

PROPERTY AUCTION

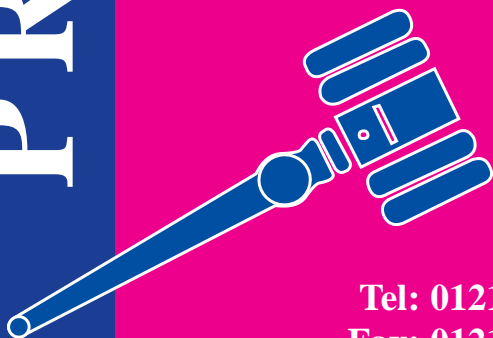
Cottons

Chartered Surveyors

23RD OCTOBER 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

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Each property/Lot will, unless previously withdrawn be sold subject to the special and general conditions of sale which have been prepared by the Vendors Solicitors.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

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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.
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- 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.
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- 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 56 Lots

To include a range of Residential and Commercial Vacant and Investment property, along with Potential Redevelopment Opportunities Comprising and Ground Rent Investments:

- 36 Freehold Vacant Residential Properties
- 4 Residential Investment Properties
- 4 Leasehold Vacant Flats/Houses
- 3 Freehold Commercial Premises with Vacant Possession
- 3 Commercial Investment Properties
- 3 Freehold Redevelopment Properties/ Sites
- 1 Parcel of Freehold Land
- 2 Freehold Ground Rent Investments

ORDER OF SALE

Lot	Property	
1	9 Stamford Grove, Handsworth, Birmingham	Freehold Vacant Possession
2	55 Roma Road, Tyseley Birmingham	Freehold Vacant Possession
3	17 Watts Road, Small Heath, Birmingham	Freehold Vacant Possession
4	154 Hawksford Crescent, Wolverhampton	Freehold Vacant Possession
5	22 Longdon Avenue, Wolverhampton	Freehold Vacant Possession
6	1 Nineveh Avenue, Handsworth, Birmingham	Freehold Vacant Possession
7	166 Powke Lane, Rowley Regis, West Midlands	Freehold Vacant Possession
8	15 Naden Road, Hockley, Birmingham	Freehold Vacant Possession
9	145 Oxhill Road, Handsworth, Birmingham	Freehold Vacant Possession
10	111 Greenlawns, Tipton, West Midlands	Leasehold Vacant Possession
11	102 Tividale Road, Tividale, West Midlands	Freehold Vacant Possession
12	7 Churchfield Avenue, Tipton, West Midlands	Leasehold Investment
13	34 Churchfield Avenue, Tipton, West Midlands	Leasehold Vacant Possession
14	62 Farm Road, Oldbury, West Midlands	Freehold Vacant Possession
15	51A Birmingham Road, Sutton Coldfield, West Mids	Leasehold Vacant Possession
16	Skelcher House, Drury Lane, Solihull, West Mids	Freehold Commercial Investment
17	1 Coronation Road, Selly Oak, Birmingham	Freehold Vacant Possession
18	99 Warwick Road, Sparkhill, Birmingham	Freehold Vacant Possession
19	91 Northfield Road, Harborne, Birmingham	Freehold Vacant Possession
20	33-39 Romford Close, Sheldon, Birmingham	Ground Rent Investment
21	Land Adj. 117 Stetchford Lane, Ward End, B'ham	Freehold Land
22	109 & 109A Edward Street, Nuneaton, Warks	Ground Rent Investment
23	12 Broad Street, Langley, West Midlands	Redevelopment Opportunity
24	12 - 14 Baker Street, Sparkhill, Birmingham	Redevelopment Opportunity
25	135 Darlaston Road, Pleck, Walsall	Freehold Vacant Possession
26	10 Minster Court, Church Road, Moseley, B'ham	Leasehold Vacant Possession
27	82 Dudley Road, Oldbury, West Midlands	Freehold Investment
28	14 St Augustines Road, Edgbaston, Birmingham	Freehold Investment
29	25 Manor Road North, Edgbaston, Birmingham	Freehold Vacant Possession
30	87 Edgbaston Road, Smethwick, West Midlands	Freehold Vacant Possession



31	81 College Road, Handsworth Wood, Birmingham	Freehold Vacant Possession
32	73 Pedmore Road, Lye, Stourbridge, West Midlands	Freehold Vacant Possession
33	440 Chester Road, New Oscott, Birmingham	Freehold Investment
34	199 Oxhill Road, Handsworth, Birmingham	Freehold Vacant Possession
35	321 Camden Street, Hockley, Birmingham	Freehold Vacant Possession
36	11 Markford Walk, Newtown, Birmingham	Freehold Investment
37	27 Archer Road, Branston, Lincoln	Freehold Development Site
38	100 Arden Road, Saltley, Birmingham	Freehold Vacant Possession
39	20 Malthouse Lane, Washwood Heath, Birmingham	Freehold Vacant Possession
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41	121 Croydon Road, Erdington, Birmingham	Freehold Vacant Possession
42	24 Three Tuns Lane, Wolverhampton, West Midlands	Freehold Vacant Possession
43	72B Cannock Road, Willenhall, West Midlands	Freehold Vacant Possession
44	61 Rookery Road, Wolverhampton, West Midlands	Freehold Vacant Possession
45	16 Teviot Grove, Kings Norton, Birmingham	Freehold Vacant Possession
46	67 - 68 Windmill Lane, Cape Hill, Smethwick	Freehold Part Investment/Part Vacant Possession
47	5 London Road, Perry Barr, Birmingham	Freehold Vacant Possession
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49	64 Princess Road, Oldbury, West Midlands	Freehold Vacant Possession
50	23 Hazel Road, Nuneaton, Warks	Freehold Vacant Possession
51	56 Wolverhampton Street, Willenhall, West Midlands	Freehold Vacant Possession
52	181 Halesowen Road, Cradley Heath, West Midlands	Freehold Investment
53	43 Ames Road, Wednesbury, West Midlands	Freehold Vacant Possession
54	28 Draycott Road, Smethwick, West Midlands	Freehold Vacant Possession
55	1 Milebrook Grove, Bartley Green, Birmingham	Freehold Vacant Possession
56	107 Edenhurst Road, Longbridge, Birmingham	Freehold Vacant Possession

LOT 1

Freehold Vacant Possession

9 Stamford Grove, Handsworth, Birmingham B20 3PT



Property Description
A traditional mid terraced house of brick construction with a replacement tile clad roof covering. Stamford Grove itself is situated directly off Stamford Road and is conveniently located within approximately half a mile distance from The University of Central England in Birmingham, Perry Barr Railway Station and The One Stop Shopping Centre providing a wide range of local amenities.

Accommodation
Ground Floor
Reception Hall, Front Reception Room, Inner Hall, Lounge, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms (bedroom 2 intercommunicating), Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Lawned fore garden.
Outside (rear) - Pedestrian entry access to paved yard, brick stores, WC and concrete garden.

Vendors Solicitors
Wragge & Co,
55 Colmore Row,
Birmingham, B3 2AS
Telephone No: 0121 233-1000

Ref: Miss L Shaw

Viewings
Via Cottons - 0121 247 2233

LOT 2

Freehold Vacant Possession

55 Roma Road, Tyseley, Birmingham B11 2JH



Property Description
A traditional style mid terraced house of brick construction with replacement tile clad roof requiring some cosmetic improvement and modernisation. Roma Road itself is situated directly off Warwick Road (A41) and is within approximately one third of a mile distance from Tyseley Railway Station.

Accommodation
Ground Floor
Lounge, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with modern suite comprising panelled bath, pedestal wash basin & WC.
Outside (front) - Small walled fore garden.
Outside (rear) - Paved yard, brick-built store and lawned garden.

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

Ref: Mr A Curtis

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

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- 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.



17 Watts Road, Small Heath, Birmingham, B10 9RJ



Property Description

A traditional style mid Terraced House of brick construction with a replacement tile clad roof, providing well laid out accommodation and offered for sale in a presentable condition. Watts Road itself runs directly between Wright Road and Coventry Road which also provides a wide range of local shops and amenities.

Accommodation

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.
Outside (rear) - Enclosed paved yard, Shared Pedestrian access and lawned Garden

Vendors Solicitors

Elliott & Co
83 Newhall Street
Birmingham
B3 1PB
Telephone No: 0121 236 9690

Ref: Mr M Elliott

Viewings

Via Cottons - 0121 247 2233

154 Hawksford Crescent, Low Hill, Wolverhampton WV10 9SN



Property Description

A semi-detached brick-built property situated at the head of a cul-de-sac behind a lawned fore garden. The property is on a corner plot and benefits from aluminium and wood framed double glazed windows.

Accommodation

Ground Floor
Entrance Hall, Reception Room, Kitchen, Separate WC.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom.
Outside (front) - Lawned garden and parking area.
Outside (rear) - Lawned garden.

Vendors Solicitors

Hawkins & Co
199 Wolverhampton Street
Dudley
West Midlands
Telephone No - 01384 253288

Ref: Mr M Banahan

Viewings

Via Cottons - 0121 247 2233



22 Longdon Avenue, Goldthorne Park, Wolverhampton WV4 5DR

Property Description

A modern semi detached house of brick outer wall construction surmounted by a hipped interlocking tile clad roof and benefiting from gas-fired central heating, part UPVC double glazed windows, but requiring some cosmetic improvement. The property is situated in a cul-de-sac which forms part of a popular residential area and is located within less than a quarter mile distance from Wolverhampton Road East (A459) which gives direct access to Wolverhampton City Centre.

Accommodation

Ground Floor
Porch, Reception Hall, Through Lounge/Dining Room, Breakfast/Kitchen, Rear Entrance Hall, Cloakroom with WC and pedestal wash basin, Garage with Utility area.

First Floor

Stairs and Landing, Three Bedrooms, Bathroom with bath having electric shower over, pedestal wash basin & WC.
Outside (front) - Paved driveway providing off-road parking and access to Garage, lawned fore garden, side pedestrian access to rear.
Outside (rear) - Paved patio and 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

1 Nineveh Avenue, Handsworth, Birmingham B21 OSZ



Property Description

A traditional style end terraced house of brick construction with replacement tile clad roof, situated in small cul-de-sac located off Nineveh Road. The property requires modernization and improvement.



Vendors Solicitors

Haynes Duffell
14-16 Temple Street,
Birmingham,
B2 5DB
Telephone: 0121 643 1235

Ref: Mr P Kimberley

Viewings

Via Cottons - 0121 247 2233



LOT 7**Freehold Vacant Possession**

166 Powke Lane, Rowley Regis,
West Midlands, B65 OAD

**Property Description**

A Traditional Style Mid Terraced House of brick construction with a tile clad roof, requiring modernisation and improvement. The property occupies an elevated position set back from the road behind a small foregarden and is situated virtually opposite the junction with Terrace Street, conveniently within approximately 1/4 mile distance from Black Heath Shopping Centre providing a wide range of local amenities.

Accommodation

Ground Floor
Front Reception Room, Inner hall, Rear Reception Room, Dining Room, Kitchen, Lobby to Bathroom having panelled bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Walled foregarden
Outside (rear) - Brick paved yard, brick store and Lawned Garden.

Vendors Solicitors

Lin & Co
95 Chester Road
Boldmere
Sutton Coldfield
B73 5BA
Telephone No: 0121 244 2300

Ref: Mr R Mason

Viewings

Via Cottons - 0121 247 2233

LOT 8**Freehold Vacant Possession**

15 Naden Road, Hockley,
Birmingham B19 1DY

**Property Description**

A traditional style end terraced house of brick construction with a replacement tile clad roof, offered in a presentable condition having had some redecoration and benefitting from part independent gas heating. Naden Road itself runs directly between Hunters Road and Soho Hill.

Accommodation

Ground Floor
Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (rear) - Yard and small garden, brick built WC and store with pedestrian side access.

Vendors Solicitors

James Pearce & Co
606 Bromford Lane
Ward End
Birmingham
B8 2DP
Telephone No - 0121 784 1886

Ref: Ms K Roberts

Viewings

Via Cottons - 0121 247 2233

LOT 9**Freehold Vacant Possession**

145 Oxhill Road, Handsworth,
Birmingham B21 8HB

**Property Description**

A traditional style mid terraced house of brick construction with a replacement tile clad roof, occupying a slightly elevated position set back from the road behind a small fore garden. The property which is situated in an established residential area requires modernisation and improvement.

Accommodation

Ground Floor
Entrance Hall, Living Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Two Bedrooms, Bathroom.
Outside (front) - Walled fore garden.
Outside (rear) - Pedestrian entry access, yard and garden.

Vendors Solicitors

Wheadon & Co
Office 5 Walmley Gardens
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ
Telephone No - 0121 351 3333

Viewings

Via Cottons - 0121 247 2233

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SN11 0XZ
Tel: 01249 822 999 Fax: 01249 822 211



LOT 10**Leasehold Vacant Possession****111 Greenlawns, St Marks Road, Tipton,
West Midlands DY4 OSU****Property Description**

A duplex flat forming part of a purpose built block which is set back behind a service road and communal gardens. St Marks Road itself leads directly off Upper Church Lane (B4163). The property requires modernisation and improvement throughout.

Term: 99 years - commencement 5 September 1986

Ground Rent: £50 per annum

Service Charge: £690 per annum (approximately)

Vendors Solicitors

Lin & Co
95 Chester Road
Sutton Coldfield
West Midlands
B73 5BA
Telephone No - 0121 244 2300

Ref: Mr R Mason

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Communal Entrance Hall, Stairs and Landing.
Second Floor
Reception Hall, Lounge, Dining/Kitchen.
Third Floor
Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside - Communal gardens.

LOT 11**Freehold Vacant Possession****102 Tividale Road, Tividale,
West Midlands B69 2LQ****Property Description**

A traditional style mid terraced house of brick construction with an asphalt slate clad roof, set back from the road behind a walled forecourt, and having undergone recent improvements comprising of rewiring and redecoration, gas-fired central heating and UPVC double glazed windows and doors. Tividale Road itself leads directly off Burntree Island and the property is within approximately one and a half miles distance from Dudley Town Centre, providing a wide range of local amenities.

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

Accommodation

Ground Floor
Front Reception Room, Lobby with Cellar access, Rear Reception Room, Rear Entrance Hall, Kitchen, Bathroom with paneled bath, wash basin.
First Floor
Stairs and Landing, Two Double Bedrooms.
Outside (front) - Small walled fore garden.
Outside (rear) - Paved yard with shared pedestrian access and garden.

LOT 12**Leasehold Investment****7 Churchfield Avenue, Princess Gardens,
Tipton, West Midlands, DY4 9NF****Property Description**

A presentable and well laid out flat situated on the first floor of a purpose built block and benefiting from modern kitchen and bathroom fittings, three bedrooms and gas fired central heating. Churchfield Avenue comprises of a Cul-de-sac located off Lichfield Street, which in turn leads off Upper Church Lane and the property is currently let on a Periodic Shorthold Tenancy at a rental of £445.00 per four weeks (£5,785.00 per annum).

Accommodation

Ground Floor
Communal Reception Hall, Stairs and Landing with built in store cupboard.
First Floor
Reception Hall, Bedroom one, Separate WC, with WC suite, Bathroom with modern coloured suite comprising panelled bath having electric shower over,

pedestal wash basin, Bedroom two, Lounge with door to balcony, Breakfast Kitchen with a range of modern fitted units, including built in cooker. Bedroom three.
Outside (rear) - Communal Gardens and parking area.

Term: Commencement Date 25 March 1986 – expiring 1 July 2084.

Ground Rent - £36.00 per annum.

Service Charge - £920.00 per annum approximately.

Vendors Solicitors

Holt & Sellars
Steps House
10 St John Street
Bromsgrove
Worcestershire, B61 8QY
Telephone No: 01527 575136

Ref: Mr J Baldwin

Viewings

Via Cottons - 0121 247 2233

**IMPORTANT NOTICE**

We are currently updating our mailing list so, if you require a catalogue for our next auction on 4TH DECEMBER 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.





**34 Churchfield Avenue, Princess End, Tipton,
West Midlands DY4 9NF**

Property Description

A well laid out three bedroom second floor flat forming part of a purpose built block and having been much improved benefitting from gas-fired central heating along with modern kitchen and bathroom fitments. The property itself is situated in an established development located in a cul-de-sac off Lichfield Street.

Accommodation

Ground Floor
Communal Entrance Hall, Stairs and Landing.
Second Floor
Reception Hall, Lounge with door to Balcony, Kitchen with a range of modern fitted units, Two Bedrooms, Bathroom with modern suite comprising panelled bath having

shower over, pedestal wash basin, Separate WC.
Outside - Communal gardens and parking area to the rear.
Term: Commencing 27 March 1987 – Expiring 1 July 2084.
Ground Rent: £36.00 per annum
Service Charge: Currently £920 per annum (approximately).

Vendors Solicitors

Holt & Sellars, Steps House
10 St John Street, Bromsgrove
Worcestershire B61 8QJ
Telephone No - 01527 575136

Ref: Mr J Baldwin

Viewings

Via Cottons - 0121 247 2233



**62 Farm Road,
Oldbury,
West Midlands,
B68 8RD**

Property Description

A Traditional style Mid Terraced House of brick construction with a slate clad roof set back behind a walled fore garden and privet hedge. The property benefits from part double glazed windows. Farm Road itself leads off Pound Road which in turn leads off Wolverhampton Road (A4123).

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

Accommodation

Ground Floor
Front Reception Room, Rear Reception Room, Inner lobby, Kitchen. Bathroom having bath, pedestal wash basin and WC.
First Floor
Stairs and Landing, Three Bedrooms
Outside (front) - Walled fore garden
Outside (rear) - Garden and Brick built store.



**51a Birmingham Road, Sutton Coldfield,
West Midlands, B72 1RH**

Property Description

A presentable and much improved duplex flat situated to the first and second floors over a parade of shops fronting Birmingham Road and accessed from the rear by way of a driveway and car parking area located off Duke Street (adjacent to The Duke Public House). Duke Street itself runs between Holland Road and Birmingham Road (A1527) providing a wide range of local amenities and Sutton Coldfield Town Centre is within approximately a quarter of a mile distance. The flat interior has been completely modernized throughout to a high standard and benefits from well laid out accommodation including Four Bedrooms, Modern Kitchen and Bathroom fitments, tasteful redecoration, part laminate flooring and electric heating.

Second Floor
Stairs and Landing, Four Bedrooms, Fully tiled modern Bathroom with Shower Cubicle with electric shower, pedestal double wash basin and WC.
Outside: Large first floor patio area.
Term: 99 years from 6 January 1986.
Ground Rent: £50.00 per annum.
Service Charge: Refer to Solicitors.

Vendors Solicitors

Conveyancing UK
38 High Street
Sutton Coldfield
West Midlands
B72 1UP
Telephone No: 0121 686 8000

Ref: Mr R Plane

Viewings

Via Cottons - 0121 247 2233

Accommodation

First Floor
Reception Hall, Lounge, Kitchen with modern units, Dining Room





**Skelcher House, Drury Lane, Solihull,
West Midlands B91 3BD**

Prestigious Office Investment located in Drury Lane, Solihull Town Centre, West Midlands. The property was built in the 1960's and comprises of a three storey building extending to approximately 816 sq m – 8805 sq ft (gross internal area) and is currently let on four separate leases to Westminster Bank, the Partners of Wallace Robinson and Morgan, Solicitors and Hayes Document Exchange. The current rental income is £108,250 per annum.

For full details refer to the separate particulars contained within this catalogue. All intended bidders for this property should register with the Auctioneers in advance of the Auction Sale, (no later than close of business Wednesday 22 October 2003) by completing the enclosed registration form. Identification and proof of deposit will be required and upon acceptance we will issue all intended bidders with a registered bidding card. Note: The Auctioneer reserves the right to refuse all bids from unregistered parties.



**1 Coronation Road, Selly Oak,
Birmingham, B29 7DE**



Property Description

A Traditional style Detached Residence of brick construction with a replacement tile clad roof, providing well laid out accommodation and benefiting from gas fired central heating. Coronation Road itself runs directly between Bournbrook Road and Dawlish Road and forms part of an established residential area popular with students being within less than 1/2 mile distance from the University of Birmingham, Selly Oak Railway Station and local amenities and services situated on the Bristol Road (A38).

Accommodation

Ground Floor
Reception Hall, Front Reception Room, Rear Reception Room, Inner Hall with walk in pantry, Breakfast Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin and WC.
Outside (front) - Small walled fore garden
Outside (rear) - Pedestrian side access, Yard and Garden

Vendors Solicitors

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

Ref: Mrs L Russell

Viewings

Via Cottons - 0121 247 2233

**99 Warwick Road, Sparkhill,
Birmingham B11 4RD**



Property Description

A substantial traditional three-storey mid terraced house of brick construction with a replacement tile clad roof, occupying an elevated position set back from the road behind a small fore garden and benefiting from gas-fired central heating. The property itself is situated close to the junction with Shakespeare Street and within less than a quarter of a mile distance from Stratford Road (A34) providing a wide range of local services and amenities.

Accommodation

Ground Floor
Reception Hall with Cellar access, Front Reception Room, Middle Reception Room, Rear Dining Room, Kitchen.
First Floor
Stairs and Landing, Cloakroom with WC, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin.
Second Floor
Stairs to Large Attic Bedroom.
Outside (front) - Walled fore garden.
Outside (rear) - Pedestrian entry

access to yard with outbuilding and long garden.

Vendors Solicitors

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

Ref: Mr P Mason

Viewings

Via Cottons - 0121 247 2233





91 Northfield Road, Harborne, Birmingham, B17 OST

Property Description

A Grade II Listed three storey traditional Mid Terraced Residence of brick construction with rendered front elevation surmounted by a pitched slate clad roof, set back from the road behind a small privet hedged fore garden. The property provides well laid out accommodation benefitting from gas-fired central heating and Garage to the rear and provides scope for modernisation and cosmetic improvement works. The property is conveniently located within approximately half a mile distance from Harborne High Street, providing a wide range of local amenities. The Garage is currently let to a private tenant. Rental Income - £56.00 per quarter (£224 per annum).

Bathroom with panelled bath, pedestal wash hand basin, Separate WC.
 First Floor
 Stairs and Landing, Two Double Bedrooms.
 Second Floor
 Stairs and Landing, Attic Bedroom with walk in wardrobe.
 Outside (front) - Fore garden.
 Outside (rear) - Yard, Shared Pedestrian entry access and Garden.
 Separate Garage

Vendors Solicitors
 Nicholas Brimble & Co
 427 Bearwood Road
 Smethwick
 West Midlands
 B66 4DF
 Telephone No: 0121 429 8016

Ref: Mr N Brimble

Viewings
 Via Cottons - 0121 247 2233

Accommodation

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



NB. Freehold Ground Rent

33 - 39 Romford Close, Sheldon, Birmingham, B26 3TR

Property Description:

A Freehold Investment Opportunity comprising of a block of four modern Maisonettes surmounted by pitched tile clad roofs, and situated in a Cul-de-sac located off Church Road and within approximately 1/2 mile distance from Coventry Road (A45).

Tenure

Each Maisonette is subject to a long lease for a term of 99 years from the 24 June 1983.

Ground Rent Income - The Freeholder is entitled to receive a ground rent from each lessee which is presently £40.00 per annum increasing to £60.00 per annum in 2016 and £80.00 per annum in 2049. The total current ground rent income - £160.00 per annum.

Landlord and Tenant Act 1987

Offer Notices for Sale by Auction have been served upon both lessees under Section 5B of the above Act.

Vendors Solicitors

Lois King & Co
 50 Hewell Road
 Barnt Green
 Birmingham
 B45 8NF
 Telephone No: 0121 445 1190

Ref: Mr F E Windridge

Viewings

Not applicable

NB: The Purchaser is responsible for a payment of £350 plus vat as a contribution towards the Freeholder's legal costs.



Land adjacent 117 Stechford Lane, Ward End, Birmingham B8 2AP

Property Description

A parcel of freehold land, occupying a prominent position at the corner of Stechford Lane and Burney Lane and situated at the end of a parade of retail shops adjacent to number 117 Stechford Lane. The site itself extends to an area of approximately 130 sq m (1400 sq ft) and was previously used as a car hire premises.

Vendors Solicitors

Bickley Wheatley & Co
 50 High Street
 Erdington
 Birmingham
 B23 6RH
 Telephone No - 0121 377 6266

Ref: Mrs Darby

Viewings

Via Cottons - 0121 247 2233

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E-mail: auctions@cottons.co.uk





NB. Freehold Ground Rent

109 and 109A Edward Street, Nuneaton, Warwickshire, CV11 5RE

Property Description:

A Freehold Investment Opportunity comprising of a Traditional Style Mid Terraced House of brick construction with a tile clad roof situated on Edward Street which runs directly between Queens Road and Coton Road approximately 1/4 mile distance from Nuneaton Town Centre. The property has been sub-divided to provide two self contained flats situated on the ground and first floors.

Vendors Solicitors

R S Bull & Co
3 Dugdale Street
Nuneaton
Warwickshire
CV11 5QQ
Telephone No: 024 7622 8734

Ref: Mr M Kimberley

Viewings

Not applicable

NB: The Purchaser is responsible for the payment of £250 plus vat as a contribution towards the Freeholder's legal costs.

Tenure

Both flats are subject to long leases as follows:

109 Edward Street
99 year lease from 22 April 1988
Ground Rent - £25.00 per annum

109A Edward Street
99 year lease from 1 June 1988
Ground Rent - £15.00 per annum

Total Ground Rent Income - £40.00 per annum

Landlord and Tenant Act 1987

Offer Notices for Sale by Auction have been served upon both lessees under Section 5B of the above Act.



12 Broad Street, Langley, West Midlands, B69 4SH

Property Description

A freehold re-development site occupying a prominent position at the corner of Broad Street and Arden Grove, conveniently located within the vicinity of Langley Shopping Centre providing a range of local amenities and approximately 1 1/4 mile distance from the M5 Motorway (Junction 2). The site currently contains a substantial detached building which was originally constructed as a Chapel and more recently has been used as a manufacturing premises and is of rendered brick construction with a slate clad roof having accommodation on two floors extending to approximately 449 sq m (4833 sq ft). The site itself extends to approximately 470 sq m (5050 sq ft).

Planning

A planning application has been made to Sandwell Borough Council (ref: 03/41122) for consent to demolish the existing building and replace with a scheme comprising of a new three storey building containing nine, two bedroom apartments each with car parking located at the rear. A copy of

the proposed development plans are available from the Auctioneers Office.

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



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Freehold Vacant Possession/Redevelopment Opportunity



12/14 Baker Street, Sparkhill, Birmingham, B11 4SF

Property Description

A freehold parcel of land occupying a corner position at the junction of Baker Street and Avon Street and situated approximately 100 metres from the junction of Warwick Road (A41) and 250 metres from Stratford Road (A34). The site currently contains a pair of semi-detached houses both of rendered brick construction with a replacement tile clad roof, along with a garage/workshop at the rear which has direct access off Avon Street. The houses themselves were converted a number of years ago to provide a total of 4 self contained flats, however these are now in a state of disrepair having suffered vandalism and fire damage and if retained require complete repair.

The site itself benefits from outline planning consent granted by Birmingham City Council, (reference C/04130/01/OUT and dated 28 January 2002) for residential redevelopment of the site into flats. Whilst the planning consent is non specific the application was based upon a scheme of 8 self contained units, (a copy of the planning consent is available for inspection, both at the Auctioneers and Solicitors offices.

Accommodation

12 Baker Street
Ground Floor
Entrance Porch, Bedroom, Inner Hall, Lounge, Shower room (no fittings) Kitchen (no fittings)
First Floor
Shared rear entrance hall, Stairs and Landing to Lounge, Kitchen (no fittings), Bedroom, Bathroom (no fittings).

14 Baker Street

Ground Floor
Entrance Porch, Bedroom, Inner Hall, Lounge, Shower room (no fittings) Kitchen (no fittings)
First Floor
Shared rear entrance hall, Stairs and Landing to Lounge, Kitchen, Bedroom, Bathroom.
Outside Gardens to front both sides and rear including a lock up Garage/Workshop having access off Avon Street.

Total Site Area: 550 sq m (0.13 acres)

Vendors Solicitors

Anthony Collins
St Phillips Gate
5 Waterloo Street
Birmingham
B2 5PG
Telephone No - 0121 212 7403

Viewings

Via Cottons - 0121 247 2233



Freehold Vacant Possession

135 Darlaston Road, Pleck, Walsall WS2 9SB



Property Description

A substantial traditional semi detached house of part rendered brick construction with a slate clad roof, benefiting from a single storey extension to the rear and part UPVC double glazed windows. The property, which is set back from Darlaston Road behind a fore garden, requires modernization and improvement, although some works have been started but require completion.

Accommodation

Ground Floor
Entrance Hall, Large Reception Hall, Through Lounge/Dining Room, Cloakroom (no fittings), Dining Room, Kitchen (no fittings), Utility Room.
First Floor
Stairs and Gallery Landing, Three Double Bedrooms, Box Room, Bathroom (no fittings).
Outside (front) - Partly paved and walled fore garden, concrete driveway to full length tandem Garage.
Outside (rear) - Concrete yard and patio, large garden with a

Garage/Workshop at the rear, having shared vehicular access.

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

Leasehold Vacant Possession

10 Minster Court, off Church Road, Moseley, Birmingham B13 9AF



Property Description

A well laid out first floor flat forming part of a well maintained purpose built block, situated in a popular and established residential area, located back from Church Road behind a lawned fore garden. The property itself provides well laid out accommodation, **Ground Rent** £25 per six months, **Service Charge** £750 per annum approximately and benefits from newly fitted kitchen and bathroom fittings, UPVC double glazed windows and independent gas wall heating. **Term** - 99 years from 25 March 1975,

Accommodation

Ground Floor
Communal Reception Hall, Stairs and Landing.
First Floor
Reception Hall, Lounge, Kitchen with a range of modern fittings, Bathroom with modern suite comprising shower enclosure, vanity wash basin & WC, Double Bedroom.
Outside - Well maintained communal gardens and garage in adjacent block.

Vendors Solicitors

Murria Solicitors,
Court Chambers,
180 Corporation Street,
Birmingham
B4 6UD
Telephone: 0121 200 2818

Ref: Mr Murria

Viewings

Via Cottons - 0121 247 2233





**82 Dudley Road, Oldbury,
West Midlands B69 3DW**

Property Description

Traditional style link detached house of brick construction with predominantly slate clad roof, currently converted to provide three self contained flats. The property is set back from Dudley Road (A457) behind a small fore garden and is situated virtually opposite Junction Street.

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

- Flat A £250 PCM
- Flat B £250 PCM
- Flat C Vacant
- Garage Vacant
- Current Rental Income: £500 per calendar month (£6000 per annum)
- Potential gross income when fully let £8,700 per annum (approximately).

Accommodation

Ground Floor
Flat B (Front) With Living/Kitchen, Bedroom, Cellar and Bathroom with bath, wash basin and WC.

Flat C (Rear) With Living/Kitchen, Bedroom and Bathroom with panelled bath, pedestal wash basin & WC.

First Floor

Flat A - The accommodation benefits from gas-fired central heating and comprises: Stairs & Landing, Lounge, Dining/Kitchen, Bathroom with panelled bath, pedestal wash basin & WC and Stairs to Second Floor Bedroom. Outside - Garden areas to front, side and rear, Single Garage to rear with vehicular access.

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



**Pinehurst Court, 14 St Augustines Road,
Edgbaston, Birmingham B16 9JU**

Property Description

A substantial Victorian semi-detached residence of brick construction with a replacement tile clad roof, situated in an established popular residential area located directly off Hagley Road. The property provides extensive accommodation to three floors and has been converted some years ago into various let-able units comprising of three self-contained flats and four bed-sits, all benefitting from gas-fired central heating, mains fitted fire detection system and emergency lighting and shared off-road parking and gardens.

The property is currently fully let producing the following rental:-

- Flat A** £475 per calendar month
- Flat B** £400 per calendar month
- Room 1** £140 per calendar month
- Room 2** £105 per calendar month
- Room 3** £150 per calendar month
- Room 4** £173 per calendar month
- Flat 6** £550 per calendar month

Total Rental Income - £1,993 per calendar month (£23,916 per annum).

NOTE: The landlord currently pays for water charges, communal lighting and heating of rooms, numbers 1, 2, 3 and 4.

NOTE: The tenant of Flat B has served notice to vacate in November 2003.

Accommodation

Ground Floor
Flat A
Entrance Hall, Reception Hall, Two Large Double Bedrooms, Living/Kitchen with a range of fitted

units, Shower Room with shower cubicle having power shower, pedestal wash basin & WC.

Flat B

Reception Hall, Double Bedroom, Shower Room with shower enclosure, pedestal wash basin & WC, Dining/Kitchen having a range of fitted units, Lounge.

First Floor

Entrance Hall, Stairs and Landing.

Room 1 - With Kitchenette.

Room 2 - With Separate Kitchen.

Room 3 - With Kitchenette.

Room 4 - With Separate Kitchen. Lobby to Shared Bathroom having panelled bath and wash basin, Separate WC.

Second Floor - Stairs to **Flat 6**

Landing Area, Lounge, Two Large Double Bedrooms, Box Room/Study, Dining/Kitchen with a range of fitted units, Bathroom with panelled bath having shower attachment, pedestal wash basin & WC.

Outside (front) - Tarmacadam forecourt providing off-road parking, pedestrian side access to rear.

Outside (rear) - Large lawned garden.

Vendors Solicitors

Nicholas Brimble & Co
427 Bearwood Road
Smethwick
West Midlands
B66 4DF
Telephone No - 0121 429 8016

Ref: Mr N Brimble

Viewings

Via Cottons - 0121 247 2233



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25 Manor Road North, Edgbaston, Birmingham, B16 9JS

Property Description

An imposing Traditional Detached Family Residence of part rendered brick construction surmounted by a hipped tile clad roof and standing behind a walled fore garden and driveway. The property occupies a generous corner plot and is situated in a Cul-de-sac forming part of an established and popular residential area located directly off Melville Road and within approximately 300 metres from Hagley Road providing direct access to Birmingham City Centre.

The property benefits from well laid out accommodation including four bedrooms, gas fired central heating, extensive rear garden and provides excellent scope for modernisation and improvement.

Accommodation

Ground Floor
Reception Hall, Cloakroom with WC, Front Reception Room, Rear Reception Room, Breakfast Kitchen, Utility Room, pantry, enclosed side

passageway leading to useful storage areas.
First Floor
Stairs and Gallery Landing with access to Large Attic Room. Four Bedrooms, Bathroom with panelled bath, pedestal wash basin, Separate WC.
Outside (front) Walled fore garden with driveway leading to Garage.
Outside (rear) Extensive rear Garden predominantly lawned and containing various patio areas with mature shrubs and trees.

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



87 Edgbaston Road, Smethwick, West Midlands, B66 4LF

Property Description

A Substantial Three storey Mid Terraced House, of traditional brick construction with a replacement tile clad roof, benefiting from gas fired central heating, UPVC double glazed windows and offering well laid out accommodation. The property has previously been let to separate tenants all sharing bathroom and kitchen facilities and we understand from the Vendor that the property is registered with the Local Authority as a house in multiple occupation and contains a mains fitted fire detection system and emergency lighting. We further understand from the Vendor that the potential rental income is in the region of £14,560 per annum. The property may further be suitable for conversion into separate self contained flats, subject to obtaining appropriate planning consent and building regulation approval from the Local Authority.

Accommodation

Ground Floor
Entrance Hall, Reception Hall with cellar access. Front Reception Room, Rear Reception Room, Dining Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath and electric shower over, pedestal wash basin and WC.
First Floor
Stairs and Landing, Four Bedrooms, Bathroom with panelled bath, having electric shower over, pedestal wash basin & WC
Second Floor
Stairs and Landing to large Attic Bedroom with walk in wardrobe
Outside (front) -Walled foregarden
Outside (rear) - Yard and 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



LOT 31**Freehold Vacant Possession**

**81 College Road, Handsworth Wood,
Birmingham B20 2JH**

**Property Description**

A traditional style semi detached house of brick construction surmounted by a pitched clay tile clad roof and providing generous well laid out accommodation benefitting from gas-fired central heating, UPVC double glazed windows, and a total of Three Garages, located at the front and the rear of the property. The property itself is situated in a popular established residential area, situated opposite Handsworth College and a short distance from the junction with Friary Road.

Separate Garages located at the rear and accessed by way of a shared vehicular driveway.

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
Porch, Reception Hall, Through Lounge/Sitting Room, Separate Dining Room, Kitchen, Rear Entrance Hall, Cloakroom with WC and wash basin.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath having electric shower over, pedestal wash basin & WC.
Outside (front) - Lawned fore garden, Tarmacadam driveway and side Garage.
Outside (rear) - Patio, brick-built store, shed, lawned garden and Two

LOT 33**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.

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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

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 per annum per flat (offer notices for sale by auction have been served upon all lessees in accordance with The Landlord & Tenant Act 1987 - Section 5B)

Ground Rent Income - £225 per annum

Total Income - £5025 per annum

LOT 32**Freehold Vacant Possession**

**73 Pedmore Road, Stourbridge,
West Midlands DY9 7DZ**

**Property Description**

A traditional mid terraced property of rendered brick construction with a tile clad roof. The property benefits from UPVC double glazed windows (except veranda). The property requires modernization and improvement throughout and is situated close to the junction with Green Lane and within one and a half miles of Merry Hill Shopping Centre.

Vendors Solicitors

Lin & Co
95 Chester Road
Sutton Coldfield
West Midlands
B73 5BA
Telephone No - 0121 244 2300

Ref: Mr R Mason

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Lean-to Veranda.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (rear) - Yard and garden.

LOT 34**Freehold Vacant Possession**

**199 Oxhill Road, Handsworth,
Birmingham B21 8HA**

**Property Description**

A traditional style mid terraced house of brick construction with a replacement tile clad roof benefitting from a recent ground floor bathroom extension, three bedrooms and recently installed UPVC double glazed windows, but requiring further modernisation and improvement. The property occupies a slightly elevated position set back from the road behind a small walled fore garden and is situated virtually opposite the junction with Friary Gardens.

Vendors Solicitors

Gangar & Co
323 High Street
West Bromwich
West Midlands
B70 8LU
Telephone No - 0121 553 4166

Ref: Mr R Kauldhar

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Front Reception Room, Inner Hall, Rear Reception Room, Kitchen, Rear Entrance Hall, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Three Bedrooms.
Outside (front) - Walled fore garden
Outside (rear) - Pedestrian entry access to yard and garden.



**321 Camden Street, Hockley,
Birmingham B18 7NY**



Property Description
A mid terraced Grade 11 listed Georgian residence, having rendered front elevation, replacement tile clad roof and providing generous and well laid out accommodation requiring modernisation and improvement. The property is set back from the road behind a lawned fore garden and is situated between the junctions of George Street West and Herne Close.

Accommodation
Ground Floor
Reception Hall with Cellar access, Front Reception Room, Rear Reception Room, Dining Room with walk-in Pantry, Kitchen, Bathroom with panelled bath, wash basin, Separate WC.
First Floor
Stairs and Landing, Three Double Bedrooms.
Outside (front) - Small lawned fore garden with privet hedge.
Outside (rear) - Small side garden, rear lawned garden and shared pedestrian access.

Vendors Solicitors
Wheadon & Co
Office 5 Walmley Gardens
Walmley Close
Sutton Coldfield
West Midlands
B76 1NQ
Telephone No - 0121 351 3333

Viewings
Via Cottons - 0121 247 2233

**11 Markford Walk, Newtown,
Birmingham B19 2HD**



Property Description
A modern three storey town house benefitting from gas-fired central heating, UPVC double glazed windows and set back from the road behind a lawned fore garden. Markford Walk itself comprises of a cul-de-sac, situated off Wheeler Street. The property is currently let on a Company Tenancy Agreement. Rental - £402.42 per 4 weeks (£5231.46 per annum).

Accommodation
Ground Floor
Reception Hall, Cloakroom with vanity wash basin & WC, Dining/Kitchen.
First Floor
Stairs and Landing, Lounge, Bedroom 1.
Second Floor
Stairs and Landing, Bedroom 2, Bedroom 3, Bathroom with panelled bath having shower over, pedestal wash basin & WC.
Outside (front) - Lawned fore garden.
Outside (rear) - Yard, garden, brick store and rear pedestrian access.

Vendors Solicitors
Caffrey & Co
796 Washwood Heath Road
Ward End
Birmingham
B8 2JR
Telephone No - 0121 327 3900

Ref: Mr Khan

Viewings
Via Cottons - 0121 247 2233



27 Archer Road, Branston, Lincoln LN4 1NH

Property Description
A parcel of freehold development land situated in the town of Branston, which is located approximately five miles to the south east of Lincoln City Centre, which is accessed by way of the B1188. The site itself comprises of a rectangular piece of land extending to approximately 590 sq m (6350 sq ft) and directly fronts Archer Road, which in turn leads off Station Road. The site currently contains former shop premises, which requires demolition.

Planning
The property has the benefit of planning consent, granted by North Kesteven District Council (Ref - N/13/0354/03 Dated 30 June 2003) for the construction of a purpose built two storey block containing eight apartments comprising of four x two bedroom and four x one

bedroom units along with resident car-parking (Note: The original application was for a three storey block containing twelve apartments which received officer recommendation for approval, however was rejected by the planning committee). A copy of the planning consent and plans are available from the auctioneers offices.

Vendors Solicitors
Anthony Collins
St Phillips Gate
5 Waterloo Street
Birmingham
B2 5PG
Telephone No - 0121 212 7403

Ref: Ms K Blackwell

Viewings
Via Cottons - 0121 247 2233

**100 Arden Road,
Saltley, Birmingham,
B8 1DY**



Accommodation
Ground Floor
Lounge, Dining Room, Kitchen
First Floor
Stairs and Landing, Two Bedrooms, Bathroom with panelled bath having shower over, pedestal wash basin and WC.
Outside (front) - Lawned fore garden with shared lay by parking (subject to availability)
Outside (rear) - Brick built store with WC and Garden

Property Description
A traditional style end Terraced House of brick construction with a replacement tile clad roof, benefiting from gas fired central heating, UPVC double glazed windows and requiring some modernisation and improvement. The property is situated between the junctions of Hams Road and Adderley Road.

Vendors Solicitors
Michael G Wooldridge,
21 Shirley Road,
Acocks Green,
Birmingham, B27 7XU
Telephone No: 0121 706 2259

Ref: Mr J West

Viewings
Via Cottons - 0121 247 2233





20 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 and an attached modern Garage/Workshop premises with secure yard. The dwelling is of partly clad brick construction with tile clad roof and extends to a net internal area of approximately 77 sq m (832 sq ft) and the garage premises are of modern steel framed construction with a corrugated roof and extend to a net internal area of approximately 155 sq m (1673 sq ft). 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.

Vendors Solicitors

Caffrey & Co
 796 Washwood Heath Road
 Ward End
 Birmingham
 B8 2JR
 Telephone No - 0121 327 3900

Ref: Mr Khan

Viewings

Via Cottons - 0121 247 2233



97 College Road, Moseley, Birmingham B13 9LR



Property Description

A traditional style semi-detached house of brick construction with a tile clad roof requiring full modernisation and improvement and providing well laid out accommodation benefitting from Three Reception Rooms, Three Double Bedrooms, off-road parking and large rear garden. The property is situated close to the junction with Pickwick Grove and forms part of a popular and established residential area, located within approximately one and a half miles distance from Moseley Shopping Centre and approximately one third of a mile distance from Stratford Road, Sparkhill, both providing a wide range of local amenities.

Accommodation

Ground Floor
 Entrance Hall, Reception hall, Front Living Room, Rear Sitting Room, Dining Room/Bedroom 4, Walk-in Pantry/Study, Dining Kitchen.
 First Floor
 Stairs and Landing, Three Double Bedrooms, Bathroom having panelled bath, pedestal wash basin & WC.
 Outside (front) - Tarmacadam forecourt providing off-road parking.
 Outside (rear) - Concrete patio, brick store/WC and long lawned garden.

Vendors Solicitors

Caffrey & Co
 796 Washwood Heath Road
 Ward End
 Birmingham
 B8 2JR
 Telephone No - 0121 327 3900

Ref: Mr Khan

Viewings

Via Cottons - 0121 247 2233



121 Croydon Road, Erdington, Birmingham B24 8JL



Property Description

A semi detached house of brick construction with a slate clad roof benefiting from UPVC double glazed windows and gas-fired central heating but requiring modernization and repair. The property is situated in a cul-de-sac, located off Erdington Hall Road, which in turn leads off Bromford Lane (A4040).

Accommodation

Ground Floor
 Reception Hall, Front Reception Room, Rear Reception Room, Kitchen.
 First Floor
 Stairs and Landing, Three Bedroom, Bathroom with panelled bath, pedestal wash basin and WC.
 Outside (front) - Paved fore garden, providing off road parking.
 Outside (rear) - Patio and garden.

Vendors Solicitors

B A Solicitors
 436 Stratford Road
 Sparkhill
 Birmingham
 B11 4AD
 Telephone No - 0121 773 4200

Ref: Mr Singh

Viewings

Via Cottons - 0121 247 2233



**24 Three Tuns Lane, Oxley,
Wolverhampton WV10 6BD**



Property Description

A semi detached house having rendered elevations and surmounted by a pitched slate clad roof set back from Three Tuns Lane behind a walled fore garden and driveway. Three Tuns Lane itself leads directly off Stafford Road (A449) and local amenities are within less than a quarter of a mile distance and Wolverhampton City Centre is within approximately two and a half miles distance. The property benefits from majority of UPVC double glazed windows, gas-fired central heating and Garage.

Accommodation

Ground Floor
Reception Hall, Lounge, Dining/Kitchen, Veranda/Utility Area.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Lawned fore garden and driveway with access to Garage.
Outside (rear) - Patio and enclosed 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

**72b Cannock Road, Willenhall,
West Midlands, WV12 5RZ**



Property Description

A Modern Detached House surmounted by a tile clad roof, set back from the road behind a fore garden and situated opposite the New Invention Junior School. The property provides well laid out accommodation however, requires complete modernisation and repair.

Accommodation

Ground Floor
Open plan Reception Hall, Front Reception Room, Kitchen, Lounge.
First Floor
Three Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) -Tarmacadam forecourt providing off road parking. Fore garden and gated side access.
Outside (rear) - Overgrown 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



**61 Rookery Road,
Wolverhampton WV4 6NH**

Property Description

A traditional style detached house of brick construction with a tile clad roof set back from the road behind a walled fore garden close to the junction with Bate Street and a short distance from the junction with Birmingham New Road (A4123). The property, which requires modernisation and improvement, benefits from Three Double Bedrooms, gas-fired central heating and has separate driveway to each side providing off-road parking.

Accommodation

Ground Floor
Porch, Reception Hall, Living Room, Bathroom with panelled bath, pedestal wash basin, Separate WC, Kitchen.

First Floor
Stairs and Landing, Three Double Bedrooms.
Outside (front) - Twin driveway providing off-road parking, walled fore garden, Garage and pedestrian side access to rear.
Outside (rear) - Mature lawned 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

**16 Teviot Grove,
Kings Norton,
Birmingham, B38 9JX**



Property Description

A single storey retail shop situated in a small parade of similar retail units and located adjacent to the Greenwood Tree Public House.

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





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

Property Description

A double fronted three storey mid terraced property of traditional brick construction with a replacement tile clad roof. The property was previously two separate units, which have now been combined to provide extensive living accommodation to part of the ground floor and all of the first and second floors along with a separate retail shop to the ground floor of number 68. The property is generally in a presentable condition and the living accommodation benefits from gas-fired central heating and five Double Bedrooms. The property is located close to the junction with Lime Grove. The retail shop is currently let as a hairdressing and beauty salon on a three year lease which commenced in June 2003 at a rental of £500 PCM (£6000 per annum).

Accommodation

Ground Floor (No 67)
Front Reception Room, Inner Hall, Rear Reception Room, Breakfast/Kitchen with a range of laminate units.

Ground Floor (No 68)
Hairdressing & Beauty Salon - 29 sq m (312 sq ft), Treatment Room 1 - 8.2 sq m (89 sq ft), Cloakroom with WC and wash basin, Treatment Room 2 - 6.5 sq m (69 sq ft)
First Floor (No 67 & 68)
Stairs and Landing with storage recess, Three Double Bedrooms, Large Bathroom with modern suite comprising paneled bath, pedestal wash basin & WC.
Second Floor (No 67 & 68)
Stairs to Attic Bedroom 1 (Double)
Stairs to Attic Bedroom 2 (Double)
Outside (front) - Paved forecourt
Outside (rear) - Paved yard with pedestrian access

Vendors Solicitors

VKM Solicitors,
Aspect Court,
4 Temple Row
Birmingham, B2 5HG
Telephone No: 0121 222 2328

Ref: Mr Momi

Viewings

Via Cottons - 0121 247 2233

5 London Road, Perry Barr, Birmingham B20 3HU



Property Description

A traditional style mid terraced house of brick construction with a replacement tile clad roof and having a single storey bathroom extension to the rear. The property has previously been let to students and is situated in a small cul-de-sac located off Aston Lane, conveniently located within approximately half a mile distance from Perry Barr Railway Station, The One Stop Shopping Centre and The University of Central England in Birmingham.

Accommodation

Ground Floor
Lounge, Rear Reception Room, Kitchen, Inner Lobby, Bathroom with panelled bath, pedestal wash basin & WC.
First Floor
Stairs and Landing, Two Bedrooms.
Outside (rear) - Enclosed garden with rear pedestrian access.

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

47 Limbrick Avenue, Tile Hill, Coventry CV4 9EX



Property Description

A mid terraced house of rendered brick construction with a replacement tile clad roof set back from the road behind a small fore garden and requiring modernisation and improvement. Limbrick Avenue itself is located directly off Tile Hill Lane which in turn leads off Dunchurch Highway (A45) providing access to both Coventry, Birmingham and Solihull.

Accommodation

Ground Floor
Entrance Hall, Living Room, Dining Room, Kitchen.
First Floor
Stairs and Landing, Three Bedrooms, Shower Room with shower, wash basin and WC.
Outside (front) - Fore garden
Outside (rear) - Paved patio/yard, garden and pedestrian rear access.

Vendors Solicitors

Cocks Lloyd & Co
Riversley House
Coton Road
Nuneaton
Warwickshire
CV11 5TX
Telephone No - 02476 641642

Ref: Mrs A Brown

Viewings

Via Cottons - 0121 247 2233

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**64 Princess Road, Oldbury,
West Midlands, B68 9PP**



Property Description

An End Terraced House surmounted by a hipped tile clad roof situated opposite the junction with Elizabeth Crescent and benefiting from UPVC double glazed windows, off road parking and requiring cosmetic improvement.

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
Entrance Hall, Lounge, Dining
Kitchen.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with panelled
bath, pedestal wash basin and WC.
Outside (front) - Front paved
forecourt providing off road parking.
Outside (rear) - Pedestrian side
access, Paved Patio, brick store and
long lawned Garden.

**56 Wolverhampton Street, Willenhall,
West Midlands, WV13 2NF**



Property Description

A Traditional style Mid Terraced premises comprising of a Retail Shop to the front ground floor area along with living accommodation to the rear and first floor. The property directly fronts Wolverhampton Street in the centre of Willenhall and has recently undergone a number improvements by the current owner including re-wiring, UPVC double glazed windows (except shop front), new bathroom fittings and a gas fired central heating system (awaiting connection of mains gas supply to the property) The property may be suitable for conversion to a single residential dwelling, subject to obtaining change of use.

Vendors Solicitors

Rowland Tildesley & Harris
1 New Road
Willenhall
West Midlands
WV13 2AQ
Telephone No: 01902 366 571

Ref: Mr S Kumar

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Retail Shop 15.88 sq m (171 sq ft),
Inner Hall with Cellar access,
Lounge, Rear Hall with pantry off,
Kitchen.
First Floor
Stairs and Landing, Two Double
Bedrooms (bedroom two
intercommunicating), Large
Bathroom with modern suite
comprising panelled bath, pedestal
wash basin and WC.
Outside (rear) - Brick paved yard,
Shared Pedestrian entry access and
Garden.

**23 Hazel Road, Camp Hill,
Nuneaton CV10 9HL**



Property Description

A mid terrace house, surmounted by a pitched interlocking tile clad roof, occupying an elevated position and requiring modernisation and improvement. Hazel Road itself leads off Queen Elizabeth Road which in turn leads off Tuttle Hill (B4114).

Vendors Solicitors

Russell Cooke Potter & Chapman
8 Bedford Row
London
WC1R 4BX
Telephone No - 0207 405 6566

Ref: Mr E Cracknell

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Entrance Hall, Lounge/Dining Room,
Breakfast/Kitchen, Utility Room.
First Floor
Stairs and Landing, Three
Bedrooms, Bathroom with bath and
wash basin, Separate WC.
Outside (front) - Lawned fore
garden.
Outside (rear) - Yard and garden.



**181 Halesowen Road, Old Hill, Cradley Heath,
West Midlands B64 6HE**



Property Description

A traditional style two storey retail premises currently trading as The Bakers Oven and having been established as a bakers shop since 1980. The property directly fronts Halesowen Road, forming part of Old Hill Shopping Centre and has been extended at the rear. The property benefits from part gas-fired central heating. The property is currently let on a lease which expires in 2008. Rental - £4300 per annum.

Vendors Solicitors

P M Petherbridge & Co
Haden House,
Halesowen Road,
Cradley Heath
West Midlands B64 7JB.
Telephone No: 0121 550 0271

Ref: Mr P Petherbridge

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Retail Shop - 25 sq m (269 sq ft)
with retail and preparation area.
Bakery - 27 sq m (290 sq ft)
Rear Entrance Hall.
First Floor
Stairs to Store Room 1 - 24 sq m
(258 sq ft) having gas-fired central
heating boiler.
Store Room 2 - 27 sq m (290 sq ft)
including landing area and
Cloakroom with WC and wash
basin.
Rear - Shared pedestrian access.



LOT 53**Freehold Vacant Possession**

**43 Ames Road, Wednesbury,
West Midlands, WS10 8PN**

**Property Description**

A Semi Detached House having brick outer wall construction surmounted by a pitched tile clad roof and situated at the end of a Cul-de-sac leading off Hall Street. The property benefits from gas fired central heating and UPVC double glazed windows. The property has been informally converted into two well laid out self contained flats which have previously both been let, however, would readily convert back into a single dwelling house.

good sized lawned Garden.
Pedestrian side access.

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

Accommodation

Ground Floor
Shared Reception Hall, Lounge, Breakfast Kitchen, Bedroom, Rear Entrance Hall/Utility Room. Shower Room with tiled shower cubicle, wash basin & WC.
First Floor
Stairs and Landing, Lounge, Bedroom, Breakfast Kitchen and Bathroom with panelled bath, having electric shower over, pedestal wash basin & WC
Outside (front) -Tarmacadam forecourt
Outside (rear) - Paved patio and

LOT 55**Freehold Vacant Possession**

**1 Milebrook Grove, Bartley Green,
Birmingham, B32 4EP**

**Property Description**

A Presentable Semi Detached House set back behind a well maintained lawned foregarden, with tarmacadam driveway to Garage. The property provides well laid out accommodation and benefits from gas fired central heating. Milebrook Grove is located directly off Field Lane.

Accommodation

Ground Floor
Reception Hall, Reception Room, Breakfast Kitchen, Rear entrance Hall/Utility Room with Walk in cupboard.
First Floor
Stairs and Landing, Two Double Bedrooms, Bathroom with panelled bath, pedestal wash basin and WC.
Outside (front) - Lawned foregarden with privet hedge.
Driveway leading to garage, and side pedestrian access.
Outside (rear) Yard and Garden.

Vendors Solicitors

GMH
1884 Pershore Road
Kings Norton
Birmingham
B30 3AS
Telephone No: 0121 244 8505

Ref: Ms D Rogers

Viewings

Via Cottons - 0121 247 2233

LOT 54**Freehold Vacant Possession**

**28 Draycott Road, Smethwick,
West Midlands B66 1P**

**Property Description**

A traditional style mid terraced house of brick construction with a slate clad roof benefiting from gas-fired central heating, UPVC double glazed windows and doors and requiring some cosmetic improvement. Draycott Road itself comprises of a cul-de-sac located off Holly Lane.

Vendors Solicitors

Gangar & Co
323 High Street
West Bromwich
West Midlands
B70 8LU
Telephone No - 0121 553 4166

Ref: Mr S Gangar

Viewings

Via Cottons - 0121 247 2233

Accommodation

Ground Floor
Front Reception Room, Lobby, Walk-in Cupboard, Rear Reception Room, Kitchen.
First Floor
Stairs and Landing, Two Double Bedrooms (bedroom 2 intercommunicating) Bathroom with panelled bath, pedestal wash basin & WC.
Outside (rear) -Yard, shared pedestrian access and garden.

LOT 56**Freehold Vacant Possession**

**107 Edenhurst Road, Longbridge,
Birmingham B31 4PJ**

**Property Description**

A traditional semi detached house of brick construction with a hipped tile clad roof having been reasonably well maintained but requiring some modernisation and improvement. The property is set back behind a lawned fore garden and Edenhurst Road itself leads directly off Grovelly Lane (B4096) and Bristol Road (A38) is within approximately half a mile distance providing direct access to Birmingham City Centre.

Accommodation

Ground Floor
Entrance Hall, Living Room, Dining/Kitchen, Lean-to Veranda.
First Floor
Stairs and Landing, Three Bedrooms, Bathroom with panelled bath, pedestal wash basin & WC.
Outside (front) - Lawned fore garden.
Outside (rear) - Pedestrian side access to concrete yard/patio and long lawned garden.

Vendors Solicitors

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

Ref: Mr A Powles

Viewings

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