

LET PROPERTY PACK

INVESTMENT INFORMATION

Valley Road, Bloxwich,
Walsall, WS3 3EU

222423595

 www.letproperty.co.uk





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...



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Property Key Features

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

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

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£11,570
Legal Fees	£1,000.00
Total Investment	£62,820.00

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 £800 per calendar month but the potential market rent is

£ 1,150



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	TBC	
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%

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.



£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

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**.



£1,275 pcm

3 bedroom end of terrace house

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...

+ Add to report



£1,200 pcm

3 bedroom end of terrace house

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...

+ Add to report

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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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