

LET PROPERTY PACK

INVESTMENT INFORMATION

Brereton Road, Willenhall,
WV12

219561794

 www.letproperty.co.uk





Property Description

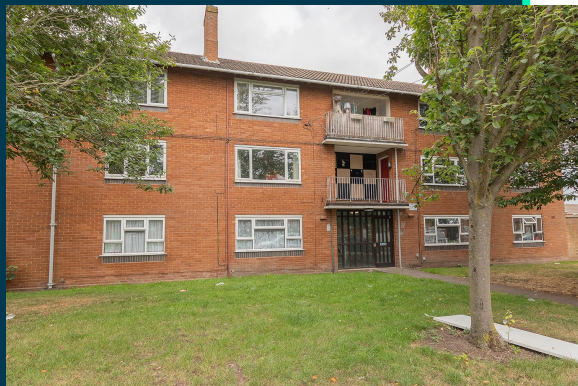
Our latest listing is in Brereton Road, Willenhall, WV12

Get instant cash flow of **£750** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Brereton Road, Willenhall,
WV12

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Property Key Features

2 Bedrooms

1 Bathroom

Balcony

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 94 years

Current Rent: £750

Market Rent: £925

Lounge



Kitchen



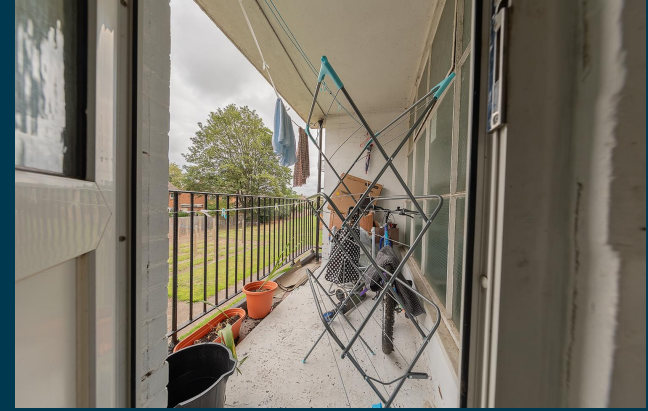
Bedrooms



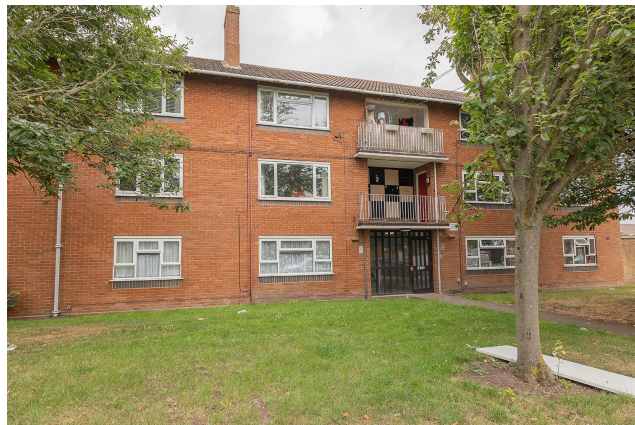
Bathroom



Exterior



Initial Outlay



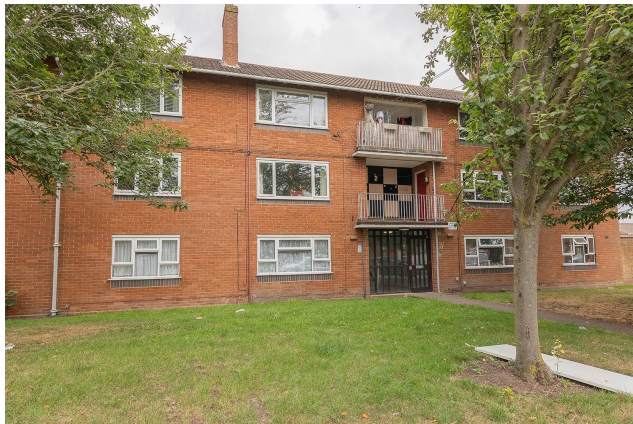
Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



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

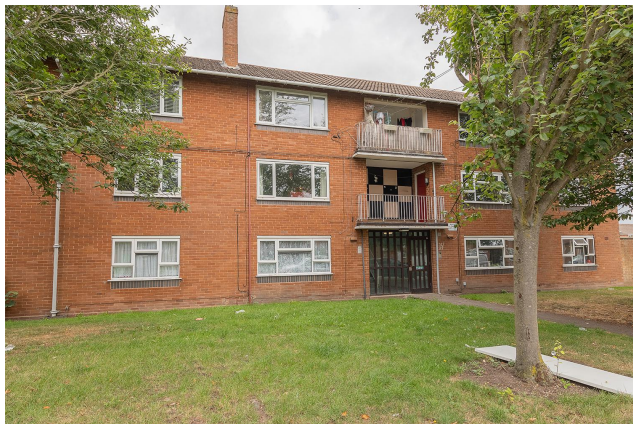


The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 925

Returns Based on Rental Income	£750	£925
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£92.50
Total Monthly Costs	£430.63	£448.13
Monthly Net Income	£319.38	£476.88
Annual Net Income	£3,832.50	£5,722.50
Net Return	11.37%	16.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,872.50**
Adjusted To

Net Return **11.49%**

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

Annual Net Income **£4,087.50**
Adjusted To

Net Return **12.13%**

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 £120,000.



£145,000

2 bedroom terraced house for sale

+ Add to report

Pooles Lane, Short Heath, Willenhall

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Feb 2024 to 30 May 2024 (105 days) by Skitts Estate Agents, Willenhall



£95,000

2 bedroom flat for sale

+ Add to report

Brereton Road, Willenhall

CURRENTLY ADVERTISED

Marketed from 25 Apr 2025 by Skitts Estate Agents, Willenhall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom end of terrace house

+ Add to report

Squires Grove, Willenhall

NO LONGER ADVERTISED

Marketed from 23 Jul 2024 to 2 Aug 2024 (9 days) by Marrion & Co, Walsall



£750 pcm

2 bedroom flat

+ Add to report

Lichfield House, Willenhall, WV12

NO LONGER ADVERTISED

Marketed from 19 Dec 2023 to 26 Dec 2023 (6 days) by OpenRent, London

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **YES**



Current term of tenancy: **1 year**



Standard Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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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.



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