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EDWARDS MOORE

AUCTIONEERS



WEDNESDAY 8th DECEMBER 2010

6.00 PM

**** (NB PLEASE NOTE CHANGE OF DAY) ****

AT

**THE CROSSING AT ST PAULS
DARWALL STREET
WALSALL**

AUCTION CATALOGUE

(SUBJECT TO PRIOR SALE AND CONDITIONS)

SEE ENCLOSED DETAILS

All measurements approximate



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The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the vendors solicitors.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 (With proof of funds)
- 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.



Internally the accommodation briefly comprises:- **PORCH, IMPRESSIVE RECEPTION HALL** with staircase off, three excellent reception rooms:- **LOUNGE** 4.24m x 4.25m, **DINING ROOM** 3.8m x 5.7m, **MORNING ROOM** 3.6m x 3.6m, **BREAKFAST KITCHEN** 5.15m x 2.4 min and 3.5m max, **UTILITY, TWO LARGE PANTRY'S DOWNSTAIRS W.C.**, Four large double bedrooms comprising:- **BEDROOM ONE** (Rear) 3.8m x 5.9m, **BEDROOM TWO** (side) 4.3m x 4.3m, **BEDROOM THREE** (rear) 3.6m x 3.6m, **BEDROOM FOUR** (rear) 3.6m x 3.05m, **TWO BATHROOMS, LARGE TANDEM GARAGE** 11.1m x 3m.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected to the property

VENDORS SOLICITOR: Mr Adrian Dewsbury, Gillespies Solicitors, Darwall Street, Walsall, WS1 1DD. Tel: 01922-627474

VIEWING: Saturdays and Wednesday 17th November and Tuesday 7th December at 10.30 am

LOT 9

47 STONNALL ROAD, ALDRIDGE, WS9 8JZ
FREEHOLD VACANT POSSESSION

GUIDE PRICE £400,000-£450,000



This substantial traditionally styled detached property situated in this stunning location off one of Aldridge's foremost residential roads affords space, quality and appeal, the likes of which is seldom seen in this area. The property requires considerable modernisation although has been well maintained by the previous owner but offers tremendous potential and opportunity due to the superb plot size, coupled with the tremendous character and original features which are of abundance internally.

The property is of the late Victorian era and shows a time of opulence with features such as impressive stained glass windows, solid oak staircase, servants bell system and spacious living accommodation with oil fired central heating and mostly secondary double glazing.

The main potential lies in the superb plot which incorporates the house, large garage, a number of outbuildings including greenhouses and sheds, there is an air raid shelter, former lawned tennis court, large summerhouse, together with mature wooded areas and driveway with plentiful parking.

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

185 WALSTEAD ROAD, WALSALL, WS5 4DN
FREEHOLD VACANT POSSESSION

GUIDE PRICE £110,000-£120,000



Traditional detached property situated in a popular and sought after residential location. Having gas central heating and uPVC double glazing the accommodation in greater detail comprises **PORCH** which has uPVC door and side panel to the front, lighting, quarry tiled flooring and through a most attractive opaque stained glass leaded light door and side panel into; **RECEPTION HALL** having radiator, staircase off, dado rail, meter cupboard, telephone point and smoke alarm, useful understairs storage cupboard with lighting which houses a central heating programmer. Through lounge/dining room **LOUNGE** 3.48m x 3.34m and **DINING ROOM** 3.48m x 3.2m which has uPVC double glazed rounded bay window to the front, and similar door to the rear, double radiator, feature carved hardwood fireplace with marble surround and hearth housing a living flame coal effect gas fire, television aerial point, coving to the ceiling and two wall light points. An extended and attractively fitted **KITCHEN** 1.65m x 4.46m which has uPVC double glazed door and side panels to the rear and similar picture window to the side, radiator, a range of matching shaker style base units and wall cupboards with roll top work surface with inset stainless steel sink unit with double drainer, gas cooker point, space for a fridge freezer, space for a microwave, hot and cold plumbing for an automatic washing machine, ceramic tiled splashback to the work surface, artex to the ceiling, wine rack and plate rack. **FIRST FLOOR:** Stairs leading up to the **LANDING** which has uPVC double glazed picture window to the side and smoke alarm. **BEDROOM 1** 3.48m x 3.2m has uPVC double glazed picture window to the rear, double radiator, large double fronted sliding built in mirrored wardrobes. **BEDROOM 2** 3.35m x 3.36m has uPVC double glazed rounded bay window to the front and double radiator. **BEDROOM 3** 2.2m x 1.84m has uPVC double glazed picture window to the front, radiator and access to the loft. **BATHROOM** 2.1m x 1.64m has uPVC double glazed opaque window to the rear, radiator, white suite comprising panelled bath with hand rail housing a SIRRUS gravity fed shower and glazed screen, pedestal wash hand basin, low level W.C. and part ceramic tiling to the walls. **GARAGE** 2.13m x 5.3m having up and over door to the front, electric lighting, houses a Valiant wall mounted combination gas boiler which provides domestic hot water and central heating and at the back of the garage is a useful brick built store. **OUTSIDE** To the rear of the property is a compact and easily maintained rear garden which has partly cobbled paving, lawn and attractive borders of shrubs and plants all bounded by substantial fencing with concrete godfathers and cold water tap. The property stands beyond a deep frontage with driveway and parking for at least two cars, lawn, attractive planting and brick walling to the front and side with wrought iron gate work

TENURE Freehold

SERVICES All mains connected

VENDORS SOLICITOR: Mr Adrian Dewsbury, Gillespies Solicitors, Darwall Street, Walsall, WS1 1DD. Tel: 01922-627474

VIEWING: Saturdays and Wednesday 17th November and Tuesday 7th December at 11.45 am

LOT 8

41 RALEIGH STREET, WALSALL, WS2 8QZ
FREEHOLD VACANT POSSESSION

GUIDE PRICE £60,000-£70,000



Traditionally styled Victorian brick and tile terraced residence situated in the Birchills area within a short distance of Walsall Town Centre. In need of modernisation and improvement the property comprises of the following:- **FRONT LIVING ROOM** 3.77m x 3.46m window to front and gas fire, understair cupboard, **REAR LIVING ROOM** 3.78m x 3.7m having window to rear, stairs to first floor off and gas fire, door to **KITCHEN** 4.16m x 1.88m having window to side, door to outside, door to **LOBBY** with window to side and access to **BATHROOM** having bath, wash hand basin, w.c, window to side. **FIRST FLOOR:** Staircase leads to **LANDING** with access to the following bedroom accommodation:- **BEDROOM ONE** (rear) 3.77m x 3.7m with window to rear, cupboard, **BEDROOM TWO** (front) 3.03m x 3.45m with window to front, **BEDROOM THREE** 1.96m x 3.47m with window to front. **OUTSIDE:** To the front the property is set back from the road behind a small foregarden whilst to the rear is a yard with garden beyond.

TENURE Freehold

SERVICES All mains connected.

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

VIEWING: Saturdays and Wednesday 17th November and Tuesday 7th December at 12.45 pm

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



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LOT 6**35 & 37 FLAXHALL STREET, WALSALL, WS2 9TW
FREEHOLD VACANT POSSESSION
GUIDE PRICE £30,000-£40,000**

A pair of semi detached residences both in need of complete modernisation. Located in the Alumwell area of Walsall, close to all amenities, both properties are in a state of disrepair but formerly comprised: **RECEPTION HALL, LOUNGE, KITCHEN, THREE BEDROOMS, BATHROOM, FORE AND REAR GARDENS.**

TENURE Freehold

SERVICES Not Known

VENDORS SOLICITOR: Mr Adrian Dewsbury, Gillespies Solicitors, Darwall Street, Walsall, WS1 1DD. Tel: 01922-627474

VIEWING: Please note that there will be no viewings at these properties as they are unsafe. Interested parties are invited to view from beyond the perimeter fence.

LOT 7**93 WHETSTONE LANE, ALDRIDGE, WS9 0EZ
FREEHOLD VACANT POSSESSION**

GUIDE PRICE £150,000-£170,000



Traditionally styled brick and tiled detached dwelling house situated in one of Aldridge's most sought after residential locations but in need of complete modernisation and improvement. Gas fired central heating The accommodation comprises:- **FRONT DOOR** leads to **FULLY ENCLOSED PORCH** with glazed front door leading to **RECEPTION HALL** with stairs to first floor off, central heating radiator, useful understair cupboard and doors leading off to **LOUNGE** 4.24m x 3.17m with bay window to front, central heating radiator, fireplace with gas fire, **DINING ROOM** 3.64m x 3.19m with central heating radiator, fireplace with gas fire, French door to rear garden, **EXTENDED KITCHEN** 4.08m x 2.35m having stainless steel sink unit, Potterton Diplomat gas fired central heating boiler, double glazed window and door to rear garden. **FIRST FLOOR** Staircase leads to **LANDING** having window to side, loft access, central heating radiator and doors off to the following bedroom accommodation:- **BEDROOM ONE** (front) 4.38m x 3.17m with bay window to front, central heating radiator, **BEDROOM TWO** (rear) 3.64m x 3.17m with double glazed window to rear, central heating radiator, **BEDROOM THREE** (front) 1.85m x 2.16m with window to front, central heating radiator, **BATHROOM** with cast iron bath, wash hand basin, window to rear and airing cupboard, central heating radiator, **SEPARATE W.C.** with low level suite and window to side. **OUTSIDE** To the front the property is set back from the road behind a dwarf wall and lawned foregarden flanked by a driveway leading to **GARAGE** measuring a maximum of 8.65m x 2.36m with ceiling light point, power point, plumbing for automatic washing machine and a uPVC double glazed door to rear garden. To the rear is an enclosed private rear garden consisting of patio area with lawned area beyond.

TENURE Freehold

SERVICES All mains are connected.

VENDORS SOLICITOR: Mrs C Wentworth, Enoch Evans Solicitors, St Pauls Chambers, 6/8 Hatherton Road, Walsall, WS1 1XS. Tel: 01922-720333

VIEWING: Saturdays and Wednesday 17th November and Tuesday 7th December at 11.15 am

LOT 2**60 FRIEZLAND LANE, BROWNHILLS, WS8 7AA
FREEHOLD INVESTMENT PROPERTY**

GUIDE PRICE £59,000-£64,000

A freehold investment property comprising a traditional end terraced house situated in a convenient location near to Brownhills Centre and local amenities. The accommodation with part uPVC double glazing and gas fired central heating comprises:- **GROUND FLOOR:** **HALL** with stairs off, **LOUNGE** 3.66m x 4.04m, **KITCHEN** 2.2m x 3.12m, **BATHROOM** with bath, wash hand basin, low level w.c., **FIRST FLOOR:** **LANDING** provides access to **BEDROOM ONE** 3.73m x 3.05m plus reces, **BEDROOM TWO** 3.2m x 3.6m with airing cupboard, **BEDROOM THREE** 2.03m x 2.2m, **OUTSIDE:** Foregarden with driveway parking with side access to long rear garden.

TENURE: Freehold

The property is being sold subject to a Protected Regulated Tenancy of Mrs J M Berry at a current rental of £71.00 per week from April 2009

SERVICES: All mains connected.

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

VIEWING: By courtesy of the Tenant through Auctioneers on 01922-615222

**LOT 3****FLAT 94 ALDERLEY CRESCENT, WALSALL, WS3 1TE
LEASEHOLD WITH VACANT POSSESSION**

GUIDE PRICE £47,500-£52,500



This purpose built second floor flat offers well planned and spacious attractively appointed and maintained living accommodation which would make an ideal purchase for investment and comprises:- **RECEPTION HALL** with store cupboard, **STUDY** 1.98m x 1.78m, **LOUNGE** 3.78m x 5.18m with double glazed window, fireplace, window to side, **WELL APPOINTED KITCHEN** 3.73m x 3.2m having inset stainless steel sink unit with drainer, mixer tap, gas hob, plumbing for automatic washing machine, wall cupboard, double glazed window, **BEDROOM ONE** 4.47m x 2.68m with double glazed window, **BEDROOM TWO** 2.88m x 4.48m with double glazed window, **BATHROOM** has matching white suite comprising panelled bath, pedestal wash hand basin, **SEPARATE W.C.** has low level suite and window.

TENURE: Leasehold with approximately 110 years unexpired.

SERVICE CHARGE: (Which will incorporate the Ground Rent) is payable. An annual premium of £600.00

SERVICES Mains water, drainage and electricity are connected to the property.

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

VIEWING: By appointment through Auctioneers on 01922-615222.

LOT 4

10 CANNING CLOSE, WALSALL, WS5 3HR

FREEHOLD VACANT POSSESSION

GUIDE PRICE £165,000-£175,000



Situated on the popular and much noted Park Hall Estate in South Walsall this two/three bedroom detached bungalow residence offers gas fired central heating and some uPVC double glazing the property which is set on a good sized corner plot in greater detail comprises:

GROUND FLOOR: UPVC DOUBLE GLAZED FRONT DOOR into ENCLOSED PORCH with further door into the CONVERTED GARAGE IN GUEST ROOM, hardwood glazed

door with side panelling into **RECEPTION HALL** with central heating radiator, power points, telephone point, cloaks cupboard, large useful airing cupboard with hot water tank and shelving, door into **LOUNGE** 5.13m x 4.19m having uPVC double glazed bay window to front aspect and double central heating radiator beneath, power point, television aerial point and ceiling light point. Archway gives access to **DINING ROOM/BEDROOM THREE** 3.38m x 2.64m having internal leaded window into sun room, central heating radiator, power points, built in wardrobe and ceiling light point and glazed door into **BREAKFAST KITCHEN** 3.61m x 2.79m having base units with work surfaces incorporating stainless steel sink unit with drainer and mixer tap above, having leaded picture window overlooking rear garden, power point, free standing Glow Worm central heating boiler providing central heating, two useful pantry cupboard with shelving. Door off to **LARGE SUN ROOM** 6.05m x 3.28m with window on to rear garden, double central heating radiator and door into **INNER HALLWAY** with door leading to **GUEST W.C.** having low level w.c. **KITCHEN** 3.61m x 2.79m having base units with work surfaces incorporating stainless steel sink unit with drainer and mixer tap above, door off reception hall to **TILED BATHROOM** having glazed windows to rear, central heating radiator, matching suite comprising low level w.c., pedestal wash hand basin, panelled bath, loft access, cornice to ceiling, central heating radiator and ceiling light point. Door into **BEDROOM ONE** 3.2m x 3.51m having uPVC double glazed window to front aspect, central heating radiator, power points, built in wardrobes, cornice to ceiling and ceiling light point. **CONVERTED GARAGE/BEDROOM TWO** 4.6m x 2.34m having window to side and rear aspect, central heating radiator, power points and ceiling light point. **OUTSIDE** The property is situated on a larger than average corner plot offering a good degree of further potential and offers tarmac driveway providing ample off road parking with further lawned areas with trees, shrubs and planting and conifer screening. To the rear of the property there is a neat enclosed rear garden consisting of small paved patio area with lawned area beyond and fencing to all sides.

TENURE Freehold

SERVICES All mains connected

VENDORS SOLICITOR: Mr Ricardo Magnante, John Wilson & Co, 31 Raddlebarn Road, Birmingham, B29 6HH. Tel: 0121-472-5700

VIEWING: Saturdays and Wednesday 17th November and Tuesday 7th December at 12.15 pm

LOT 5

28 OGLEY HAY ROAD, CHASETOWN, STAFFS, WS7 4RA

FREEHOLD VACANT POSSESSION

GUIDE PRICE £110,000-£120,000



Traditionally styled semi detached property is situated in a delightful location with open aspects across fields to the front. Although benefiting from gas fired central heating would make an ideal purchase for an investor or first time buyer. Of traditional brick and tile construction the property comprises of the following:-
Front door leading to

RECEPTION HALL having central heating radiator, stairs to first floor off, door leads to **LOUNGE** 4.12m x 3.34m having double glazed bow window to front, double central heating radiator, archway leads to **DINING ROOM** 3.11m x 3.52m with window to rear, double central heating radiator, door leads to **BREAKFAST KITCHEN** 5.48m x 2.08m having inset sink unit with drainer and base units, wall cupboards, **BREAKFAST AREA** with double glazed window to rear and central heating radiator and archway to **SUN ROOM** 2.34m x 1.73m with double glazed French doors to rear garden. Door leads from the kitchen to **UTILITY ROOM** 3.78m x 1.6m incorporating **GUEST CLOAKROOM** and having doors to front and rear elevations. **FIRST FLOOR** Staircase leads to **LANDING** with window to side and loft access and doors off to **BEDROOM ONE** (front) 3.24m x 3.35m with double glazed window to front, central heating radiator, ceiling light point and power point. **BEDROOM TWO** (rear) 3.52m x 3.24m with window to rear, central heating radiator, ceiling light point, power point. **BEDROOM THREE** (front) with central heating radiator, double glazed window to front, **BATHROOM** with matching coloured suite comprising panelled bath with shower over, pedestal wash hand basin, w.c., window to rear and double central heating radiator. **OUTSIDE** To the front the property is set back from the road behind a driveway flanked by a small lawn whilst to the rear is an enclosed garden consisting of patio area with lawned area beyond with open field beyond.

TENURE: Freehold

SERVICES: All mains services are connected

VENDORS SOLICITOR: Mr Adrian Dewsbury, Gillespies Solicitors, Darwall Street, Walsall, WS1 1DD. Tel: 01922-627474

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