

LET PROPERTY PACK

INVESTMENT INFORMATION

Watford Road,
Birmingham, B30

218803604

 www.letproperty.co.uk





Property Description

Our latest listing is in Watford Road, Birmingham, B30

This property has a potential to rent for **£3,988** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

4 Bedrooms

3 Bathrooms

Expansive Kitchen with Dining
Area

Spacious Lounge and Game
Room

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,988

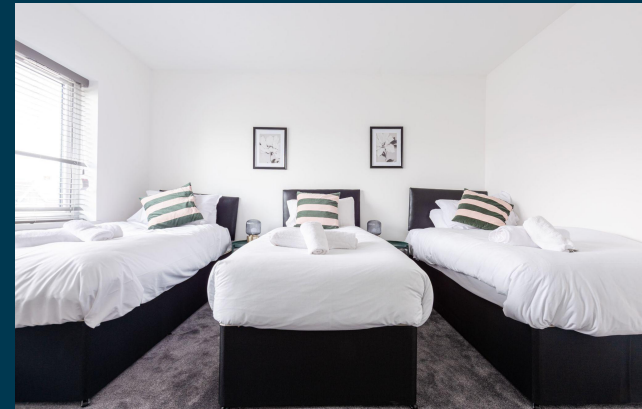
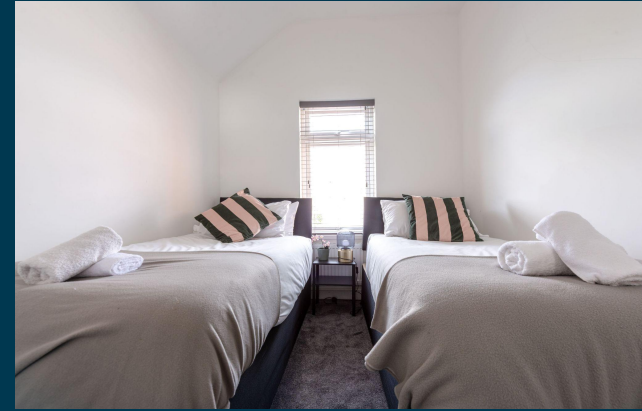
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 575,000.00

25% Deposit	£143,750.00
SDLT Charge	£47,500
Legal Fees	£1,000.00
Total Investment	£192,250.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£3,988
Mortgage Payments on £431,250.00 @ 5%	£1,796.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£398.80
Total Monthly Costs	£2,210.68
Monthly Net Income	£1,777.33
Annual Net Income	£21,327.90
Net Return	11.09%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£13,351.90**
Adjusted To

Net Return **6.95%**

If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£12,702.90**
Adjusted To

Net Return **6.61%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £525,000.



£525,000

4 bedroom end of terrace house for sale

+ Add to report

Northfield Road, Kings Norton, Birmingham, B30

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jan 2022 to 19 Jul 2022 (177 days) by Oulsnam, Bournville

Spacious Four Bedroomed Residence Arranged Over Three Storeys | Period Features | Two Reception Rooms | Large Kitchen | Two Bathrooms | Two Bedrooms | Two Carports



£500,000

4 bedroom terraced house for sale

+ Add to report

Franklin Road, Bournville, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Oct 2024 to 27 Mar 2025 (163 days) by Rice Chamberlains LLP, Bournville

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,250 based on the analysis carried out by our letting team at **Let Property Management**.



£4,250 pcm

4 bedroom apartment

12 Ladycroft, Birmingham, B16

CURRENTLY ADVERTISED

Marketed from 6 May 2025 by Azure Residential, Covering Great Barr

+ Add to report



£3,750 pcm

4 bedroom detached bungalow

Austen Place, Edgbaston, Birmingham

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 25 Apr 2025 (92 days) by Davidson Estates, Edgbaston - HQ

+ Add to report



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



LETPROPERTY