

CONDITIONS OF SALE

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the vendors solicitors. These Conditions may be inspected during normal office hours at the offices of the vendors solicitors and local Walsall office of the Agent during the five days (exclusive of Saturday and Sunday) immediately before and exclusive of the day of the sale.

The Conditions may also be inspected in the Sale Room at the time of the Sale, but they will NOT then be read out. The purchaser shall be deemed to bid on those terms, whether he has inspected the Conditions or not.

These particulars do not constitute any part of any offer or a contract. All the statements contained in these particulars as to the property are made without responsibility and are not to be relied on as statements or representations of fact they do not make or give any representation or warranty whatsoever in relation to the Property. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

IMPORTANT NOTICE

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

New Money Laundering Regulations have been introduced by the Government affecting Auctioneers from 1st March 2004 and governing the way in which auction deposits are taken.

To comply with this Act, we require all purchasers to pay their deposit by any of the following methods:

- Bank/Building Society Draft
- Personal/Company Cheque
- No Cash
- Debit Cards and Credit Cards accepted (credit cards subject to 2% surcharge) subject to availability - please check with the auctioneers prior to the auction

All purchasers will be required to provide proof of both their Identity and Current Address, and we require that all parties intending to bid for any properties must bring with them the following items:

- Full UK Passport or Driving Licence (for identification)
- Either a Recent Utility Bill, Council Tax Bill or Bank Statement (as proof of your residential address)

If you have questions regarding deposit payment or relating to the documentation required, then please do not hesitate to contact the auction department prior to the sale day.

LOT 13

6 BURTON FARM ROAD, WALSALL, WS4 2HN
FREEHOLD VACANT POSSESSION



In need of some modernisation and improvement this four bedroom detached family residence offers the discerning purchaser a good degree of further potential. Offering uPVC double glazing and gas fired central heating, the accommodation comprises:- **GROUND FLOOR** UPVC **DOUBLE GLAZED FRONT DOOR** into **FULLY ENCLOSED PORCH** with ceiling light point, front door leads into **L'SHAPED RECEPTION HALL** with staircase off to first floor, central heating radiator, uPVC double glazed French doors leading on the garden, Door off to **CLOAKS CUPBOARD**, **GUEST W.C.** having uPVC double glazed window to rear, **SPACIOUS LOUNGE** 5.59m x 3.76m with two large uPVC double glazed picture windows to side and rear, two central heating radiators. **DINING ROOM** 3.78m x 2.64m having uPVC double glazed picture window to front, central heating radiator, **BREAKFAST KITCHEN** 4.57m x 2.77m uPVC double glazed picture window to front, uPVC double glazed French door to outside, range of matching wall and base cupboards, radiator, door to useful downstairs pantry. **FIRST FLOOR**, **LANDING** uPVC double glazed windows to side, useful airing cupboard housing hot water tank, loft access and ceiling light point. **BEDROOM ONE** 3.66m x 3.25m having uPVC double glazed window to rear, central heating radiator. **BEDROOM TWO** 2.74m x 3.45m uPVC double glazed window to front, central heating radiator, **BEDROOM THREE** 3.02m x 2.59m uPVC double glazed window to front, central heating radiator, **BEDROOM FOUR** 2.72m x 2.11m uPVC double glazed window to rear, central heating radiator. **FULLY TILED FAMILY BATHROOM** uPVC double glazed obscure picture window to side, double central heating radiator, matching white suite comprising low level w.c., pedestal wash hand basin with mixer tap above, panelled bath and ceiling light point. **OUTSIDE** To the front the property is situated in a delightful cul-de-sac location set back from the road behind a large paved driveway. To the rear of the property there is a good sized enclosed rear garden consisting of large paved patio with lawned area beyond with mature shrub borders. **GARAGE** having up and over door to front, power point and ceiling light point.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Mr P Hook, 26 Branksome Road, Norwich, NR4 6SW. Tel: 01603-250050

GUIDE PRICE: £220,000 plus

VIEWING: Wednesdays and Saturdays at 12.30 pm



**WE CAN HELP WITH
FINANCE
OF ALL TYPES**

**Specialists in Auction
Properties and working
to auction time scales.**

COMPETITIVE RATES

Mortgage Choices Direct Ltd
Branston Court,
Branston Street,
Birmingham B18 6BA
Tel: 08700 119401
Fax 08700 119402

www.mortgage-choices.co.uk
mail@mortgage-choices.co.uk

Mortgage Choices Direct Ltd is an Appointed Representative of Home of Choice Ltd
which is authorised and regulated by the Financial Services Authority.

LOT 11
64 DARTMOUTH AVENUE, WALSALL,
WS3 1ST
FREEHOLD VACANT POSSESSION



A traditionally styled three bedroom semi detached property situated in a convenient residential location. **GROUND FLOOR: FRONT DOOR** leads into **FULLY ENCLOSED PORCH, RECEPTION HALL** with staircase off to first floor, radiator, **USEFUL UNDERSTAIRS STORAGE CUBBOARD, FRONT ROOM** 3.45m x 5.11m double glazed bay window to front, **REAR RECEPTION ROOM** 3.45m x 5.11m window overlooking rear garden, double central heating radiator, gas fire, **RECENTLY RE-FITTED KITCHEN** 2.08m x 4.06m window overlooking rear garden, double central heating radiator, door into garage, a range of matching wall cupboards with base units beneath with roll top work surfaces, integrated dishwasher and inset ceiling spot lights. **GUEST W.C.** window and w.c., **INNER LOBBY AREA** door into garage, **FIRST FLOOR** staircase leads to **half LANDING** window to side, further steps with **main LANDING, BEDROOM ONE** (Front) 3.78m x 3.12m uPVC double glazed bay window to front and central heating radiator, **BEDROOM TWO** (Rear) measuring 3.78m x 3.1m having picture window overlooking the rear garden and central heating radiator, **BEDROOM THREE** (Front) 2.39m x 2.11m having uPVC double glazed window to front and central heating radiator, **PART TILED FAMILY BATHROOM** having uPVC double glazed window to rear aspect, matching suite comprising low level w.c, pedestal wash hand basin, panelled bath, fully tiled shower cubicle with power shower. **OUTSIDE GARAGE** 4.98m x 2.54m having double opening doors to front, power point and ceiling light point. To the front the property is set back from the road behind a concrete driveway providing ample off road parking having access to garage, flanked by lawned area with dwarf retaining wall. To the rear of the property there is an excellent sized mature rear garden.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Ms Wendy Meacham, Enoch Evans Solicitors, St Paul's Chambers, 6-9 Hatherton Road, Walsall, WS1 1XS. Tel: 01922-720333

GUIDE PRICE: £95,000-£105,000

VIEWING: Wednesdays and Saturdays at 1.00 pm

LOT 12
84 WALSINGHAM STREET, WALSALL,
WS1 2JY
FREEHOLD VACANT POSSESSION



A two bedroom mid terrace property situated in the popular Chuckery Area of Walsall. Offering an open aspect to the front across Chuckery Park, the property requires an internal inspection to fully appreciate the appeal and potential within. Offering part gas fired central heating provided by a combination gas boiler and some uPVC double glazing the property in greater detail comprises:- **GROUND FLOOR UPVC DOUBLE GLAZED FRONT DOOR** leads into **LOUNGE** 3.53m x 3.3m having uPVC double glazed window to front, central heating radiator, **INNER LOBBY AREA** with door leading down to **CELLAR** for useful storage, **DINING ROOM** 3.61m x 3.53m having window to rear aspect, power point, central heating radiator. Archway gives access through to **KITCHEN** 2.82m x 1.91m having picture window to side aspect, a range of matching base units with roll top work surfaces, central heating radiator. Door through to **INNER LOBBY AREA** having uPVC double glazed door to outside, door off to airing cupboard housing Vaillant combination gas boiler providing domestic hot water and gas central heating. Further door to **BATHROOM** having window to side, central heating radiator, matching suite comprising low level w.c, pedestal wash hand basin, panelled bath. **FIRST FLOOR** Stairs lead to **LANDING** having power point and ceiling light point, **BEDROOM ONE** (Rear) 4.62m x 3.61m having uPVC double glazed picture window to rear, useful storage cupboard off with loft access, **BEDROOM TWO** (Front) 3.53m x 3.35m having uPVC double glazed window to front. **OUTSIDE** To the rear of the property there is an enclosed courtyard area with timber pedestrian gate leading over shared access over small walled rear garden with pathways leading to lawned area with substantial fencing to all sides.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Mr A Major, Woodhouse & Co, 25 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922-612523

GUIDE PRICE: £75,000-£80,000

VIEWINGS: Wednesdays and Saturdays at 11.30 am

A BRIEF GUIDE TO BUYING AT AUCTION

In a sale by Auction 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. You should view the property, prior to the sale to satisfy yourself as to the condition, obtaining any surveyor or other reports that are appropriate. All measurements and areas given in these particulars are approximate only. The Auctioneers have not tested and give no warranty in respect of services, appliances, sanitary or other fittings referred to in these particulars. Prospective purchasers are advised to arrange for their own investigations. If you require a mortgage this should be arranged prior to you bidding at the sale.
2. Arrangements to view are given in this catalogue. Inspection of investment properties is by courtesy of the tenant(s) and full consideration should be given to their occupancy.
3. Prior to the sale the auctioneers will endeavour to provide a guide price. 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. When bidding at auction each potential purchaser is deemed to know about the Lot that is of interest to them including the General Conditions of Sale and Special Conditions of Sale, which will be deposited at the auctioneers office five 5 working days prior to the sale and available for inspection on the evening of the sale. It is advisable to ask your legal adviser to inspect these on your behalf.
5. You should signal your bid by a definite movement so that the auctioneer may identify you easily and ensure that your bid is taken. If your bid is successful you will have entered into a binding contract to purchase that Lot. Prospective bidders will be asked to register on arrival giving the auctioneer's staff your name, address and solicitors details. Proof of identity will be required, so make sure that you bring with you a driving licence, passport or other form of identification together with proof of address.
6. The successful bidder will be required to sign a contract and to deposit 10% of the purchase price and administration fee of £150.00 before leaving the auction room. A banker's draft for the deposit, or a building deposit cheque will be acceptable (cash will not be acceptable).
7. A personal cheque must be accompanied by a covering letter from your bank confirming that it will be honoured.
8. Once a property has been sold and contracts exchanged it will become your responsibility for insurance cover. Your legal adviser will advise you on the course of action regarding insurance if your bid is successful.
9. If the property, that you are interested in, is withdrawn at the sale because it failed to reach its reserve price, please come forward and speak to the auctioneer, who will be pleased to register your interest and may be in a position to conclude a sale with you following the auction. It is essential that you leave your details with us if you are interested.
10. 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 you may have. We will do our utmost to help.



LOT 1
24 LAZYHILL ROAD, ALDRIDGE,
WALSALL, WS9 8RW
FREEHOLD VACANT POSSESSION



A traditional semi detached house in this popular and sought after residential location situated conveniently for local amenities including shops, public transport services and schools. The property is well placed for Walsall, Aldridge and Birmingham centres and access to the M5/6 Midlands motorway system is within a few minutes driving distance at Junction 7 Great Barr. The property is traditional, cavity brick and tile construction set back from the road with parking to the front and side and a good sized private rear garden. In need of modernisation the property benefits from mostly uPVC double glazing and recent upgrading of the electrics. The accommodation comprises: **Hall, Lounge** 3.75m into bay x 3.65m with bay window to front, **Dining Room** 3.2m x 3.2m with picture window to rear, **Kitchen** 2.12m x 2.12m with base units, sink and gas cooker point. Brick Store with light and WC with window to rear. **Bedroom One** 3.65m x 3.2m with picture window to front, **Bedroom Two** 3.2m x 3.65m with window to rear, **Bedroom Three** with picture window to front. **Bathroom** with bath, wash basin and airing cupboard, with hot water tank, with immersion heater. **OUTSIDE:** Foregarden with parking and lawn, side drive offers further parking and access to the enclosed Rear Garden with patio, lawns and mature planting.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Mrs L Harvey, Partridge Allen Solicitors, Portland Buildings, Anchor Road, Aldridge, Walsall WS9 8PR 01922 452860

GUIDE PRICE: £150,000

VIEWING: Wednesdays and Saturdays at 10.30 am



LOT 2
44 KNIGHTS HILL, ALDRIDGE, WALSALL,
WS9 0TG
FREEHOLD VACANT POSSESSION



A substantial detached house in this extremely popular and highly regarded residential location situated in a convenient location for local amenities including shops, public transport services and schools. The property is well placed for Walsall, Aldridge and Birmingham centres and access to the M5/6 Midlands motorway system within a few minutes driving distance at Junction 7 Great Barr. The property is traditional cavity brick and tile construction set well back from the road in an elevated position with plentiful parking and it's own large private garden at the rear. Having been well maintained, but in need of modernisation the property benefits from gas central heating and double glazing, has a large fully boarded loft and offers tremendous potential to the discerning purchaser. The accommodation comprises: **Hall** with radiator and two cloaks cupboards, **Lounge** 4.57m x 3.72m with uPVC picture window to front, radiator, gas fire with decorative surround, **Dining Room** 3.8m x 3.3m with double glazed picture window to rear and radiator, **Kitchen** 2.87m x 3.35m with range of fitted base units and wall cupboards. **Verandah** with WC off, boiler cupboard and **Garage** 2.46m x 4.9m with door to front and meters. **Galleried Landing** with window to front and access to the fully boarded loft with ladder **Bedroom One** 4.57m x 3.72m with radiator and picture window to front, **Bedroom Two** 3.34m x 3.89m with radiator and window to rear, **Bedroom Three** 4.1m x 2.4m with picture window to front and radiator, **Bedroom Four** 2.4m x 3.1m with window to rear and radiator, **Bathroom** with bath and wash basin and radiator and separate WC. **OUTSIDE:** Large Foregarden with plentiful parking, lawn and mature planting, enclosed Rear Garden with patio, lawns and mature planting, useful timber shed.

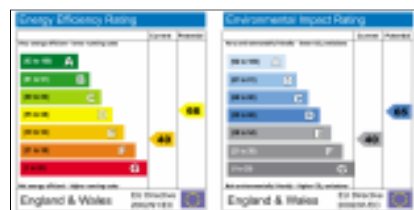
TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Mrs L Davis, Shakespear Putzman Solicitors, Somerset House, Temple Street, Birmingham, B2 5JD 0121 237 3000

GUIDE PRICE £320,000

VIEWING: Wednesdays and Saturdays at 11.30 am



LOT 9
61 POMMEL CLOSE, WALSALL
WS4 4QE
LEASEHOLD



A modern purpose built first floor maisonette in convenient location ideal for purchaser seeking an established buy-to-let investment. The gas centrally heated mainly uPVC double glazed accommodation comprises **Lounge, Kitchen, Bathroom, Two Bedrooms.** **OUTSIDE: Garage in block nearby.**

TENURE: The property is understood to be Leasehold with approximately 66 years unexpired and is currently let on an Assured Shorthold Tenancy to Miss C Hopkins. This tenancy expires on 30th October 2008 or before by arrangement with the Tenant.

SERVICES: All mains connected.

VENDORS SOLICITORS: Mr A Dewsbury, Gillespies Solicitors, Darwall Street, Walsall. Tel: 01922-627474

GUIDE PRICE: £65,000

VIEWING: Wednesdays and Saturdays at 11.00 am.



LOT 10
75 PINSON ROAD, WILLENHALL, WV13 2PW
FREEHOLD VACANT POSSESSION



A traditionally styled gas centrally heated and double glazed semi detached residence situated within a short distance of Willenhall centre with all facilities provided. The accommodation comprises:- Double glazed Front door to **Reception Hall** having stairs to first floor off, **W.C.**, and door to **Dining Room** 3.45m x 3.1m (into bay) having double glazed bay window to front, **Lounge** 4.17m x 3.43m with double glazed patio doors to rear, **Fitted Kitchen** 3.15m x 1.88m having an inset stainless steel sink unit with drainer, mixer taps and base unit, gas hob, electric oven, double glazed window and door to outside. **First Floor** Staircase leads to **Landing** with double glazed window to side, **Bedroom One** 3.45m x 3.48m double glazed window and central heating radiator. **Bedroom Two** 3.86m x 2.95m with double glazed window and central heating radiator. **Bedroom Three** 2.87m x 2.46m with double glazed window and central heating radiator. **Bathroom** having panelled bath with shower over, pedestal wash hand basin, low level w.c., double glazed window. **Outside** Fore garden with off street parking, rear gardens.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Miss R Banger, Hadens, Church Street, Darlaston, 0121-526-2626

GUIDE PRICE: £80,000

VIEWING: Wednesdays and Saturdays at 10.00 am

AWAITING EPC

VIEWING INFORMATION

VACANT POSSESSION PROPERTIES

Interested parties are requested to attend vacant properties promptly at the times advertised to enable our representative to move on to the next property.

INVESTMENT PROPERTIES

Viewing of Investment properties

is by courtesy of the tenants.

Strictly by appointment through the Auctioneers

01922 615222

IMPORTANT NOTICE

We are currently updating our mailing list so, if you require a catalogue for our next auction, please complete the slip below and either hand it to us at the auction or post it to our Walsall Office. If we do not receive this then your details will be erased from our Mailing List.

Name

Address

Tel Numbers

Date

Signature

LOT 8

44 BENTLEY LANE, WALSALL, WS2 8TL
FREEHOLD VACANT POSSESSION



GROUND FLOOR: uPVC double glazed front door into **Dining Room** 3.48m x 3.71m having uPVC double glazed picture window to front, further glazed door through to **Lounge** 3.48m x 3.73m having window to rear, staircase off to first floor, **Kitchen** 4.19m x 2.18m has uPVC double glazed picture window to side aspect, some matching base units incorporating stainless steel sink unit with drainer and mixer tap above, **Inner Lobby Area** with uPVC double glazed door to outside, door off to **Airing Cupboard** housing hot water tank, **Part Tiled Bathroom** having uPVC double glazed obscure window to rear aspect, matching white suite comprising low level w.c, pedestal wash hand basin, panelled bath. **First Floor:** stairs lead to **Bedroom One (Front)** 3.73m x 3.45m having uPVC double glazed window to front, **Bedroom Two (Rear)** 3.45m x 3.71m having uPVC double glazed window to rear. **Outside:** To the front the property is set back from the road in a slightly elevated position with steps leading to paved pathway with paved foregarden with mature shrubs and to the rear of the property there is an enclosed courtyard area with timber gate leading down shared access to large rear garden.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Mr D Longmore, Gillespies Solicitors, Darwall Street, Walsall. Tel: 01922-627474

GUIDE PRICE £75,000-£80,000

VIEWING: Wednesdays and Saturdays at 1.30 pm



LOT 3

21 RICHMOND STREET, WALSALL,
WS1 2JS
FREEHOLD VACANT POSSESSION



Situated in the popular Chuckery area within easy access of Walsall town centre, this traditionally styled brick and tile end terraced residence requires full modernisation and comprises:- **GROUND FLOOR Front Reception** 3.41m x 3.29m with radiator, store under stairs. **Rear Reception** 3.27m x 3.68m with radiator and gas fire. **Kitchen** 3.85m x 1.81m with sink unit, central heating boiler. **FIRST FLOOR Landing, Bedroom One** 3.43m x 3.29m with radiator. **Bedroom Two** 3.66m x 2.37m with radiator. **Bathroom** 4m x 1.85m with bath, wash basin, low level w.c., and radiator. Airing cupboard. **OUTSIDE** Paved yard, rear pedestrian right of way access and lawned garden.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Mr Monington, Lincoln Lewis & Co, 48 Frederick Street, Edgbaston, B15 1HN. Tel: 0121-424-7011

GUIDE PRICE: £60,000-£70,000

VIEWING: Wednesdays and Saturdays at 12.00 midday



LOT 4

15 SMARTS AVENUE, SHENSTONE,
WOOD END, WS14 0PB
FREEHOLD VACANT POSSESSION



A traditionally styled brick and tile semi detached dwelling house in need of full modernisation both internally and externally consisting of **Reception Hall, Lounge** 6.69m x 3.33m with bay window and further window to front, fireplace, **Kitchen** 2.97m x 3.83m having inset sink unit, drainer, base unit, further base and wall unit, door to outside, two windows to rear, **Living Room** 2.63m x 2.05m having window to side, access to w.c., a wall mounted central heating boiler (not tested). **FIRST FLOOR** Staircase leads to half landing with window to rear, further stairs to main landing having access to **Bedroom One** 3.01m x 3.33m with window to front, **Bedroom Two** 3.83m x 1.99m window to rear, **Bedroom Three** 3.53 x 3.33 with window to front, **Bathroom** with white suite, bath, wash hand basin and w.c. **OUTSIDE:** The property is set back from the road behind a privet hedge and lawned foregarden with off street parking, to the rear is a lawned rear garden.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Mr J R Devlin, Messrs Grove, Tompkins Bosworth, 54 Newhall Street, Birmingham, B3 3QG. Tel: 0121-236-8091

GUIDE PRICE: £125,000-£135,000

VIEWING : Wednesdays and Saturdays at 12.00 midday



LOT 5

37 KINGSLEY STREET, WALSALL, WS2 9QY
FREEHOLD VACANT POSSESSION



GROUND FLOOR: **Hardwood Front Door** leads to **Enclosed Porch** with balustrade staircase off to first floor, **Understairs Storage Cupboard**, **Front Reception Room** 2.74m x 4.27m into uPVC double glazed square bay window to front, double central heating radiator and ceiling light point, **Rear Reception Room** 3.84m x 3.63m has uPVC double glazed window to rear, double central heating radiator, gas fire and ceiling light point, **Kitchen** 3.91m x 2.11m has uPVC double glazed window to side, hardwood door to outside, some wall and base units incorporating stainless steel sink unit with drainer and mixer tap above and ceiling light point. Door to **Inner Lobby** having door to **Downstairs W.C.** having window to side and ceiling light point. **FIRST FLOOR:** **Bedroom One** (Front) 3.84m x 3.63m having two uPVC double glazed windows to front, double central heating radiator and ceiling light point, **Bedroom Two** 2.79m x 3.63m has uPVC double glazed window to rear, central heating radiator and ceiling light, door to **Additional Room** 2.13m x 2.03m has uPVC double glazed window to side and ceiling light point. **Bathroom** having uPVC double glazed window to rear, matching white suite comprising low level w.c. pedestal wash hand basin, bath, cupboard off housing Vailant combination gas boiler providing domestic hot water and gas central heating and ceiling light point. **Outside:** To the front the property is set behind a small foregarden with low level privet hedge, to the rear there is an enclosed courtyard area with further timber pedestrian gate leading to enclosed rear garden with lawned area and hard standing for shed.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Ms Kerry Hunt, Enoch Evans Solicitors, St Paul's Chambers, 6-9 Hatherton Road, Walsall, WS1 1XS. Tel: 01922-720333

GUIDE PRICE: £70,000-£80,000

VIEWING: Wednesdays and Saturdays at 10.30 am



DEPOSITS AND ADMINISTRATION FEE

On the fall of the hammer the successful bidder will be deemed to have legally purchased the lot and will be required to pay a deposit representing 10% of the purchase price (subject to a minimum of £2000) and in addition an Administration fee of £150 (inc vat). All bidders must ensure that when arriving in the sale room that they have sufficient means to pay the required monies should their bid be successful.

Acceptable payment methods are as follows

- * Bank/Building Society Draft
- Personal/ Company Cheque with Proof of funds
- * Debit Card payments (subject to availability)

All purchasers are requested to ensure that cleared funds are available on the day of the auction which may entail a transfer of funds to their bank account three days before the auction.

- * Credit Card Payments (Credit card payments are subject to availability and a surcharge of 2%)

If you require clarification on methods of payment please call the Auction Department on 01922 615222

PROCEEDS OF CRIME ACT 2002/MONEY LAUNDERING REGULATIONS 2003

All purchasers will be required to provide proof of both their Identity and Current Address, and we require that all parties intending to bid for any properties must bring with them the following items:

- Full UK Passport or Driving Licence (for identification)
- Either a Recent Utility Bill Council Tax Bill or Bank Statement (as proof of your residential address)

LOT 6

55 MOUNTFORD CRESCENT, ALDRIDGE, WS9 8LD
FREEHOLD VACANT POSSESSION



An appealing semi detached bungalow in this popular and sought after residential location, situated conveniently for local amenities including shops, public transport services and schools. The property is well placed for Walsall, Aldridge and Birmingham centres and access to the M5/6 Midlands motorway system within a few minutes driving distance at Junction 7 Great Barr. The property is traditional cavity brick and tile construction set back from the road with parking which continues to the side and private garden and garage at the rear. In need of modernisation the property benefits from gas central heating and mostly uPVC double glazing, has a large partially boarded loft and offers tremendous potential to the discerning purchaser. The accommodation comprises: **Hall** with radiator and cloaks cupboard, **Lounge** 4.26m x 3.42m with picture window to rear, radiator, gas fire with decorative surround, **Kitchen** 2.94m x 2.73m with range of fitted base units and wall cupboards. **Bedroom One** 3.55m x 3.04m with radiator and picture window to front, **Bedroom Two** 3.2m x 2.94m with radiator and window to front, **Bathroom** with bath and wash basin, wc and radiator. **OUTSIDE:** Foregarden with parking and lawn, side drive offers further parking and access to the detached **Garage** enclosed Rear Garden with patio, lawns and mature planting.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Mrs L Harvey, Partridge Allen Solicitors, Portland Buildings, Anchor Road, Aldridge, Walsall WS9 8PR 01922 452860

GUIDE PRICE: £150,000

VIEWING: Wednesdays and Saturdays at 11.00 am



LOT 7
56 HILLSIDE, SHIRE OAK, WALSALL, WS8 7AF
FREEHOLD VACANT POSSESSION



A traditional detached house tucked away in a quiet location in this popular and sought after residential area situated conveniently for local amenities including shops, public transport services and schools. The property is well placed for Brownhills, Aldridge and Lichfield centres and access to the M6 Toll. The property is traditional cavity brick and tile construction with parking to the front, good sized private rear garden. In need of modernisation the property benefits from mostly double glazing. The accommodation comprises: **Porch**, **Hall** with storage cupboard **Lounge** 4.4m x 3.1m which has Upvc double glazed picture window to front and gas fire, **Dining Room** 3.5m x 2.6m having double glazed patio door to rear and radiator. **Kitchen** 2.7m x 2.7m Upvc double glazed picture window to rear, radiator, built-in wall cupboard, a range of matching base units, pantry cupboard off. **Utility** 2.57m x 2.24m with Upvc double glazed opaque window to rear. **Downstairs W.C.** off having low level suite and opaque window to side. **Garage** 5.1m x 2.57m **Landing** Upvc double glazed picture window to side and airing cupboard off, housing the hot water tank. **Bedroom One** 3.34m x 3.6m double glazed picture window to front. **Bedroom Two** 2.7m x 3.6m has Upvc double glazed picture window to rear. **Bedroom Three** 2.42m x 2.65m has Upvc double glazed picture window to front. **Bathroom** has three Upvc double glazed opaque windows, bath, vanity wash hand basin and low level w.c. **Outside** To the rear of the property is a large paved patio area which leads out to a large side garden which has paved pathway through lawns having attractive beds of shrubs and plants offers tremendous potential for further extensions.

TENURE: The property is understood to be Freehold. The property is being sold with vacant possession.

SERVICES: All mains connected

VENDORS SOLICITOR: Ms Kerry Hunt, Enoch Evans Solicitors, St Paul's Chambers, 6-9 Hatherton Road, Walsall, WS1 1XS. Tel: 01922-720333

GUIDE PRICE: £150,000

VIEWING: Wednesdays and Saturdays at 10.00 am

