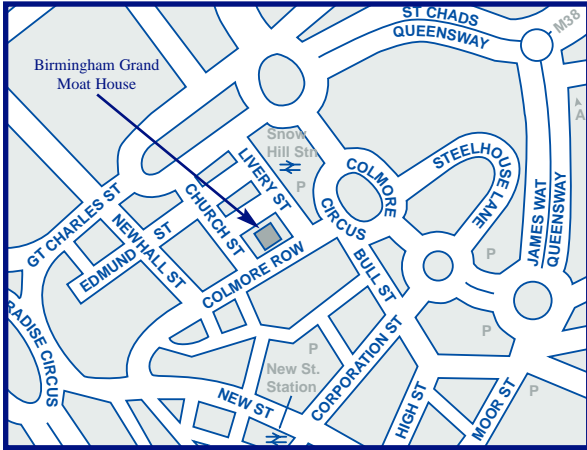


Location

*Birmingham Grand Moat House
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Cottons



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PROPERTY AUCTION

Cottons

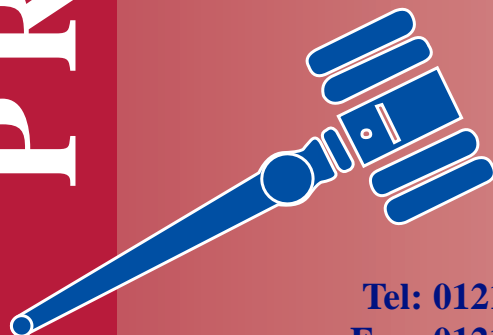


Chartered Surveyors

14TH DECEMBER 2001

AT 11.00 AM

**GROSVENOR SUITE
BIRMINGHAM GRAND
MOAT HOUSE**



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Fax: 0121 247 1233

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IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

CONDITION OF SALE

Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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

AUCTIONEERS ADVICE

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

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

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

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

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

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

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

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

8. 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.

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.

Cottons

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Cottons have been auctioning property in the city now for well in excess of 50 years and during that time they have successfully disposed of many hundreds of properties under the hammer.

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Cottons also operate a comprehensive insurance service for property owners through both their residential and commercial block policies.

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14th March 2002

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Auction Sale

of 80 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with freehold land, residential development opportunities and freehold ground rents comprising:

- 24 Residential Investment Properties
- 22 Freehold Vacant Houses
- 6 Leasehold Vacant Flats/Houses
- 1 Residential Building Plot
- 2 Residential Development opportunities
- 6 Freehold Commercial Premises with Vacant Possession
- 16 Freehold Ground Rent Investments
- 3 freehold Parcels of Land

Lots 65-80 will not be offered before 1.00 PM

ORDER OF SALE

Lot	Property	
1.	132 Davey Road, Perry Barr, Birmingham	Vacant Possession
2.	74 Station Road, Erdington, Birmingham	Vacant Possession
3.	53 Piddock Road, Smethwick, West Midlands	Investment
4.	111 Middleton Hall Rd, Kings Norton, B'ham	Vacant Possession
5.	113 Sisefield Road, Kings Norton, Birmingham	Vacant Possession
6.	17 Chalfont Road, Handsworth, Birmingham	Vacant Possession
7.	50 Membury Road, Washwood Heath, B'ham	Investment
8.	23 Arden Road, Smethwick, West Midlands	Investment
9.	162 Boulton Road, Handsworth, Birmingham	Investment
10.	1694 Pershore Road, Cotteridge, Birmingham	Vacant Possession
11.	20 Westbourne Grove, Victoria Rd, Handsworth	Investment
12.	29 Trinity Street, West Bromwich, W Midlands	Investment
13.	27 Swan Crescent, Oldbury, West Midlands	Vacant Possession
14.	25 Manderville House, Walnut Way, Northfield	Vacant Possession
15.	77 Harringay Road, Kingstanding, Birmingham	Investment
16.	271 Great Lister Street, Aston, Birmingham	Vacant Possession
17.	Maryville Garage, Black Bourton Rd, Carterton	Garage/Workshop
		Redevelopment Opportunity
18.	94-101 Cheapside, Digbeth, Birmingham	Vacant Possession
		Investment
19.	37 Chartist Road, Washwood Heath, B'ham	Investment
20.	38 Gadsby Street, Nuneaton, Warwickshire	Vacant Possession
21.	4 Gower Street, Wolverhampton	Investment
22.	Land Dibdale Road, Dudley, West Midlands	Freehold Land
23.	Plot I Kimpton Bottom, Harpenden, Herts	Freehold Land
24.	Plot J Kimpton Bottom, Harpenden, Herts	Freehold Land
25.	22 Spring Cottages, Furlong Lane, Halesowen	Vacant Possession
26.	299 Rotton Park Rd, Edgbaston, Birmingham	Development Opportunity
27.	160 Selsey Road, Edgbaston, Birmingham	Vacant Possession
28.	123 Anchor Road, Longton, Stoke on Trent	Vacant Possession
29.	61 Brisbane Road, Smethwick, West Midlands	Investment
30.	17 Bracken Croft, Chelmsley Wood, B'ham	Investment
31.	Land The Crescent, off Queslett Rd, Great Barr	Building Plot
32.	Rose Cottage, 1 Bretts Lane, Roade, Northants	Vacant Possession
33.	100 Birkenshaw Road, Great Barr, Birmingham	Vacant Possession
34.	63 Greswolde Road, Sparkhill, Birmingham	Vacant Possession
35.	14 Ivanhoe Road, Dudley, West Midlands	Investment
36.	13/15 Gravelly Hill North, Erdington, B'ham	Vacant Possession
37.	188 Uplands Road, Handsworth, Birmingham	Vacant Possession
38.	44 Woodwells Road, Ward End, Birmingham	Vacant Possession



- | | |
|---|-------------------------|
| 39. 14 Winston Close, Wood End, Coventry | Vacant Possession |
| 40. 37 Beaumont Road, Blackheath, Halesowen | Investment |
| 41. 59 Bristol Road, Edgbaston, Birmingham | Vacant Possession |
| 42. 37 Arthur Street, Barrow in Furness, Cumbria | Vacant Possession |
| 43. 93 Chester Road, West Bromwich, W Midlands | Investment |
| 44. 34 Coplow Street, Ladywood, Birmingham | Vacant Possession |
| 45. 266 Newbury Lane, Oldbury, West Midlands | Vacant Possession |
| 46. 42 Hardy Road, Walsall, West Midlands | Vacant Possession |
| 47. 148 Farren Road, Northfield, Birmingham | Vacant Possession |
| 48. 68 Dowar Road, Longbridge, Birmingham | Vacant Possession |
| 49. Newton House, Heath Lane, West Bromwich | Development Opportunity |
| 50. 39 North Street, Dudley, West Midlands | Investment |
| 51. 40 North Street, Dudley, West Midlands | Investment |
| 52. 27 Station Road, Kings Heath, Birmingham | Vacant Possession |
| 53. 29 Anderson Road, Bearwood, West Midlands | Investment |
| 54. 104 Birmingham Road, Oldbury, West Midlands | Investment |
| 55. 120 Dudley Road East, Oldbury, West Midlands | Vacant Possession |
| 56. Former Church Hall, Rear of 30 John St, Lozells | Vacant Possession |
| 57. Flat 5, 369 Heath Way, Shard End, Birmingham | Investment |
| 58. 94 Chartist Road, Washwood Heath, B'ham | Investment |
| 59. 85 Green Lawns, St Marks Rd, Tipton, W Mids | Investment |
| 60. 41 Lyme Road, Meir, Stoke on Trent | Vacant Possession |
| 61. 65 Old Heath Road, Wolverhampton | Investment |
| 62. 40 Hallowell Road, Edgbaston, Birmingham | Vacant Possession |
| 63. Flat 4, 4 Selborne Rd, Handsworth Wood | Investment |
| 64. 237 West Bromwich Road, Walsall, W Midlands | Investment |
| 65. 18 Lowlands Avenue, Streetly, Sutton Coldfield | Freehold Ground Rent |
| 66. 33 Frankburn Street, Streetly, Sutton Coldfield | Freehold Ground Rent |
| 67. 327 Heather Road, Small Heath, Birmingham | Freehold Ground Rent |
| 68. 16 Mayfield Road, Streetly, Sutton Coldfield | Freehold Ground Rent |
| 69. 3 Chasewater Way, Norton Canes, Cannock | Freehold Ground Rent |
| 70. 22 Mayfield Road, Streetly, Sutton Coldfield | Freehold Ground Rent |
| 71. 124 Shady Lane, Great Barr, Birmingham | Freehold Ground Rent |
| 72. 24 Mayfield Road, Streetly, Sutton Coldfield | Freehold Ground Rent |
| 73. 4 Cherry Tree Walk, Stourport on Severn | Freehold Ground Rent |
| 74. 26 Mayfield Road, Streetly, Sutton Coldfield | Freehold Ground Rent |
| 75. 31 Common Lane, Sheldon, Birmingham | Freehold Ground Rent |
| 76. 9 Ferndale Road, Streetly, Sutton Coldfield | Freehold Ground Rent |
| 77. 4 Masefield Close, Lichfield, Staffs | Freehold Ground Rent |
| 78. 20 Ferndale Road, Streetly, Sutton Coldfield | Freehold Ground Rent |
| 79. 203 Knowle Road, Sparkhill, Birmingham | Freehold Ground Rent |
| 80. 33 Northside Drive, Streetly, Sutton Coldfield | Freehold Ground Rent |

LOT 1

Freehold Vacant Possession



132 Davey Road, Perry Barr, Birmingham B20 3EG

Property Description:

A traditional style mid-terraced villa of brick construction with replacement tile clad roof, set back from the road behind a small fore garden. Davey Road is located directly between Normandy Road and Aston Lane (A4040) and the property is within approximately three quarters of a mile distance from both Witton Railway Station and The University of Central England.

Accommodation:

Ground Floor
Two Reception Rooms, Lobby, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (Front) – Walled fore garden, pedestrian entry access to rear.
Outside (Rear) – Brick built store and WC.

Vendors Solicitors:

Phillips Solicitors,
Town Gate, 38 London Street,
Basingstoke,
Hampshire RG21 7NY
Telephone No – 01256 460830

Ref: Mr A G Preshaw

Viewings:

Via Cottons – 0121 247 2233

LOT 2

Freehold Vacant Possession



74 Station Road, Erdington, Birmingham B23 6UG

Property Description:

A prominent Corner Retail Shop with Self-contained flat/living accommodation over, situated at the junction of Station Road (B4531) and Gravelly Lane (B4142). The property is of brick construction with slate clad roof and requires general modernisation and repair. Station Road itself contains a range of local shops and amenities and Erdington Railway Station is within 150 metres, giving direct access to Birmingham City Centre being approximately three and a half miles distant.

Accommodation:

Ground Floor
Shop/Retail Area
33 sq m (355 sq ft) with double display window and return frontage along Gravelly Lane.
Workshop 1 16 sq m (173 sq ft)
Workshop 2 6.4 sq m (69 sq ft)

Workshop 3 11 sq m (120 sq ft)
Side Entrance Hall with access to both Cellar and Flat/Living
Accommodation
First Floor
Stairs and Landing, Lounge, Bedroom, Kitchen, Shower Room with shower, pedestal wash basin and WC.
Outside – Small enclosed yard to the rear.

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

AUCTION TEAM

Andrew J Barden MRICS

John Day FRICS

Peter C Longden FRICS

Mark M Ward TechRICS

Kenneth F Davis FRICS

Geoffrey F Mander

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.

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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 Investment**

**53 Piddock Road, Smethwick,
West Midlands B66 3BL**

**Property Description:**

A traditional style end terraced house of brick construction and benefitting from majority double glazed windows and gas fired central heating. Piddock Road is located directly off High Street (A4030).
The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 6 months.

Rental: £433.33 pcm (£5,200.00 per annum).

Accommodation:

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

Outside (front) – Small walled fore garden
Outside (rear) – Garden.

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham B21 9QL
Telephone – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233

LOT 4**Leasehold Vacant Possession**

**111 Middleton Hall Road, Kings Norton,
Birmingham B30 1AN**

Property Description:

A well-laid out maisonette situated on the ground floor of a purpose built block containing three other properties and benefitting from UPVC double glazed windows, electric heating and garage. The property is set back from Middleton Hall Road (B4121) behind a lawned fore garden and is within half a mile distance of both Cotteridge Shopping Centre, providing a range of local amenities and also Kings Norton Railway Station.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Bathroom with panelled bath having shower over, pedestal wash basin

and WC, Double Bedroom, Lounge, Kitchen with a range of modern fittings.

Outside – Communal gardens, driveway to Garage.

Term: 75 years commencing 25th March 1982

Ground Rent: £40.00 per annum

Service Charge: £200 per annum

Vendors Solicitors:

Painters
1 New Street
Stourport-on-Severn
Worcestershire DY13 8UN
Telephone No – 01299 822033

Ref: Mr W R Painter

Viewings:

Via Cottons – 0121 247 2233

LOT 5**Freehold Vacant Possession**

**113 Sisefield Road, Kings Norton, Birmingham
B38 9JB**

**Property Description:**

A semi-detached property having rendered elevations and tile clad roof situated off Sisefield Road and accessed by way of a short pedestrian walkway. The property has been converted to provide Two Self-contained Flats, each having two bedrooms and benefitting from mostly double glazed windows.

Accommodation:

Ground Floor
Glazed Porch, Shared Reception Hall
Flat 1
Lounge, Two Bedrooms, Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite.
First Floor
Flat 2
Stairs and Landing, Lounge, Two Bedrooms, Kitchen, Shower Room with shower cubicle, vanity wash basin, Separate WC with WC suite.

Outside (Front) – Shared fore garden, side pedestrian access to rear.
Outside (Rear) – Patio and garden.

Vendors Solicitors:

Silks
368 High Street
Smethwick
West Midlands B66 3PG
Telephone – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

LOT 6**Freehold Vacant Possession**

**17 Chalfont Road, Handsworth,
Birmingham B20 3RF**

Property Description:

A detached house situated in a cul de sac located directly off Hutton Road, of brick construction with part rendered elevations and a tile clad roof. The property is in need of extensive modernisation and repair.

Stairs to Attic Bedroom.
Outside (Front) – Concrete forecourt with Tarmac driveway to side.
Outside (Rear) – Yard and garden with substantial Garage/Workshop.

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 7**Freehold Investment**

**50 Membury Road, Washwood Heath,
Birmingham B8 1QL**

**Property Description:**

Traditional style mid terraced house of brick construction with tile clad roof, set back behind a walled fore garden. Membury Road is located directly off Washwood Heath Road (A47).

The property is currently let on an Assured Tenancy, which has been created upon the expiry of the tenant's long leasehold interest.

Rental: £295.00 pcm (£3,540.00 per annum).

**Accommodation:**

Ground Floor
Reception Hall, Living Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with WC.
Outside (front) – Small walled fore garden.
Outside (rear) – Brick built store, yard, shared pedestrian access and garden.

Vendors Solicitors:

Martineau Johnson
St Phillips House
St Phillips Place
Birmingham
B3 2PP
Telephone – 0121 200 3300

Ref: Ms Y Boddey

Viewings:

Via Cottons – 0121 247 2233

LOT 9**Freehold Investment**

**162 Boulton Road, Handsworth,
Birmingham B21 ORE**

**Property Description:**

A traditional style mid terraced house of brick construction with tile clad roof, set back from the road behind a small walled fore garden. Boulton Road (A4040) is located directly off Soho Road (A41).

The property is currently let on four separate Assured Shorthold Tenancy Agreements at the following rentals:

Room 1 - £130.00 pcm
Room 2 - £130.00 pcm
Room 3 - £195.00 pcm
Room 4 - £108.33 pcm
Total - £563.33 pcm (£6,759.96 per annum).

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front Reception Room, Rear Reception Room, Kitchen, Bathroom with bath, wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) – Front walled fore garden.
Outside (rear) – Yard with shared pedestrian access.

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 8**Freehold Investment**

**23 Arden Road,
Smethwick, West
Midlands B67 6AG**

Property Description:

A traditional style mid terraced house of brick construction with rendered front elevation and a replacement tile clad roof. The property benefits from part UPVC double glazed windows.

The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing on 1 October 2001.

Rental: £437.00 pcm (£5,244.00 per annum).

Vendors Solicitors:

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

Ref: Mr B Kang

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen, Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (front) – Walled fore garden, pedestrian access to rear.
Outside (rear) – Garden.

LOT 10**Freehold Vacant Possession**

**1694 Pershore Road,
Cotteridge,
Birmingham B30 3BH**

Property Description:

A traditional style mid-terraced house of brick construction with replacement tile clad roof. The property is in need of modernisation and general improvement. The property directly fronts Pershore Road and is within approximately a third of a mile distance from both Cotteridge Shopping Centre, providing a range of local amenities and Kings Norton Railway Station, providing access to Birmingham City Centre.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Stairs and Landing, Three Bedrooms
Outside – Pedestrian rear access, rear garden.

Vendors Solicitors:

Tyndallwoods Solicitors
5 Greenfield Crescent
Edgbaston
Birmingham B15 3BE
Telephone No – 0121 693 2222

Ref: Mr A K Dyer

Viewings:

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



LOT 11**Freehold Investment**

**20 Westbourne Grove, Victoria Road,
Handsworth, Birmingham B21 OSQ**

**Property Description:**

A traditional style end terraced villa of brick construction with replacement tile clad roof, situated fronting a small pedestrian walkway located directly off Victoria Road. The property benefits from part double glazed windows and gas fired central heating. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing 1st October 2001.

Rental: £411.66 pcm (£4,940.00 per annum).

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Birmingham
B20 3JQ
Telephone No – 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Porch, Two Reception Rooms,
Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms.
Outside (front) – Lawned fore
garden.
Outside (rear) – Garden.

LOT 12**Freehold Investment**

**29 Trinity Street, West Bromwich, West
Midlands B70 6LR**

**Property Description:**

A traditional style mid terraced house of brick construction with rendered front elevation and interlocking tile clad roof. The property benefits from gas fired central heating and four bedrooms. Trinity Street itself is located directly off West Bromwich High Street providing a wide range of local shops and amenities. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing 1 October 2001. Rental - £740.00 per calendar month (£8,880.00 per annum).

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front
Reception Room, Rear Reception
Room, Kitchen, Bathroom with
panelled bath, pedestal wash basin
and WC.
First Floor
Four Bedrooms.
Outside (front) – Small walled fore
garden.
Outside (rear) – Patio/yard area and
lawned garden.

LOT 13**Freehold Vacant Possession**

**27 Swan Crescent,
Oldbury, West
Midlands B69 4QG**

**Property Description:**

A semi detached house of brick construction with part rendered elevations having a tile clad roof and benefiting from part UPVC double glazed windows. Swan Crescent is located off Titford Road which in turn leads from Wolverhampton Road (A4123).

Accommodation:

Ground Floor
Entrance Hall, Lounge, Dining
Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom.
Outside (front) – Lawned garden
with pedestrian side access to rear.
Outside (rear) – Paved patio and
long lawned garden.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 14**Leasehold Vacant Possession**

**25 Manderville House, 12 Walnut Way,
Northfield, Birmingham B31 4ET**

**Property Description:**

Purpose built flat situated on the 6th floor of an eleven-storey block, which is located off Walnut Way, which in turn leads from Central Avenue. The property benefits from part electric storage heating and security door entry system.

Accommodation:

Ground Floor
Communal Entrance Hall with
access to lifts and stairs.
6th Floor
Reception Hall, Bedroom, Lounge
with enclosed Balcony, Kitchen,
Bathroom with panelled bath,
pedestal wash basin and WC.

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

Outside – Residents parking.

For details relating to Term, Ground
Rent and Service Charge refer to
Agents/Solicitors.



LOT 15**Freehold Investment**

**77 Harringay Road, Kingstanding,
Birmingham B44 OUB**

**Property Description:**

A mid terraced house of rendered brick construction having a replacement tile clad roof and set back from the road behind a small fore garden and verge area. Harringay Road runs directly between Kingstanding Road (B4138) and Kings Road (B4149). The property benefits from majority double glazed windows and is within a quarter of a mile distance from Kingstanding Shopping Centre providing a wide range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months which commenced on the 15th December 2000.

Rental: £403.00 pcm (£4,836.00 pa)

Vendors Solicitors:

Anthony Collins
St Phillips Gate
5 Waterloo Street
Birmingham B2 5PG
Telephone No – 0121 200 3242

Ref: Mr F Tart

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Two Reception Rooms, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside (front) – Fore garden, pedestrian entry access to rear.
Outside (rear) – Garden.

LOT 16**Freehold Vacant Possession**

**271 Great Lister Street, Aston,
Birmingham B7 4DA**

Property Description:

A single-storey brick-built Workshop Unit, occupying a prominent position at the junction of Great Lister Street and Adams Street, an area which consists predominantly of light industrial units. Great Lister Street is located directly off Dartmouth Middleway (A4540) forming part of the outer ring road and giving access to the A38 (M) Aston Expressway, which in turn leads to the M6 Motorway, Junction 6, being approximately two miles distant.

Accommodation:

Workshop, Office, Kitchen and WC.
Approximate gross internal area – 101 sq m (1091 sq ft).

The property benefits from two access doors, each having roller shutters.

Vendors Solicitors:

Sydney Mitchell & Co
Chattock House
346 Stratford Road
Shirley
Solihull
B90 3DN
Telephone No – 0121 746 3300

Ref: Mr R Holland

Viewings:

Via Cottons – 0121 247 2233

**LOT 17****Garage/Workshop Premises
/Redevelopment Opportunity**

**Maryville Garage, 80 Black Bourton Road,
Carterton, Oxford OX18 3HF**

Property Description:

A long established garage and car workshop premises, set back from Black Bourton Road behind a forecourt area and located adjacent to Gate 1 access to RAF Brize Norton Air Base and also the entrance of Carterton South Industrial Estate. The premises comprise of a detached single storey building constructed predominantly of brick and block with a steel framed roof. Carterton itself is within three miles of the A40 dual carriageway, which gives direct access to the city of Oxford and the M40 motorway (junction 8). Interested parties may wish to continue using the premises as a garage, however the site does provide various re-development opportunities subject to obtaining relevant planning consent.

Accommodation:

Ground Floor
Main Garage/Workshop
296 sq m (3060 sq ft) with

Reception Area and Administration Office.
MOT Workshop
70 sq m (760 sq ft) with Staff Room and Toilets.
Total Area – 366 sq m (3820 sq ft).
Outside – Display forecourt/parking area, driveway to side, leading to rear of premises.

Site Frontage: 41 m (134 ft)
Depth: 42m (137 ft)

Vendors Solicitors:

Simms
8 St Aldates
Oxford
OX1 1BS
Telephone No – 01865 240023

Ref: Mr H Mendus

Viewings:

Via Cottons – 0121 247 2233





**94-101 Cheapside, Digbeth,
Birmingham B12 OPU**

Property Description:

The property comprises of various Industrial Buildings and yard together with a Former Retail Unit. The property is situated on the corner of Cheapside and Alcester Street within a predominantly Industrial area with new development in close proximity.

Accommodation:

94 Cheapside
A retail unit of brick construction with a flat roof.
Roller shutter protection.
Retail area approx 40.46 sq m (436 sq ft).
Covered yard adjacent to 94 with WC block approx 59.98 sq m (603 sq ft).

96 Cheapside

Brick and slate construction with concrete floor approx 83 sq m (893 sq ft)
Small First Floor Office and WC.

98 Cheapside

Brick-built two storey building with corrugated asbestos/corrugated iron roof on timber trusses.
Ground floor Workshop approx 50.9 sq m (548 sq ft).
Rear Workshop approx 51.0 sq m (548 sq ft).
WC, Central heating boiler.
First floor Offices – comprising a suite of three offices and WC approx 39.0 sq m (420 sq ft).

101 Cheapside

Workshop of brick construction with concrete floor and pitched roof.
Offices at first floor level, Ladies & Gents WC.
Workshop approx 147.3 sq m (1585 sq ft) – Offices approx 23.5 sq m (253 sq ft)
Total Site Area approx 0.05 hectares (0.13 acres).

Tenancy Details:

94 Cheapside Vacant

94/96 Cheapside

Holding over following expiry of a lease granted for 3 years from 29 September 1995 at £1000 per annum, exclusive of rates.

96 Cheapside

Holding over following expiry of a lease granted for 6 months from 6 March 2000 at a rental of £50.00 per week exclusive of rates.

98 Cheapside Vacant

First floor Offices over Vacant

101 Cheapside

Holding over following expiry of a lease granted for 12 months from 1 April 1999 at a rental of £4450 per annum exclusive of rates - First Floor Offices over Vacant.

Vendors Solicitors:

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

Ref: Mr J R Devlin

Viewings:

Via Cottons – 0121 247 2233

**37 Chartist Road, Washwood Heath,
Birmingham B8 1QB**



Property Description:

A traditional style mid terraced house of brick construction with tile clad roof, set back from the road behind a walled fore garden. Chartist Road is located off Church Road which in turn leads from Washwood Heath Road (A47). The property is currently let on an Assured Tenancy, which was created upon the expiry of the tenant's long leasehold interest.
Rental: £295.00 pcm (£3,540.00 per annum).



Accommodation:

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

Outside (front) – Walled fore garden.

Outside (rear) – Brick built store, yard, shared pedestrian access and garden.

Vendors Solicitors:

Martineau Johnson
St Phillips House
St Phillips Place
Birmingham
B3 2PP
Telephone – 0121 200 3300

Ref: Ms Y Boddey

Viewings:

Via Cottons – 0121 247 2233

**38 Gadsby Street, Attleborough, Nuneaton,
Warwickshire CV11 4NY**



Property Description:

An attractive mid-terraced property of brick construction with original stone clad front elevation and slate tiled roof, set back from Gadsby Street behind a small fore garden and requiring modernisation and improvement. Gadsby Street itself forms part of a popular residential area, located at one end off Eastboro Way (A4252) and off Attleborough Road via Lister Street (B4114) which gives direct access to Nuneaton Town Centre being approximately half a mile distance and providing a wide range of local amenities.

Accommodation:

Ground Floor
Lounge, Inner Lobby, Dining Room, Kitchen, Rear Lobby, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside – Small walled fore garden, shared pedestrian access to rear, yard and long 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

**4 Gower Street, off All Saints Road,
Wolverhampton WV2 1DW**



Property Description:

A mid-terraced house of brick construction with partly rendered and partly clad elevations having replacement roof covering. The property is located in a cul-de-sac opposite a small park and is accessed from All Saints Road. The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £350.00 pcm (£4,200.00 per annum).

Accommodation:

Ground Floor
Two Reception Rooms, Open Plan Kitchen, Rear Entrance Lobby, Bathroom with panelled bath, wash basin and WC.
First Floor
Three Bedrooms.
Outside – Rear Yard.

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

**Land at Dibdale Road, Dudley,
West Midlands DY1**



Land Description:

A parcel of land extending to approximately 1.39 acres (3.43 acres). The land is situated adjacent to a recent residential development known as Earls Mead and fronts Dibdale Road (approximate frontage 32 m/105 ft) virtually opposite the junction with Aintree Way, extending back along the rear garden boundaries to the properties in Breamore Crescent and Kinloch Drive. The land is subject to a tree preservation order and is designated as a site of local importance for nature conservation in the Dudley Borough Unitary Development Plan.

Vendors Solicitors:

Mills & Reeve
Midland House
132 Hagley Road
Edgbaston
Birmingham
B16 9NN
Telephone No – 0121 454 4000

Ref: Mrs B Duffy

Viewings:

Via Cottons – 0121 247 2233



Two Plots of Freehold Land



**Plots I & J Kimpton Bottom, Harpenden,
Hertfordshire**

Property Description:

Two parcels of land (which will be sold as two separate lots) having direct road frontage onto Kimpton Bottom (B652). The land is located approximately one and a half miles distant to Kimpton High Street providing a range of local amenities, approximately two and a half miles distant to Harpenden Town Centre providing a range of shops, schools, restaurants and leisure facilities and within approximately seven miles of both the M1 and A1M (motorways) giving excellent commuter access to central London which is approximately 25 miles distant.

Planning:

We are advised by the local authority that the current planning use of both plots is agricultural.

Lot - 22 Plot I:

Site Area – 0.29 acres (1,173 sq m)

Lot - 23 Plot J:

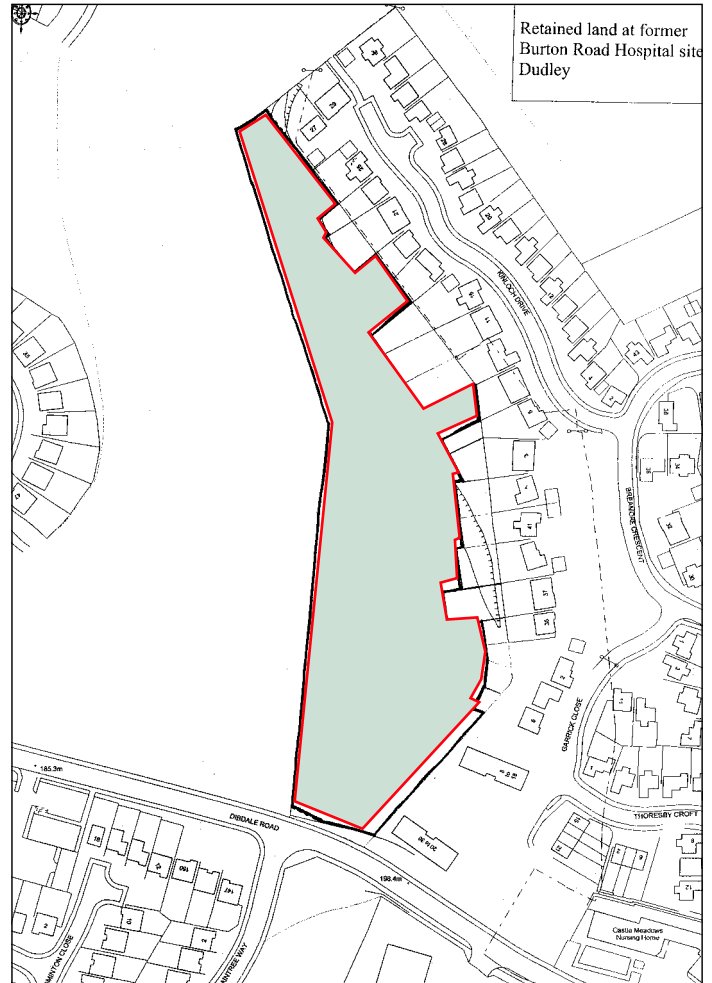
Site Area - 0.61 acres (2,468 sq m)

Vendors Solicitors:

Refer to Agents

Viewings:

Via Cottons – 0121 247 2233



LOT 25**Freehold Vacant Possession**

**22 Spring Cottages,
Furlong Lane,
Halesowen, West
Midlands B63 2TH**

Property Description:

A traditional style semi-detached cottage of brick construction with tile clad roof, set back from the road behind a paved forecourt. Furlong Lane is located directly off Windmill Hill (A458) and the property is within one and a half miles distance from Halesowen Town Centre providing a range of local amenities.

Outside (Rear) – Paved yard and garden.

Vendors Solicitors:

Khan & Co
47 Cape Hill
Smethwick
West Midlands B66 4SF
Telephone No – 0121 565 4292

Ref: Mrs A Khan

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Lobby with access to Cellar, Lounge, Dining/Kitchen, Rear Entrance Hall.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (Front) – Paved forecourt providing off road parking, small fore garden, side pedestrian access to rear.

LOT 27**Freehold Vacant Possession**

**160 Selsey Road,
Edgbaston,
Birmingham B17 8JT**

Property Description:

A traditional style mid terraced house of brick construction with slate clad roof requiring modernisation and improvement. The property is set back from the road behind a small fore garden and is situated directly off Portland Road (B4125).

Accommodation:

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (Front) - Paved fore garden.
Outside (Rear) – Brick yard, outside WC and store, garden and pedestrian rear access.

Vendors Solicitors:

Hearne & Co
121 Poplar Road
Bearwood
West Midlands
B66 4AP
Telephone – 0121 420 3636

Ref: Mr R Hearne

Viewings:

Via Cottons – 0121 247 2233

LOT 26**Freehold Development Opportunity**

**Former Bakery, 299 Rotton Park Road,
Edgbaston, Birmingham B16 OLB**

Property Description:

A former bakery premises located close to the junction with Cavendish Road situated on the lower part of Rotton Park Road between Dudley Road (A457) and City Road (A4040). The property comprises of an L shaped two storey brick built premises with slate clad roof and benefits from planning permission for conversion from the existing building into two residential dwellings.

Accommodation:

Ground Floor
Three Rooms and Oven Room.
First Floor
Three Rooms
Outside – Surrounding brick paved yard area and lean-to Garage.
Building area (gross external) - 71 sq m (768 sq ft)
Site Frontage – 17.7 metres (58 ft)

Planning Consent:

Planning permission has been granted by Birmingham City Council (Ref C/05942/00/FUL - Dated 24 April 2001) for the conversion of the existing premises into two Self-contained residential dwellings, each having off road parking. The proposed accommodation for each unit comprises:
Ground Floor, Lounge, Kitchen.
First Floor Two Bedrooms, Bathroom. A copy of the consent for the proposed development is available for inspection at the auctioneers offices.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 28**Freehold Vacant Possession**

**123 Anchor Road,
Longton, Stoke-on-
Trent-Staffordshire
ST3 1JY**

Property Description:

A traditional style mid terraced house of brick construction with tile clad roof directly fronting the pavement and benefitting from gas fired central heating and UPVC double glazed windows. Anchor Road (B5039) gives direct access to Longton Shopping Centre providing a range of local amenities.

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen and Bathroom.
First Floor
Stairs and Landing, Two Bedrooms.
Outside – Rear paved yard.

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone No – 0121 551 4496

Ref: Mr J A Kakad

Viewings:

Via Cottons – 0121 247 2233

Find us on the web @

www.cottons.co.uk

E-mail: auctions@cottons.co.uk



**61 Brisbane Road, Smethwick,
West Midlands B67 7AR**



Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof set back from the road behind a small walled fore garden. Brisbane Road itself is located off Stony Lane and the property is within a quarter of a mile from Smethwick High Street providing a range of local amenities. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months which commenced on 15 October 2001.

Rental: £433.33 pcm (£5,199.96 per annum).

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen, Bathroom.
First Floor
Three Bedrooms.
Outside (front) – Small walled fore garden, pedestrian entry access to rear.
Outside (Rear) – Garden.

Vendors Solicitors:

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

Ref: Mr B Kang

Viewings:

Via Cottons – 0121 247 2233

**17 Bracken Croft, Chelmsley Wood, Solihull,
West Midlands B37 6RJ**



Property Description:

A modern purpose built maisonette with accommodation on three floors and having brick and tile clad elevations with pitched tile clad roof. The property is in a presentable modernised condition benefitting from gas fired ventilation heating and UPVC double glazed windows. Bracken Croft comprises of a cul-de-sac located off Partridge Close. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 2 years, which commenced on 20 July 2001.

Rental: £450.00 pcm (£5,400 per annum).

Current Service Charge:

(Including ground rent - £120.22 per annum)

Vendors Solicitors:

Sankey Reynolds,
466 Birchfield Road,
Birmingham B20 2JQ
Telephone No - 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Stairs and Landing.
First Floor
Full width lounge, kitchen with a range of modern fitted units.
Second Floor
Stairs and Landing, Three Bedrooms, Bathroom having corner bath, glazed shower enclosure, vanity wash basin and WC.
Outside – Front and rear gardens.

Term: 125 years commencing 1989 (exact date to be confirmed)

Building Land, The Crescent, off Queslett Road, Great Barr, Birmingham B43 6EA



Land Description:

A parcel of building land having outline planning consent for the erection of one residential dwelling. The Crescent comprises of a small cul-de-sac situated directly off Queslett Road (A4041) and the site itself is situated adjacent to number 1 The Crescent. The property is located within approximately one mile distance of the M6 motorway (junction 7) and is within half a mile distance of the Scott Arms Shopping Centre, providing a range of local amenities. The land extends to approximately 0.059 hectares (0.145 acres) and has a frontage of 15.5 metres (50 ft).

gardens along with private access off The Crescent. A copy of the consent for the proposed development is available for inspection at the auctioneers offices.

Vendors Solicitors:

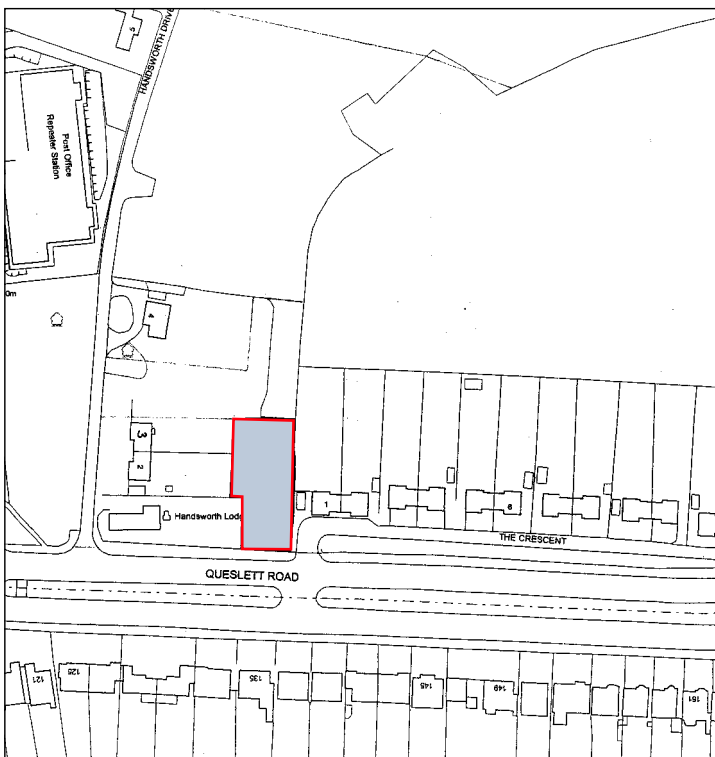
Mills & Reeve
Midland House
132 Hagley Road
Edgbaston
Birmingham
B16 9NN
Telephone – 0121 454 4000

Ref: Mrs B Duffy

Viewings:

Via Cottons – 0121 247 2233

Planning Consent: Outline planning consent has been granted by Sandwell Metropolitan Borough Council (Ref No. DC/00/37273N – Dated 7 November 2001) for the erection of one detached residential dwelling with front and rear



LOT 32**Freehold Vacant Possession**

Rose Cottage, 1 Bretts Lane, Roade, Northamptonshire

Property Description:

A detached Grade 2 listed character cottage, of predominantly stone construction with thatched roof, set back from the road behind a lawned fore garden. The property is located at the entrance to Bretts Lane, being a no through road and requires modernisation and improvement. The road itself is in a popular and well-located village, being within three miles of the M1 motorway (junction 15) and within six miles of Northampton Town Centre.

Accommodation:

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

Bathroom, Separate WC.
First Floor
Stairs and Landing, Three Double Bedrooms.
Outside – Large full width lawned fore garden and yard area to side.

Vendors Solicitors:

Dickinson Dees
St Anne's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB
Telephone No – 0191 279 9000

Ref: Mr I Gallon**Viewings:**

Via Cottons – 0121 247 2233

LOT 33**Freehold Vacant Possession**

100 Birkenshaw Road, Great Barr, Birmingham B44 8UJ

Property Description:

A mid terraced house of brick construction with tile clad roof, occupying an elevated position set back behind a small fore garden. The property benefits from gas fired central heating and majority double glazed windows. Birkenshaw Road is located directly off Dyas Road, which runs directly between Aldridge Road and Kingstanding Road (B4138).

accessed by way of a shared vehicular roadway.

Vendors Solicitors:

Hadgkiss Hughes & Beale
47 Yardley Road
Acocks Green
Birmingham B27 6HQ
Telephone No – 0121 707 8484

Ref: Mr J T Norton**Viewings:**

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Through Lounge/Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom having panelled bath, pedestal wash basin and WC.
Outside (front) – Lawned fore garden.
Outside (rear) – Patio, lawned garden, Garage to the very rear,

LOT 34**Freehold Vacant Possession**

63 Greswolde Road, Sparkhill, Birmingham B11 4DJ

Property Description:

A traditional style mid terraced house of brick construction with slate clad roof requiring modernisation and improvement. Greswolde Road is located at the lower end of Sparkhill which runs directly between Stratford Road (A34) and Grove Road.

Accommodation:

Ground Floor
Lounge, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with bath, wash basin and WC.
Outside (front) – Walled fore garden, pedestrian entry access to rear.
Outside (rear) – Garden.

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 35**Freehold Investment**

14 Ivanhoe Street, Dudley, West Midlands DY2 OYB

**Property Description:**

A traditional style mid terraced house of brick construction with replacement tile clad roof set back from the road behind a small walled fore garden. Ivanhoe Street leads from Waverley Street which in turn is located directly off Stourbridge Road (A461). The property benefits from gas fired central heating and part double glazed windows. The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing on 1 October 2001. **Rental:** £468.00 pcm (£5,616.00 per annum).

Accommodation:

Ground Floor
Lounge, Inner Hallway, Kitchen.
First Floor
Two Bedrooms, Bathroom having panelled bath, pedestal wash basin and WC.
Outside (front) – Walled fore garden.
Outside (rear) – 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 B Kang**Viewings:**

Via Cottons – 0121 247 2233



WE KNOW THE ONLY RESULT THAT REALLY MATTERS





13/15 Gravelly Hill North, Erdington, Birmingham B23 6BT

Property Description:

Two substantial properties comprising of a detached and a semi-detached residence set within combined grounds, which includes Tarmacadam car park and extensive rear gardens. The properties have been much improved and fully modernised throughout. They are both three-storey and of rendered brick construction with tile clad roofs and set well back from Gravelly Hill North behind an iron rail fence and gates and are within approximately one quarter of a mile from both Erdington High Street, which provides a wide range of local amenities, and Gravelly Hill Railway Station providing excellent commuter opportunities by giving access to Birmingham City Centre, Sutton Coldfield and Birmingham International Airport. The property is within one mile distance of the M6 motorway (junction 6) and three miles distance from Birmingham City Centre. The properties were originally built as residential dwellings and we understand from the local planning department that part of the premises have the benefit of D1 planning use, which will allow part to be utilised for a clinic, health centre, school, treatment centre, creche/day nursery, consulting rooms, surgery or for education and training purposes. Any interested parties should contact Birmingham City Council, Planning Department direct, to discuss the properties suitability for their intended use.

Accommodation:

No 13 – Ground Floor
Reception Area, Front Office, Meeting Room, Conservatory, Shower Room, Wash Room, Steam Room and Kitchen.

First Floor

Stairs and Landing, Four Rooms plus Wash Rooms.

Second Floor

Stairs and Landing, Three Rooms plus Shower Room
Total net internal area – 204.4 sq m (2200 sq ft).

No 15 – Ground Floor

Large Reception Area, Front Office, Lounge Area/Meeting Room, Kitchen, Utility Room and Cloakroom facilities.

First Floor

Stairs and Landing, Three Rooms plus Wash Rooms.

Second Floor

Stairs and Landing, Two Rooms and Shower Room.

Total net internal area – 170 sq m (1885 sq ft).

Outside (Front) – Tarmacadam forecourt/car parking area set back behind iron railings and providing 15 car parking spaces, pedestrian gated access to rear.

Outside (Rear) – Paved patio and extensive lawned garden.

Vendors Solicitors:

Veale Wasborough
Orchard Court, Orchard Lane
Bristol
BS1 5DS
Telephone No – 0117 9252020

Viewings:

Via Cottons – 0121 247 2233



188 Uplands Road, Handsworth, Birmingham B21 8BS

Property Description:

A semi-detached house of brick construction, with part rendered front elevations, tile clad roof and requiring modernisation and improvement. Uplands Road runs directly between Rookery Road and Sandwell Road.

Accommodation:

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

Outside (front) – Lawned fore garden, pedestrian access to side.
Outside (rear) – Garden.

Vendors Solicitors:

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

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233



44 Woodwells Road, Ward End, Birmingham B8 2TQ

Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof being in presentable condition and benefitting from gas fired central heating. The property is set back from the road behind a small walled fore garden and Woodwells Road itself is located directly between Sladfield Road and Alum Rock Road.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (Front) – Paved fore garden, shared pedestrian access to rear.
Outside (Rear) – Paved patio and yard, long 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



14 Winston Close, Wood End, Coventry CV2 1DW

Property Description:

A modern terraced property, formerly comprising of a two storey house and separate first floor maisonette, which have now been combined to provide the existing accommodation. The property is situated in a cul de sac, located off Winston Avenue, and is in within a quarter of a mile from Henley Road (A4082). The property requires complete refurbishment and repair.

Lounge, Kitchen, Bathroom, Side Reception Hall.
Outside (Front) – Small forecourt.
Outside (Rear) – Garden and side access stairs to first floor level.

Vendors Solicitors:

Baig & Co
64 Alum Rock Road
Alum Rock
Birmingham B8 1JA
Telephone No – 0121 327 2105

Accommodation:

Ground Floor
Reception Hall, Two Reception Rooms.
First Floor
Stairs and Landing, Four Bedrooms,

Ref: Mr M Baig

Viewings:

Via Cottons – 0121 247 2233

37 Beaumont Road, Blackheath, Halesowen, West Midlands B62 9HD



Property Description:

An end terraced house of part rendered brick construction with concrete tile clad roof benefitting from gas fired central heating. Beaumont Road is located off Southwick Road, which in turn leads off Long Lane (A4034) and the property is within approximately one third of a mile distance from Blackheath Town centre, providing a range of local amenities. The property is let on an Assured Shorthold Tenancy for a term of 12 months commencing 1 October 2001.

Rental: £468.00 pcm (£5,616.00 per annum).

Vendors Solicitors:

Challinors Lyon Clarke
215 Hagley Road
Edgbaston
Birmingham
B16 9RG
Telephone No – 0121 455 6333

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Reception Hall, Two Reception Rooms, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Cloakroom with WC and wash basin, Three Bedrooms.
Outside (front) – Walled forecourt.
Outside (rear) – Lawned garden and pedestrian access.



59 Bristol Road, Edgbaston, Birmingham B5 7TU

Property Description:

A substantial detached period residence occupying an elevated position overlooking the Bristol Road (A38) close to the junction with Wellington Road. This double fronted property is of brick construction with part rendered elevations and replacement tile clad roof. The property, which was formerly let to students, benefits from gas fired central heating and fitted fire safety alarm system.

Accommodation:

Ground Floor
Reception Hall, Inner Hall with Two Cloakrooms, each having WC and wash basin, Three Reception Rooms, Lobby with access to Cellar, Bathroom with bath, and pedestal wash basin, Dining/Kitchen, Utility Room.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC, Separate WC with WC suite.
Second Floor
Original Staircase to Loft

Accommodation, Note: Staircase partitioned off and area not inspected.

Outside (Front) – Lawned fore garden, Tarmac driveway and small garden to side, gated pedestrian access to rear.
Outside (Rear) – Covered yard area, paved patio and raised lawned garden.

Lease Term and Ground Rent Details, refer to Agents/Solicitors.

Vendors Solicitors:

Salisburys
318 Stratford Road
Shirley
Solihull
West Midlands
B90 3DN
Telephone No – 0121 733 2383

Ref: Mr T Ross

Viewings:

Via Cottons – 0121 247 2233

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14th March 2002

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37 Arthur Street, Barrow-in-Furness, Cumbria

Property Description:

A traditional style mid terraced house of brick construction with replacement tile clad roof directly fronting the pavement. Arthur Street itself is located within three-quarters of a mile of High Street providing a wide range of shops and local amenities.

Accommodation:

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

Stairs and Landing, Two Bedrooms, Bathroom with bath, basin & WC.
Outside – Rear Yard.

Vendors Solicitors:

Elliott & Co
83 Newhall Street
Birmingham
B3 1LP
Telephone No – 0121 236 9690

Ref: Mr M Elliott

Viewings:

Via Cottons – 0121 247 2233



93 Chester Road, West Bromwich, West Midlands B71 2PG

Property Description:

A semi detached house of brick built construction with a hipped tile clad roof set back from the road behind a small fore garden and driveway. The property benefits from gas fired central heating. The property is currently let on a Periodic Shorthold Tenancy Agreement which commenced on 19 December 1999. Rental - £368.33 per calendar month (£4,420.00 per annum).

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone No – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Lounge, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath, wash basin, Separate WC.
Outside (front) – Lawned fore garden, driveway providing off road parking, pedestrian side access.
Outside (rear) – Paved yard area and brick built store.



34 Coplow Street, Ladywood, Birmingham B16 0DL

Property Description:

A well-laid out ground floor maisonette which benefits from UPVC double glazed windows and gas fired ventilation heating. The property is located to the corner of Coplow Street opposite the junction with Barford Road.

Accommodation:

Ground Floor
Reception Hall, Bathroom with panelled bath, pedestal wash basin, Separate WC with WC suite, Kitchen, Full Length Lounge, Two Double Bedrooms.
Outside (Front) – Communal gardens.
Outside (Rear) – Garden.

Lease term, Ground Rent and Service Charge Details, refer to Agents/Solicitors

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



266 Newbury Lane, Oldbury, West Midlands B69 1JG

Property Description:

An end terraced house of brick construction with tile clad hipped roof set back from the road behind a paved fore garden. Newbury Lane leads directly off Wolverhampton Road (A4123) and the property is within approximately one and a half miles distance from the M5 Motorway (Junction 2).

Accommodation:

Ground Floor
Entrance Hall, Living Room, Kitchen with pantry off.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, wash basin and WC.
Outside (Front) Paved fore garden providing off road parking, pedestrian side access to rear.
Outside (Rear) Lean-to Veranda, WC and garden.

Vendors Solicitors:

Tyndallwoods
5 Greenfield Crescent
Edgbaston
Birmingham
B15 3BE
Telephone No – 0121 693 2222

Ref: Mr A K Dyer

Viewings:

Via Cottons – 0121 247 2233



**42 Hardy Road, Walsall,
West Midlands WS3 1JY**

Property Description:

An end of terraced house of brick construction with concrete tile clad roof, benefitting from replacement UPVC windows, large rear garden and situated in a cul-de-sac located off Goscote Lane.

Accommodation:

Ground Floor
Dining/Kitchen, Lobby, Lounge.
First Floor
Stairs and Landing, Two Double Bedrooms, Shower Room with shower, WC and wash basin.
Outside (Front) – Garden,

pedestrian side access.
Outside (Rear) – Substantial garden and two brick stores.

Vendors Solicitors:

Sankey Reynolds
466 Birchfield Road
Birmingham
B20 3JQ
Telephone No – 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233



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

Property Description:

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

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Dining/Kitchen, Small Veranda.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside – Lawned fore garden, pedestrian side access to rear, paved yard and patio, long garden with shared rear vehicular access to a single free-standing Garage.

Lease Term and Ground Rent details refer to Agents/Solicitors.

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



**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 fired central heating. Dowar Road is located off Ryde Park Road which in turn leads from Bristol Road South (A38).

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.

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



**Newton House, 20 Heath Lane, West
Bromwich B71 2BH**

Property Description:

A Freehold Development Opportunity comprising a detached house significantly extended over the years with a variety of single storey extensions. The property is located on the corner of Heath Lane and Walsall Road – a busy arterial road, feeding the main ring road in West Bromwich. Junction 7 of the M6 motorway is approximately three miles distant and the property is located in a residential area. The property was formerly used as a day unit by the NHS

(4000 sq ft) Approximate site area – 1350 sq m (1615 sq yds)

Planning:

Planning permission was granted by Sandwell MBC to redevelop the site on 25 September 2000/Ref DC/00/36794 for residential development limited at that stage to health use only. It is understood that the local authority would not envisage any problems in granting permission for unrestricted residential development, although individual enquiries should be made to the Planning Department.

Accommodation:

Ground floor
The ground floor comprises of five rooms
First floor
The first floor comprises of three rooms The above are situated in the main block, which housed the main rooms of the day unit.
Approximate floor area – 371 sq m

Vendors Solicitors:

Mills & Reeve
54 Hagley Road, Edgbaston
Birmingham B16 8PE
Telephone No – 0121 454 4000

Ref: Ms B Duffy

Viewings:

Via Cottons – 0121 247 2233

**39 North Street, Dudley,
West Midlands DY2 7DU**



Property Description:

A large mid terraced house of brick construction with tile clad roof, which has been converted to provide Two Duplex Flats which are in a presentable modernised condition benefitting from gas fired central heating. The property is let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing 1 October 2001.

Rental: £624.00 pcm (£7,488 per annum).

Outside (front) – Paved forecourt
Outside (rear) – Garden

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Communal Entrance Hall.
Flat 1 – Ground Floor
Lounge, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with bath
wash basin and WC.
Flat 2 – Ground Floor
Hall, Kitchen, Lounge.
First Floor
Stairs and Landing, Bedroom,
Bathroom with bath, pedestal wash
basin and WC.

**40 North Street, Dudley,
West Midlands DY2 7DU**



Property Description:

A large mid terraced house of brick construction with tile clad roof, which has been converted to provide Two Duplex Flats which are in a presentable modernised condition benefitting from gas fired central heating. The property is let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing 1 October 2001.

Rental: £624.00 pcm (£7,488 per annum).

Outside (front) – Paved forecourt
Outside (rear) – Garden

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Communal Entrance Hall.
Flat 1 – Ground Floor
Lounge, Breakfast/Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with bath
wash basin and WC.
Flat 2 – Ground Floor
Hall, Kitchen, Lounge.
First Floor
Stairs and Landing, Bedroom,
Bathroom with bath, pedestal wash
basin and WC.

**27 Station Road, Kings Heath, Birmingham
B14 7SS**



Property Description:

A traditional style three-storey mid terraced house of brick construction with replacement tile clad roof conveniently located within 100 metres of Kings Heath High Street, providing a range of local amenities and public transport links with the city centre. The property benefits from part double glazed windows, gas fired central heating, Three Reception Rooms and Four Bedrooms.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Front
Reception Room, Rear Reception
Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms,
Bathroom with bath, wash basin,
Separate WC.
Second Floor
Staircase and Landing, Bedrooms 3
and 4. Outside (front) – Small
walled fore garden.
Outside (rear) – Paved yard/Patio,

store room, WC and lawned
garden.

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

**29 Anderson Road, Bearwood,
West Midlands B66 4AR**



Property Description:

A traditional style three storey mid terraced house of brick construction with replacement tile clad roof situated on Anderson Road between the junctions of Hagley Road (A456) and Poplar Road. The property has been converted into three self-contained flats, which are all currently let on Assured Shorthold Tenancy Agreements, each for a term of twelve months as follows:
Flat 1 Commencing 13 April 2001
Rental £238.33 pcm.
Flat 2 Commencing 15 May 2001
Rental £216.66 pcm.
Flat 3 Commencing 27 March 2001
Rental £234.00 pcm.Total Rental -
£688.99 pcm. (£8,267.88 pa).
This property is registered with Sandwell Metropolitan Borough Council and is fitted with a fire safety detection system.

Accommodation:

Ground Floor Shared Entrance Hall.
Flat 1 Lounge, Inner Hall, Bedroom,
Kitchen, Bathroom with bath, wash
basin and WC.
First Floor Stairs and Landing.
Flat 2 Entrance Hall, Bathroom with
bath having shower over, wash
basin & WC, Bed/Sitting Room,
Inner Hall, Breakfast Kitchen.
Second Floor Stairs and Landing.
Flat 3 Bed/Sitting Room, Kitchen,
Inner Hall, Bathroom with bath,
wash basin & WC.
Outside (Front) – Paved forecourt.

Outside (Rear) – Paved yard and
garden, shared Tarmacadam
driveaway to secure car parking
space.

Vendors Solicitors:

Silks
368 High Street
Smethwick
West Midlands B66 3PG
Telephone – 0121 558 1147

Ref: Mr S Nickless

Viewings:

Via Cottons – 0121 247 2233

LOT 54**Freehold Investment**

104 Birmingham Road, Oldbury, West Midlands B69 4EQ

Property Description:

A traditional style end terraced house of brick construction with rendered front elevation and tile clad roof. The property is set back from the road behind a small forecourt and benefits from gas fired central heating and part double glazed windows.

The property is currently let on an Assured Shorthold Tenancy Agreement.

Rental: £390 pcm (£4680.00 pa)

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham B21 9QL
Telephone No – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Entrance Hall, Two Reception Rooms, Kitchen, Bathroom with panelled bath, pedestal wash basin and WC.

First Floor
Stairs and Landing, Three Bedrooms.

Outside (front) – Small paved fore garden, pedestrian side access.
Outside (rear) – Lawned garden.

LOT 56**Freehold Vacant Possession**

Former Church Hall, Rear of 30 John Street, Lozells, Birmingham B19 1NT

Property Description:

A detached property located to the rear of number 30 Lozells Street and accessed by way of a short pedestrian walkway. The property comprises of a single storey brick built detached hall formerly used by the Spiritualist Church. John Street itself is located off Hunters Road which in turn runs between Villa Road (B4144) and Nursery Road (B4515).

Accommodation:

Ground Floor
Shared pedestrian access, Entrance Hall, Public Hall – 56 sq m (602 sq ft), Rear Entrance Lobby, Office – 11 sq m (118 sq ft).

Outside – Pathway to Ladies & Gents WC, Rear Garden.
Overall Site Depth 25.4 metres (83 ft). Width 6.4 metres (21 ft) approximately.

Vendors Solicitors:

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

Ref: Mr B Kang

Viewings:

Via Cottons – 0121 247 2233

LOT 55**Freehold Vacant Possession**

120 Dudley Road East, Warley, West Midlands B69 3EB

Property Description:

A traditional style Four Bedroom property offering well laid out accommodation, having been modernised throughout to include UPVC double glazed windows and gas fired central heating. The property, which is set back from the road behind a small walled fore garden is of brick construction with a replacement tile clad roof and benefits from vehicular access to the rear providing off road parking.

Accommodation:

Ground Floor
Entrance Hall, Reception Hall, Two Reception Rooms, Dining/Kitchen.
First Floor
Stairs and Landing, Four Bedrooms,

Bathroom with panelled bath, pedestal wash basin and WC.
Outside (Front) – Walled fore garden and driveway, gated vehicular access to rear.
Outside (Rear) – Paved yard and garden area providing multi car parking.

Vendors Solicitors:

Eyre & Co
1041 Stratford Road
Hall Green
Birmingham B28 8AS
Telephone – 0121 778 2161

Ref: Mr M J Eyre

Viewings:

Via Cottons – 0121 247 2233





Flat 5, 369 Heath Way, Shard End, Birmingham B34 6QW

Property Description:

A presentable well-laid out second floor flat forming part of a purpose built block which is of brick construction with tile clad roof. The property is set well back from the road behind a wide grass verge and Heath Way itself runs directly off Coleshill Road (A47) which gives indirect access to the M6 motorway (junction 5) being approximately one mile distant and Birmingham City Centre being approximately five miles distant. The property is currently let directly to Birmingham City Council on an ongoing tenancy agreement, which commenced on 10 January 2001. Rental - £606.66 per calendar month (£7,280.00 per annum).

Accommodation:

Ground Floor
Communal Entrance Hall, Stairs and Landing.
Second Floor

Reception Hall, Kitchen, Pantry Cupboard and Store Room off, access to Balcony, Shower Room with shower cubicle, pedestal wash basin and WC, Lounge, Two Bedrooms.
Outside – Communal gardens.

Term: 125 years commencing 17th June 1991

Ground Rent: £10.00 pa
Current Service Charge: £94.40 pa

Vendors Solicitors:

Sankey Reynolds,
466 Birchfield Road,
Birmingham B20 3JQ
Telephone – 0121 356 5032

Ref: Mr K Bradley

Viewings:

Via Cottons – 0121 247 2233



94 Chartist Road, Washwood, Birmingham B8 1QD

Property Description:

A traditional style mid terraced house of brick construction with tile clad roof, set back from the road behind a walled fore garden. Chartist Road is located off Church Road which in turn leads from Washwood Heath Road (A47). The property is currently let on an Assured Tenancy, which was created upon the expiry of the tenant's long leasehold interest. Rental - £275.00 pcm (£3,300.00 per annum).

Vendors Solicitors:

Martineau Johnson
St Phillips House
St Phillips Place
Birmingham
B3 2PP
Telephone – 0121 200 3300

Ref: Ms Y Boddey

Viewings:

Via Cottons
0121 247 2233



Outside (front) – Small walled fore garden.
Outside (rear) – Yard area, shared pedestrian access and garden.

Accommodation:

Ground Floor
Two Reception Rooms, Lobby, Kitchen, Separate WC.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with WC.



85 Green Lawns, St Marks Road, Tipton, West Midlands DY4 0SU

Property Description:

A presentable and well laid out duplex flat with accommodation on the ground and first floors of this purpose built block. Green Lawns itself is set back behind a service road and located directly off St Marks Road which leads directly off Upper Church Lane (B4163). The property is currently let on an Assured Shorthold Tenancy Agreement for a term of two years, which commenced on the 30 June 2001. Rental - £368.33 per calendar month (£4,420.00 per annum).

Accommodation:

Ground Floor
Communal Entrance Hall with security door entry system, Reception Hall, Lounge, Dining/Kitchen.
First Floor
Stairs and Landing, Three

Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC.
Outside – Communal gardens and lock-up Garage in adjacent block.

Tenure:

Lease Term, Ground Rent and Service Charge details, refer to Agents/Solicitors.

Vendors Solicitors:

Harbans Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233



41 Lyme Road, Meir, Stoke-on-Trent, Staffordshire ST3 6EA

Property Description:

A well presented semi-detached house of brick construction with replacement tile clad roof and adjoining Garage. The property benefits from Double-Glazing throughout. The property is set back from the road behind a walled fore garden.

garden and storage shed.

Vendors Solicitors:

Harban Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone No – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233

Accommodation:

Ground Floor
Glazed Porch, Reception Hall, Front Reception, Breakfast/Dining Area, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and Shower Unit, Separate WC.

Outside (front) – Fore garden with driveway access to side Garage.
Outside (rear) – Patio, lawned



LOT 61**Freehold Investment**

65 Old Heath Road, Wolverhampton, West Midlands WV1 2SL

**Property Description:**

An end terraced house having part rendered elevations and an interlocking tile clad roof, set back from the road behind a lawned fore garden and benefitting from gas fired central heating and part double glazed windows. Old Heath Road is situated off Willenhall Road (A454) and is within one mile distance of Wolverhampton City Centre.

The property is currently let on an Assured Shorthold Tenancy Agreement

Rental: £390.00 pcm (£4,680.00 per annum)

Accommodation:

Ground Floor
Lounge, Dining/Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside (front) – Lawned fore garden.
Outside (rear) – Garden.

Vendors Solicitors:

Harban Singh & Co
366-372 Soho Road
Handsworth
Birmingham
B21 9QL
Telephone No – 0121 551 4496

Ref: Mr J Kakad

Viewings:

Via Cottons – 0121 247 2233

LOT 63**Leasehold Investment**

Flat 4, 4 Selborne Road, Handsworth Wood, Birmingham B20 2DW

**Property Description:**

First Floor
One Bedroom Flat, forming part of a small block comprising of a three-storey semi-detached house with a modern extension to the rear and containing a number of similar properties. The property itself is located close to the junction with Handsworth Wood Road (B4124) and benefits from communal parking to the rear.

The property is currently let on an Assured Shorthold Tenancy Agreement for a term of 12 months commencing 1 October 2001.

Rental: £400 per calendar month (£4,800.00 per annum).

Accommodation:

Ground Floor
Communal Entrance Hall.
First Floor
Stairs and Landing, Reception Hall, Bathroom with panelled bath, pedestal wash basin and WC, Lounge/Dining Room, Kitchen, Bedroom.
Outside – Communal parking area.

Vendors Solicitors:

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

Ref: Mr B S Kang

Viewings:

Via Cottons – 0121 247 2233

Term:

Lease Term, Ground Rent and Service Charge Details, refer to Agents/Solicitors.

LOT 62**Freehold Vacant Possession**

40 Hallewell Road, Edgbaston, Birmingham B16 0LR

Property Description:

A substantial Three-storey traditional style semi-detached house of brick construction with tile clad roof, requiring complete modernisation and repair. Hallewell Road runs directly between Rotton Park Road (B4129) and Selwyn Road.

Accommodation:

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Separate WC, Bathroom with bath and wash basin.
Second Floor
Stairs and Landing, Bedroom 4, Bedroom 5/Box Room.
Outside (Front) – Small fore garden, pedestrian side access to rear.
Outside (Rear) – Brick outbuildings 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

(NOTE ALL PERSONS VIEWING THIS PROPERTY DO SO COMPLETELY AT THEIR OWN RISK).

LOT 64**Freehold Investment**

237 West Bromwich Road, Walsall, West Midlands WS1 3HL

Property Description:

A traditional style mid terraced house directly fronting the one-way part of West Bromwich Road, located between the junctions of Broadway (A4148) and Tame Street East. The property is currently let on a Regulated Tenancy as follows: Registered rental - £12.00 per week (£624 per annum) effective from 24 January 1989. Note: The rental has not been increased for a number of years and an application for an increased rental has been made by the landlord.

Accommodation:

Ground Floor
Two Reception Rooms, Kitchen and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside – Front and rear gardens.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands
WS1 1UP
Telephone – 01922 627521
Ref: Mr A G Mammatt

Viewings:

Via Cottons – 0121 247 2233

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LOT 65**Freehold Ground Rent**

**18 Lowlands Avenue,
Streetly, Sutton
Coldfield, West
Midlands B74 3QN**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.46 per annum.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands
WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

N.B. The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs.

Viewings:

Not applicable

LOT 67**Freehold Ground Rent**

**327 Heather Road,
Small Heath,
Birmingham B10 9BG**

Property Description:

A freehold ground rent subject to a lease for 75 years commencing on 1 January 1973 and secured upon a traditional style semi-detached house. Heather Road links Coventry Road and Hobmoor Road, Small Heath. The freeholder is entitled to receive the following ground rent.

Ground Rent: £25.00 per annum.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands
WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

N.B. The purchaser to make a contribution of £250 plus VAT payable towards the vendors costs.

Viewings:

Not applicable

LOT 66**Freehold Ground Rent**

**33 Frankburn Road,
Streetly, Sutton
Coldfield, West
Midlands B74 3QH**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.21 per annum

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

N.B. The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs.

Viewings:

Not applicable

LOT 68**Freehold Ground Rent**

**16 Mayfield Road, Streetly, Sutton Coldfield,
West Midlands B74 3PY**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.77 per annum.

N.B. The purchaser to make a contribution of £350 plus VAT

payable towards the vendors costs.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

Viewings:

Not applicable

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LOT 69**Freehold Ground Rent**

**3 Chasewater Way,
Norton Canes,
Cannock, Staffs
WS11 3TU**

Property Description:

A freehold ground rent, subject to a lease for a term of 99 years from 29 September 1972 and secured upon a presentable detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground rent: £45.00 per annum.

Vendors Solicitors:

Howard Kennedy Solicitors,
19 Cavendish Square,
London
W1A 2AW
Telephone No – 0207 636 1616

Ref: Mr R A Bryk

N.B. The purchaser to make a contribution of £250 plus VAT payable towards the vendors costs.

Viewings:

Not applicable.

LOT 71**Freehold Ground Rent**

**124 Shady Lane,
Great Barr,
Birmingham B44 9EP**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 29 September 1952 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £9.00 per annum.

Vendors Solicitors:

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

Ref: Mrs E Conkey

N.B. The purchaser to make a contribution of £250 plus VAT payable towards the vendors costs.

Viewings:

Not applicable

LOT 70**Freehold Ground Rent**

**22 Mayfield Road, Streetly, Sutton Coldfield,
West Midlands B74 3PY**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.77 per annum.

N.B. The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

Viewings:

Not applicable

LOT 72**Freehold Ground Rent**

**24 Mayfield Road, Streetly, Sutton Coldfield,
West Midlands B74 3PY**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.77 per annum.

N.B. The purchaser to make a contribution of £350 plus VAT

payable towards the vendors costs.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

Viewings:

Not applicable



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LOT 73**Freehold Ground Rent**

**4 Cherry Tree Walk,
Stourport-on-Severn,
Worcestershire
DY13 OJT**

Property Description:

A freehold ground rent, subject to a lease for a term of 99 years from 25 March 1970 secured upon a presentable semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground rent: £25.00 per annum.

Vendors Solicitors:

Howard Kennedy Solicitors
19 Cavendish Square,
London
W1A 2AW
Telephone No – 0207 636 1616

Ref: Mr R A Bryk

N.B. The purchaser to make a contribution of £250 plus VAT payable towards the vendors costs.

Viewings:

Not applicable.

LOT 75**Freehold Ground Rent**

**31 Common Lane,
Sheldon, Birmingham
B26 3BN**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 March 1937 and secured upon on a semi-detached house. Common Lane runs between Barrows Lane and Church Road, Sheldon. The freeholder is entitled to receive the following ground rent.

Ground Rent: £10.00 per annum.

Vendors Solicitors:

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

Ref: Mr J R Devlin

N.B. The purchaser to make a contribution of £250 plus VAT payable towards the vendors costs.

Viewings:

Not applicable

LOT 74**Freehold Ground Rent**

**26 Mayfield Road, Streetly, Sutton Coldfield,
West Midlands B74 3PY**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.77 per annum.

N.B. The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

Viewings:

Not applicable

LOT 76**Freehold Ground Rent**

**9 Ferndale Road,
Streetly, Sutton
Coldfield, West
Midlands B74 3PU**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.46 per annum.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

N.B. The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs.

Viewings:

Not applicable



LOT 77**Freehold Ground Rent**

**4 Masfield Close,
Lichfield,
Staffordshire
WD14 9DD**

Property Description:

A freehold ground rent, subject to a lease for a term of 99 years from 25 March 1973 and secured upon a presentable semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground rent: £40.00 per annum.

Vendors Solicitors:

Howard Kennedy Solicitors,
19 Cavendish Square,
London
W1A 2AW
Telephone No – 0207 636 1616

Ref: Mr R A Bryk

N.B. The purchaser to make a contribution of £250 plus VAT payable towards the vendors costs.

Viewings:

Not applicable.

LOT 79**Freehold Ground Rent**

**203 Knowle Road,
Sparkhill, Birmingham
B11 3AL**

Property Description:

A Freehold Ground Rent subject to a lease for a term of 60 years, commencing 29th September 1969, and secured upon a traditional style mid terraced house. Knowle Road leads directly off Stratford Road, Sparkhill. The freeholder is entitled to receive the following ground rent.

Ground Rent: £13.00 per annum.

Ref: Mr J R Devlin

Viewings:

Not applicable

N.B. The purchaser to make a contribution of £250 plus VAT payable towards the vendors costs.

Vendors Solicitors:

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

LOT 78**Freehold Ground Rent**

**20 Ferndale Road, Streetly, Sutton Coldfield,
West Midlands B74 3PU**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.46 per annum.

N.B. The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs.

Vendors Solicitors:

Vendors Solicitors
Williams & Cole
38/39 Lichfield Street
Walsall
West Midlands WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

Viewings:

Not applicable

LOT 80**Freehold Ground Rent**

**33 Northside Drive, Streetly, Sutton Coldfield,
West Midlands B74 3QQ**

Property Description:

A freehold ground rent subject to a lease for a term of 99 years commencing on 25 December 1954 and secured upon on a traditional style semi-detached house, located in a popular residential area. The freeholder is entitled to receive the following ground rent.

Ground Rent: £4.46 per annum.

N.B: The purchaser to make a contribution of £350 plus VAT payable towards the vendors costs.

Vendors Solicitors:

Williams & Cole
38/39 Lichfield Street
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West Midlands WS1 1UP
Telephone No – 01922 627521

Ref: Mrs E Mace

Viewings: Not applicable

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