

LET PROPERTY PACK

INVESTMENT INFORMATION

Dudley Road, Birmingham,
B18

227773958

 www.letproperty.co.uk





Property Description

Our latest listing is in Dudley Road, Birmingham, B18

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **7.9%** 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...



Dudley Road,
Birmingham, B18

227773958



Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Room

Veranda Space

Factor Fees: £1.00 PM

Ground Rent: £1.00 PM

Lease Length: 981 years

Market Rent: £1,250

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £189,750.

ASSUMED PURCHASE PRICE

£ 189,750

SDLT Charge £10,783

Legal Fees £1,000

Total Investment £201,533

Projected Investment Return



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



Returns Based on Rental Income	£1,250
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	£1.00
Letting Fees	£125.00
Total Monthly Costs	£142.00
Monthly Net Income	£1,108.00
Annual Net Income	£13,296.00
Net Return	6.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,796**
Adjusted To

Net Return **5.36%**

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 £275,000.



4 bedroom apartment for sale

[+ Add to report](#)

The Uplands, Smethwick, West Midlands, B67

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Jan 2023 to 5 May 2023 (96 days) by Scriven & Co, Quinton

£275,000



4 bedroom flat for sale

[+ Add to report](#)

Rodney Close, Birmingham, B16

NO LONGER ADVERTISED

Marketed from 19 Jun 2023 to 2 Aug 2023 (43 days) by Express Estate Agency, Nationwide

£225,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom flat

[+ Add to report](#)

Keric House, 197 Hagley Road, Edgbaston

NO LONGER ADVERTISED

Marketed from 2 Mar 2023 to 4 Mar 2023 (2 days) by Lets Live, Birmingham

£1,400 pcm



4 bedroom flat

[+ Add to report](#)

Richmond Court, George Road, Edgbaston, Birmingham, West Midlands

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jun 2025 to 8 Oct 2025 (99 days) by Carrington Thorn Property Management, Birmingham

£1,300 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: **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.



 www.letproperty.co.uk

Dudley Road, Birmingham, B18

PROPERTY ID: 227773958

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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