

LET PROPERTY PACK

INVESTMENT INFORMATION

Penn Road, Wolverhampton, WV4

222216072











Property Description

Our latest listing is in Penn Road, Wolverhampton, WV4

Get instant cash flow of £975 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,100 which would provide the investor a Gross Yield of 6.4% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Penn Road, Wolverhampton, WV4



2 bedroom

2 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 102 years

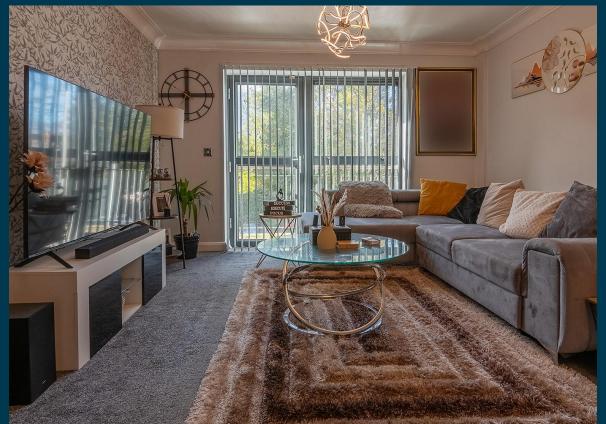
Current Rent: £975

Market Rent: £1,100

222216072

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£51,750.00**

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

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 £975 per calendar month but the potential market rent is

	1100
(よ)	1,100

Returns Based on Rental Income	£975	£1,100
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£97.50	£110.00
Total Monthly Costs	£759.38	£771.88
Monthly Net Income	£215.63	£328.13
Annual Net Income	£2,587.50	£3,937.50
Net Return	4.00%	6.08%

Return Stress Test Analysis Report





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

Annual Net Income

£1,737.50

Adjusted To

Net Return

2.68%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£832.50

Adjusted To

Net Return

1.29%

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 £160,000.



£160,000

2 bedroom flat for sale

+ Add to report

Penn Road, Wolverhampton, West Midlands, WV4

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jan 2024 to 18 Oct 2024 (287 days) by John Shepherd, Cannock



£159,500

2 bedroom ground floor flat for sale

+ Add to report

Penn Road, 282 Penn Road, Wolverhampton, West Midlands, WV4

CURRENTLY ADVERTISED

Marketed from 12 Sep 2022 by Thomas Harvey, Tettenhall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

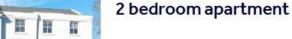
Magnolia Court, Wolverhampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Sep 2025 to 1 Oct 2025 (15 days) by Dixons Lettings, Wolverhampton





+ Add to report

Flat 3, 226 Penn Road, Wolverhampton

NO LONGER ADVERTISED

LET AGREED

£995 pcm

Marketed from 29 Nov 2023 to 22 Jan 2024 (54 days) by Berriman Eaton, Tettenhall

Current Tenant Profile



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: 5 years+



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.





Interested in this property investment?

Call us on **0141 478 0985**



Penn Road, Wolverhampton, WV4



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.