

**Wollescote**  
**'Hillcrest',**  
**40 Perrins Lane,**  
**Near Halesowen,**  
**West Midlands DY9 8XP**



**BY ORDER OF QUERCUS HEALTHCARE  
 PROPERTY PARTNERSHIP**

**Tenure**  
 Freehold.

**Location**  
 The property is situated on the west side of Perrins Lane, which is located off Wollescote Road in Wollescote just to the west of Halesowen and to the east of Stourbridge. There are local shops close by, with both Halesowen and Stourbridge town centres being accessible, together with the Brierley Hill Shopping Centre to the north. There is a Rail station at Lye close by. The A458, A4036 and M5 Motorway are all accessible.

**Description**  
 The property comprises a building arranged over lower ground, ground and first floors beneath a pitched roof. Externally there is a forecourt and archway to the front with gardens to the rear. The property was previously used as a care home and may afford potential for alternative uses subject to all necessary consents being obtained.

**A Freehold Former Eight Bedroom Care Home**

**Accommodation**  
**Lower Ground Floor** – Two Bedrooms, Bathroom/WC, Office and Separate WC  
**Ground Floor** – Cloakroom/WC, Two Reception Rooms, Dining/Kitchen, One Bedroom, Office  
**First Floor** – Five Bedrooms, one with en-suite shower, Separate WC and Shower Room/WC

**To View**  
 Please Call: Mark Witty.  
 Tel: (01604) 721500.

**Seller's Solicitor**  
 Messrs Anderson Strathern (Ref: NF).  
 Tel: 0131 270 7700 Fax: 0131 270 7788.

**Vacant Possession**



**VACANT – Freehold Building**

**London SE5**  
**45 Swinburne Court,**  
**Basingdon Way,**  
**Denmark Hill**  
**SE5 8ER**



**BY ORDER OF THE LONDON BOROUGH  
 OF SOUTHWARK**

**Tenure**  
 Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £200 per annum.

**Location**  
 Swinburne Court is situated on the north side of Basingdon Way, which runs off Blanchedown and Denmark Hill (A215). The amenities of Camberwell are located approximately half a mile to the north, with Dulwich Village and Herne Hill situated a similar distance to the south and south-west respectively. Rail services to London run from Herne Hill, North Dulwich, East Dulwich, Denmark Hill and Loughborough Junction Stations, all being equidistant from the property. Road access is provided by the A215 (Denmark Hill) and A2214 (Dulwich Grove).

**A Leasehold Self-Contained Purpose Built Fifth Floor Flat**  
**A SIX WEEK COMPLETION WILL APPLY TO THIS LOT**

**Description**  
 The property comprises a self-contained flat situated on the fifth floor of a purpose built block arranged over ground and five upper floors.

**Accommodation**  
 Studio Room, Separate Kitchen, Separate Bathroom/WC

NB. The property may afford potential for sub-division to provide a separate Bedroom and Reception Room subject to all necessary consents being obtained.

**To View**  
 The property will be open for viewing every Monday and Wednesday before the Auction between 4.30 – 5.00 p.m.

NB. Prospective purchasers' attention is drawn to the Special Conditions of Sale, in particular Clause 3.

**Seller's Solicitor**  
 Southwark Legal Services (Ref: KR).  
 Tel: 0207 525 3206 Fax: 0207 525 7609.

**Vacant Possession**



**VACANT – Leasehold Flat**