and also the University of Central England. The property benefits from gas-fired central heating and provides generous well laid out accommodation including five bedrooms.

fitted units, Utility Room, Cellar.

First Floor  
Stairs and Landing, Shower Room having shower and wash basin, Three Double Bedrooms, Bathroom with panelled bath, wash basin & WC.

Second Floor  
Stairs and Landing, Two Double Bedrooms.

Outside (front) - Tarmacadam Forecourt, providing off-road parking.  
Outside (rear) - Small garden.

**Vendors Solicitors:**

J R Jones Solicitors  
614-616 Stratford Road  
Sparkhill, Birmingham B11 4AP  
Telephone No - 0121 777 7864

**Ref:** Mrs M Ali

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 46****Freehold Vacant Possession**

56 Reservoir Road,  
Selly Oak,  
Birmingham B29 6TF

**Property Description:**

A traditional semi detached house of rendered brick construction with hipped tile clad roof located in a popular and well established residential area. The property requires modernisation and improvement.

**Vendors Solicitors:**

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

**Ref:** Mrs E Ball

**Viewings:**

Via Cottons – 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room, Dining Room, Kitchen.  
First Floor  
Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom with panelled bath, wash hand basin & WC.

Outside (front) - Paved driveway providing off road parking for two cars.

Outside (rear) - Paved yard, lawned garden, paved patio, brick-built store.





133 Birchfield Road, Perry Barr, Birmingham B19 1LH

**Property Description:**

A substantial three storey brick built mid terraced house having a replacement tile clad roof and occupying a slightly elevated position set back from the pavement behind a small walled fore garden. The property is located approximately three quarters of a mile from local amenities at Perry Barr, including the One Stop Shopping Centre, Perry Barr Railway Station and also The University of Central England and benefits from gas-fired central heating, a fitted fire detection system and emergency lighting. The property provides established student accommodation and is currently let to seven students, furnished, until 30 June 2003, each paying a rental of £46.50 per week. Total Current Rental Income - £325.50 per week (£16,926 per annum).

**Accommodation:**

Ground Floor  
Reception Hall with access to Cellar, Lounge, Two Shower Rooms, Separate WC, Bedroom 1, Dining/Kitchen with a range of laminate units.

First Floor  
Stairs and Landing, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Bathroom with panelled bath, wash basin & WC, Cloakroom with WC and wash basin.  
Second Floor  
Stairs and Landing, Bedroom 6, Bedroom 7.  
Outside (front) - Small walled fore garden, pedestrian entry access to rear.  
Outside (rear) - Yard and garden.

**Vendors Solicitors:**  
Paul Reynolds Solicitors  
18 High Street  
Bidford on Avon  
Alcester  
B50 4BU  
Telephone No - 01789 772955

**Ref:** Mr I Williams

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

10 Birmingham Road, Oldbury, West Midlands, B69 4ED



**Property Description:**

A mid terraced property of rendered brick construction with a slate tile clad roof, previously used as office accommodation, and requires modernisation and improvement. The property fronts the Birmingham Road, close to the junction with Broadwell Road within a quarter of a mile of Oldbury Town Centre and within three miles of the M5 Motorway Network.



**Accommodation:**

Ground Floor  
Entrance Hall, Front Sales Area - 21.7 sq m (234 sq ft)  
Rear Office - 6.3 sq m (68 sq ft), Kitchen and, WC  
First Floor  
Front Office - 10.26 sq m (110 sq ft)  
Rear Office - 7.3 sq m (79 sq ft)  
Outside (front) - Pedestrian access to small side yard

**Vendors Solicitors:**

Woodhouse & Co Solicitors  
22 Waterloo Road  
Wolverhampton  
WV1 4DL  
Telephone No - 01902 773616

**Ref:** Mr A J Woodhouse

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

12 William Street, Brierley Hill, West Midlands DY5 3XH



**Property Description:**

A traditional end terraced property of rendered brick construction with an interlocking tile clad roof requiring complete modernisation and improvement throughout. The property is situated off Moor Street and is within 500 yards of local amenities.

**Accommodation:**

Ground Floor  
Front Reception Room, Side Entrance Hall, Cellar, Rear Reception Room, Veranda, Kitchen, Bathroom with panelled bath, pedestal wash basin & WC.  
First Floor  
Two Double Bedrooms.  
Outside - With side pedestrian access to outside rear, lawned and paved garden.

**Vendors Solicitors:**

Lin & Co  
95 Chester Road  
Sutton Coldfield  
West Midlands  
B73 5BA  
Telephone: 0121 244 2300

**Ref:** Mr R Mason

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



**LOT 52****Freehold Investment**

440 Chester Road, New Oscott, Sutton  
Coldfield, West Midlands B73 5BS

**Property Description:**

A ground floor Retail Shop, along with a freehold ground rent investment secured upon three flats, all contained within a three storey brick built premises having a slate clad roof and forming part of a busy retail parade fronting Chester Road (A452) directly between the junctions with College Road and Windsor Road. The ground floor shop is currently trading as The Sun Lounge Tanning Salon.

**PAINTER · SALTER**

**Investment Income**

Ground Floor Shop  
Let on a Periodic Tenancy under The Landlord and Tenant Act 1954 (part 11) at a rental of £400 per calendar month (£4800 per annum)  
Freehold Ground Rents  
Each flat is subject to a long lease for a term of 99 years which commenced on 25 December 1984 at a ground rent of £75 p.a. per flat.

Ground Rent Income: £225 p.a.  
Total Income: £5025 p.a.

**Accommodation:**

Ground Floor  
Shop Unit - 28 sq m (300 sq ft) including Reception Area, Three Tanning Rooms, WC.  
Frontage - 3.42 m (11 ft)

**Vendors Solicitors:**

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

Ref: Mr R G Brindley

**Viewings:**

Via Cottons - 0121 247 2233

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

75 High Street, Brockmore, Brierley Hill,  
West Midlands DY5 3JA

**Property Description:**

A traditional mid terraced property with tile clad roof benefiting from double glazing and gas-fired central heating. The property forms part of a small terrace of similar properties located off the High Street and provides private off-road parking to the front.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen, Inner Lobby, Bathroom with panelled bath, pedestal wash basin & WC.  
First Floor  
Two Double Bedrooms.  
Outside (front) - Gated off-road parking with side pedestrian access to the rear.  
Outside (rear) - Shared paved yard.

**Vendors Solicitors:**

The Law Partnership  
Scottish Provident House  
2nd Floor  
76-80 College Road  
Harrow  
Middlesex HA1 1BQ  
Telephone No - 0208 424 2131

Ref: Mr Mehta

**Viewings:**

Via Cottons - 0121 247 2233

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

121 Willes Road, Winson Green,  
Birmingham B18 4QA

**Property Description:**

A traditional end terraced house of partly clad brick construction with replacement tile clad roof set back behind a small paved forecourt. Willes Road itself runs directly between Handsworth New Road and Bacchus Road.

**Accommodation:**

Ground Floor  
Front Reception Room, Rear Reception Room, Kitchen.  
First Floor  
Stairs and Landing, Two Bedrooms, Bathroom with bath, wash basin & WC.  
Outside (front) - Small paved forecourt, pedestrian side access to rear.  
Outside (rear) - Garden.

**Vendors Solicitors:**

Bryan Davies & Co  
40 Bearwood Road  
Smethwick  
West Midlands B66 4DJ  
Telephone No - 0121 429 8041

Ref: Mr P Davies

**Viewings:**

Via Cottons - 0121 247 2233



**LOT 55****Freehold Investment**

52 Loeless Road, Kitts Green,  
Birmingham, B33 9RH

**Property Description:**

An end of terraced house having brick outer walls with an interlocking tile clad roof set behind a paved fore garden with a driveway to side, and benefits from UPVC double glazed windows. Loeless Road leads off Folliot Road and the property is currently let on an Assured Shorthold Tenancy agreement, expiring on 1 July 2003, producing £368.00 per calendar month (£4416.00 per annum)

**Accommodation:**

Ground Floor  
Porch Entrance with stairs off,  
Reception Room with walk in  
cupboard off, Kitchen, Lobby, WC  
and Store.  
First Floor  
Bedroom 1, Bedroom 2, Bathroom  
with panelled bath, pedestal wash  
basin & WC and airing cupboard.  
Outside (front) - Paved foregarden  
with hedge, driveway to side.  
Outside (rear) - Small paved yard  
and rear garden with vehicular  
access.

**Vendors Solicitors:**

Simpson & Co inc Taylors  
Norwich House  
45 Poplar Road  
Solihull  
West Midlands, B91 3AW  
Telephone No- 0121 704 1212

**Ref:** Mr D Inman

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 57****Freehold Vacant Possession**

193 Cotterills Lane, Ward End,  
Birmingham B8 3RY

**Property Description:**

A traditional style part rendered brick built mid terraced house having a replacement tile clad roof and set back from the road behind a lawned fore garden. The property benefits from UPVC double glazed windows and rear vehicular access.

**Accommodation:**

Ground Floor  
Entrance Hall, Lounge/Dining  
Room, Kitchen, rear Lobby,  
Bathroom with panelled bath,  
pedestal wash basin & WC.  
First Floor  
Stairs and Landing, Bedroom 1,  
Bedroom 2 (intercommunicating),  
Bedroom 3.

Outside (front) - Lawned garden.  
Outside (rear) - Lawned garden,  
gated pedestrian access, concrete  
yard, Garage, Shared vehicular  
access.

**Vendors Solicitors:**

Caffrey & Co  
516 Coventry Road  
Small Heath  
Birmingham  
B10 0UN  
Telephone No - 0121 772 3222

**Ref:** Mr Z Khan

**Viewings:**

Via Cottons – 0121 247 2233

**LOT 56****Freehold Vacant Possession**

48 Malvern Road, Handsworth,  
Birmingham B21 OAT

**Property Description:**

A traditional end terraced house of brick construction with replacement tile clad roof occupying a slightly elevated position at the junction of Malvern Road and Belmont Road. Malvern Road itself leads directly off Holyhead Road (A41) close to the junction with Island Road. The property benefits from part UPVC double glazed windows and gas fired central heating, and requires some modernisation and cosmetic improvement.

**Accommodation:**

Ground Floor  
Entrance Hall, Front Reception  
Room, Rear Reception Room,  
Kitchen, Veranda.  
First Floor  
Bedroom 1, Bedroom 2, Bathroom  
with panelled bath, pedestal wash  
basin & WC.  
Outside (front) - Fore garden.  
Outside (rear) - Garden, Pedestrian  
gated access.

**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

**LOT 58****Freehold Vacant Possession**

21 Shipway Road, Hay Mills,  
Birmingham B25 8DS

**Property Description:**

A traditional style mid terraced house of rendered brick construction with slate clad roof directly fronting the pavement and situated in a cul de sac located off Coventry Road (A45) between the junctions of Heybarnes Circus and Berkeley Road East. The property requires modernisation and cosmetic improvement.

**Accommodation:**

Ground Floor  
Entrance Hall, Front Reception  
Room, Rear Reception Room,  
Kitchen, Bathroom.  
First Floor  
Stairs and Landing, Bedroom 1,  
Bedroom 2.  
Outside (rear) - Shared pedestrian  
entry access, yard and garden.

**Vendors Solicitors:**

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

**Ref:** Mr E Ribchester

**Viewings:**

Via Cottons – 0121 247 2233





**53 Slade Road, Roughley, Sutton Coldfield, West Midlands B75 5PA**

**Property Description:**

A traditional style semi detached house of brick construction with an interlocking tile clad hipped roof requiring full modernisation and repair. The property is situated in an established and popular residential area set back from Slade Road (B4151) behind a fore garden and is conveniently situated for local amenities at Mere Green being approximately three quarters of a mile distance.

wash hand basin & WC.  
Outside (front) - Overgrown fore garden, pedestrian side access to rear.  
Outside (rear) - Overgrown rear garden.

**Vendors Solicitors:**

Eastleighs  
The Manor Office  
Victoria Street  
Paignton  
Devon  
TQ4 5DW  
Telephone No - 01803 559257

**Ref:** Mr D Wilkinson

**Viewings:**

Via Cottons - 0121 247 2233

**Accommodation:**

Ground Floor  
Entrance Hall, Reception Room, Dining Room, Kitchen.  
First Floor  
Bedroom 1, Bedroom 2, Bedroom 3, Bathroom with panelled bath,

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