

**ADDENDUM – COTTONS ONLINE AUCTION SALE – 15<sup>TH</sup> JULY 2021****General Notice:**

1. It is assumed all bidders have inspected the Legal Packs available on our website prior to bidding and are fully aware of all terms and conditions including any Agents or Solicitors Fees/Costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property.
2. All buyers will be required to pay an Administration Fee of £950 including VAT payable on each Lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, in which case the fee will be £250 including VAT.

<b>Lot 13</b>	<b>33-39 Langley High Street, Oldbury</b>	<b>SOLD PRIOR</b>
<b>Lot 19</b>	<b>42 Lichfield Road, Walsall</b>	<b>NOT OFFERED</b>
<b>Lot 20</b>	<b>Apartment 57 Arena View</b> The Auctioneers have now been able to inspect the property and can confirm the catalogue particulars are correct.	
<b>Lot 21</b>	<b>101 The Hemisphere, Edgbaston</b> The legal documents will not be available in time for the auction sale and the property will be offered as soon as the legal pack has been prepared.	<b>NOT OFFERED</b>
<b>Lot 23</b>	<b>1069 Warwick Road, Accocks Green</b> The seller will produce an inventory of furniture, fixtures and fittings not included in the sale but available to purchase separately	
<b>Lot 24</b>	<b>47A Middleton Hall Road, Kings Norton</b>	<b>SOLD PRIOR</b>
<b>Lot 26</b>	<b>39 Sandon Road, Edgbaston</b>	<b>SOLD PRIOR</b>
<b>Lot 31</b>	<b>94 Church Road, Perry Barr</b>	<b>SOLD PRIOR</b>
<b>Lot 37</b>	<b>FGR 54 Mayswood Grove, Quinton</b>	<b>SOLD PRIOR</b>
<b>Lot 38</b>	<b>FGR 54 Mayswood Grove, Quinton</b>	<b>SOLD PRIOR</b>
<b>Lot 40</b>	<b>FGR 55 Lindsworth Road, Kings Norton</b>	<b>NOT OFFERED</b>
<b>Lot 43</b>	<b>17 Fairfax Road, Sutton Coldfield</b>	<b>SOLD PRIOR</b>
<b>Lot 45</b>	<b>46 Mason Street, West Bromwich</b> The guide price has been reduced to a range of £70,000 - £75,000	

**IMPORTANT NOTICE**

**The auctioneers cannot give any guarantee that this Addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. Our website has been updated where possible to reflect addendum comments. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions including any Agents or Solicitors Fees/Costs and Disbursements for which they are responsible, Completion Dates, Information relating to any tenancies and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneers assume that by bidding for a property you have made all appropriate enquiries.**

**We require properties for our next Auction Sale on Wednesday 15<sup>th</sup> September 2021. Closing date for entries will be Friday 20<sup>th</sup> August 2021**