

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Pauls Crescent, West
Bromwich, B70

227339061

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Pauls Crescent, West Bromwich, B70

Get instant cash flow of **£1,050** per calendar month with a **7.6%** Gross Yield for investors.

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...



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Bromwich, B70

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £165,000.

ASSUMED PURCHASE PRICE

£ 165,000

SDLT Charge **£9,050**

Legal Fees **£1,000**

Total Investment **£175,050**

Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month



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



Returns Based on Rental Income	£1,050
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£105.00
Total Monthly Costs	£120.00
Monthly Net Income	£930.00
Annual Net Income	£11,160.00
Net Return	6.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,060**
Adjusted To

Net Return **5.18%**

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 £175,000.



2 bedroom semi-detached house for sale

+ Add to report

St. Pauls Crescent, West Bromwich

CURRENTLY ADVERTISED

Marketed from 11 May 2026 by Connells, West Bromwich

£175,000



2 bedroom terraced house for sale

+ Add to report

Bagnall Street, Golds Hill, West Bromwich

CURRENTLY ADVERTISED

Marketed from 4 Mar 2026 by Paul Dubberley & Co, West Bromwich

£170,000

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 semi-detached house

+ Add to report

TWO BEDROOM NEW BUILD, WEST BROMWICH

NO LONGER ADVERTISED

Marketed from 28 Aug 2024 to 6 Sep 2024 (8 days) by Samuel & Co, West Bromwich

£1,100 pcm



2 bedroom semi-detached house

+ Add to report

Brickhouse Lane, West Bromwich

NO LONGER ADVERTISED

Marketed from 11 Jun 2024 to 2 Jul 2024 (21 days) by Affitto Estate Agents, Nuneaton

£1,095 pcm


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.



www.letproperty.co.uk

St. Pauls Crescent, West Bromwich, B70

PROPERTY ID: 227339061

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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