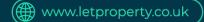


LET PROPERTY PACK

INVESTMENT INFORMATION

Valley Road, Bloxwich, Walsall, WS3 3EU

222423595











Property Description

Our latest listing is in Valley Road, Bloxwich, Walsall, WS3 3EU

Get instant cash flow of £800 per calendar month with a 5.49% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.89% if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Valley Road, Bloxwich, Walsall, WS3 3EU



3 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

222423595

Lounge







Kitchen









Bedrooms





Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£50,250.00**

SDLT Charge £11,570

Legal Fees £1,000.00

Total Investment £62,820.00

Projected Investment Return





The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is



Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£723.13	£758.13
Monthly Net Income	£76.88	£391.88
Annual Net Income	£922.50	£4,702.50
Net Return	1.47%	7.49%

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



Return Stress Test Analysis Report





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

Annual Net Income

£2,402.50

Adjusted To

Net Return

3.82%

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

Annual Net Income

£1,687.50

Adjusted To

Net Return

2.69%

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 £210,000.



3 bedroom end of terrace house for sale

+ Add to report

Harden Road, WALSALL

CURRENTLY ADVERTISED SOLD STC

Marketed from 30 Jun 2025 by Connells, Walsall

Ideal first time buyer opportunity | Corner plot | Close to local amenities | Three bedrooms | Of...



£209,950

£210,000

3 bedroom end of terrace house for sale

+ Add to report

Central Drive, Walsall

CURRENTLY ADVERTISED SOLD STC

Marketed from 18 Sep 2024 by Re/Max Elite, Walsall

3 BEDROOMS | LARGE CONSERVATORY | OPEN-PLAN KITCHEN-DINER | MODERN FAMILY BATHROOM | WELL-MAINTAI...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom end of terrace house

+ Add to report

Squires Grove, Willenhall, West Midlands, WV12

CURRENTLY ADVERTISED

Marketed from 7 Oct 2025 by Your Move, Wednesfield

End of terrace position | Three spacious bedrooms | Two modern bathrooms | Two inviting reception...

£1,275 pcm



£1,200 pcm

3 bedroom end of terrace house

+ Add to report

Whateley Road, Walsall, WS3

NO LONGER ADVERTISED

Marketed from 8 Sep 2025 to 9 Oct 2025 (31 days) by Hello Neighbour, London

To book a viewing: submit your enquiry and you'll receive an email and SMS detailing availability...

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: **Moved in** within the last 2 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**



Valley Road, Bloxwich, Walsall, WS3 3EU



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.