LET PROPERTY PACK

INVESTMENT INFORMATION

Doidge Road,
Birmingham, B23

229933469

www.letproperty.co.uk





Property Description

Our latest listing is in Doidge Road, Birmingham, B23

This property has a potential to rent for **£1,020** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Doidge Road,
Birmingham, B23

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Property Key Features

2 bedrooms

1 bathroom

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,020

Lounge







Kitchen





Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £174,500.00 and borrowing of £130,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 174,500.00

25% Deposit	**£43,625.00**
SDLT Charge	**£9,715**
Legal Fees	**£1,000.00**
Total Investment	**£54,340.00**

Projected Investment Return



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

Returns Based on Rental Income	**£1,020**
Mortgage Payments on £130,875.00 @ 5%	**£545.31**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**FREEHOLD**
Letting Fees	**£102.00**
Total Monthly Costs	**£662.31**
Monthly Net Income	**£357.69**
Annual Net Income	**£4,292.25**
Net Return	**7.90%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£2,252.25**
Net Return	**4.14%**

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

Annual Net Income Adjusted To	**£1,674.75**
Net Return	**3.08%**

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 £180,000.



£180,000

2 bedroom semi-detached house for sale

+ Add to report

Redbank Avenue, Birmingham

NO LONGER ADVERTISED SOLD STC

Marketed from 19 Jan 2023 to 23 Jun 2023 (154 days) by Burchell Edwards, Erdington



£175,000

2 bedroom terraced house for sale

+ Add to report

Rosary Road, Erdington, Birmingham

NO LONGER ADVERTISED SOLD STC

Marketed from 23 May 2025 to 25 Sep 2025 (124 days) by Waller & Farnworth, Birmingham

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom house

+ Add to report

Hermitage Road

NO LONGER ADVERTISED LET AGREED

Marketed from 27 Feb 2026 to 27 Feb 2026 by Burchell Edwards Lettings, Erdington



£1,025 pcm

2 bedroom semi-detached house

+ Add to report

Ashley Road

NO LONGER ADVERTISED LET AGREED

Marketed from 9 Apr 2026 to 23 Apr 2026 (14 days) by Burchell Edwards Lettings, Erdington

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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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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