LET PROPERTY PACK

INVESTMENT INFORMATION

Kettlebrook Road,
Tamworth, B77

229459038

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Kettlebrook Road, Tamworth, B77

Get instant cash flow of **£850** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£855** which would provide the investor a Gross Yield of **5.4%** 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...



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Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £855

Lounge







Kitchen







Bedrooms

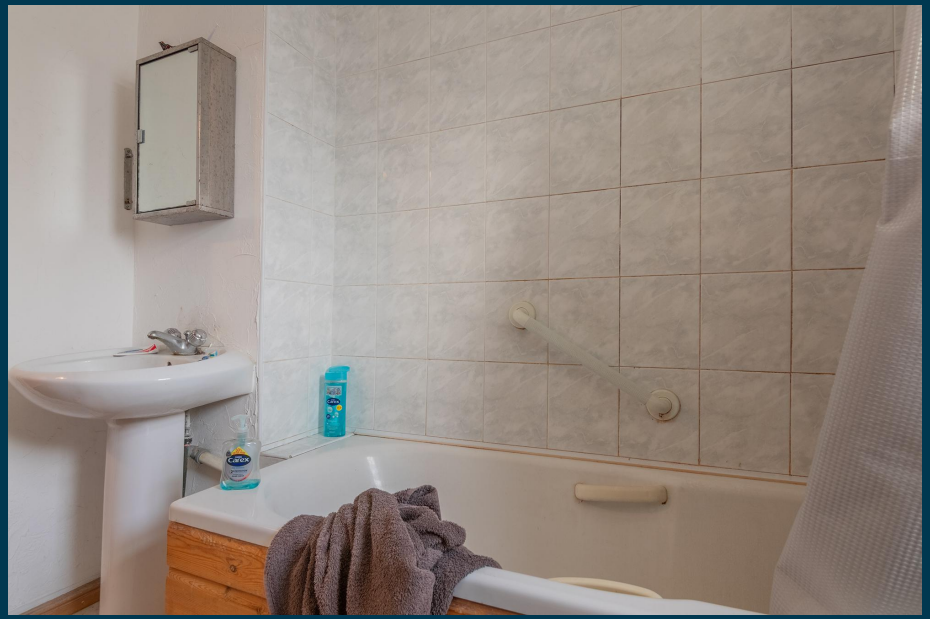






Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 189,000

SDLT Charge	**£10,730**
Legal Fees	**£1,000**
Total Investment	**£200,730**

Outlay figures based on assumed cash purchase of £189,000.

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 855

Returns Based on Rental Income	£850	£855
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£85.50
Total Monthly Costs	£100.00	£100.50
Monthly Net Income	£750.00	£754.50
Annual Net Income	£9,000.00	£9,054.00
Net Return	4.48%	4.51%

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 Adjusted To	**£7,344**
Net Return	**3.66%**

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 £200,000.



3 bedroom terraced house for sale

+ Add to

Cross Street, Kettlebrook, B77

NO LONGER ADVERTISED SOLD STC

Marketed from 1 May 2025 to 28 Aug 2025 (118 days) by Next Place Property Agents Limited, Tan

£200,000



3 bedroom terraced house for sale

+ Add to repo

Foxton Close, Glascote

NO LONGER ADVERTISED

Marketed from 18 Jun 2020 to 11 Dec 2020 (175 days) by Martin & Co, Tamworth

£199,950

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £960 based on the analysis carried out by our letting team at **Let Property Management**.



£960 pcm

3 bedroom house

+ Add to report

Kettlebrook Road, Tamworth

NO LONGER ADVERTISED LET AGREED

Marketed from 9 Oct 2024 to 22 Oct 2024 (12 days) by Hunters, Tamworth



£950 pcm

3 bedroom terraced house

+ Add to report

Kettlebrook Road, Tamworth, B77

NO LONGER ADVERTISED

Marketed from 4 Aug 2023 to 9 Aug 2023 (5 days) by Belvoir, Tamworth

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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PROPERTY ID: 229459038

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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