LET PROPERTY PACK

INVESTMENT INFORMATION

Manor Lane, Comberford,
Tamworth, B79

229132045

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Manor Lane, Comberford, Tamworth, B79

Get instant cash flow of **£900** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,222** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Manor Lane, Comberford, Tamworth, B79

229132045

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £1,222

Lounge







Kitchen



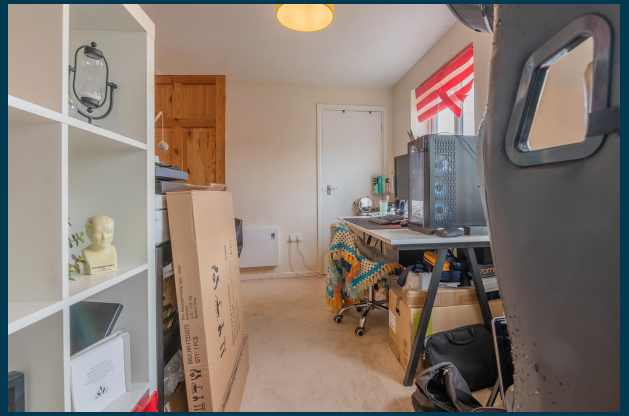




Bedrooms







Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 179,000.00

SDLT Charge	**£10,030**
Legal Fees	**£1,000**
Total Investment	**£190,030**

Outlay figures based on assumed cash purchase of 179,000.

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,222

Returns Based on Rental Income	£900	£1,222
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£90.00	£122.20
Total Monthly Costs	£105.00	£137.20
Monthly Net Income	£795.00	£1,084.80
Annual Net Income	£9,540.00	£13,017.60
Net Return	5.02%	6.85%

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	**£10,574**
Net Return	**5.56%**

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 £220,000.



2 bedroom terraced house for sale

Lillingstone Avenue, Coton Green

NO LONGER ADVERTISED SOLD STC

Marketed from 30 Oct 2025 to 22 Jan 2026 (83 days) by Green & Company, Tamworth

£220,000



2 bedroom end of terrace house for sale

Spicer Close, Tamworth

NO LONGER ADVERTISED SOLD STC

Marketed from 10 Apr 2024 to 31 Oct 2024 (204 days) by Abode, Staffordshire & Derbyshire

£220,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

Hawthorne Avenue, Tamworth, Staffordshire, B79

NO LONGER ADVERTISED | LET AGREED

Marketed from 20 Aug 2026 to 26 Sep 2026 (37 days) by Wilkins Estate Agents, Tamworth

£1,200 pcm



2 bedroom cottage

Hints Road, Hopwas, B78

CURRENTLY ADVERTISED

Marketed from 6 Jul 2009 by Chris McAvoy Lettings, Atherstone

£1,200 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: **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: 229132045

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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