

LET PROPERTY PACK

INVESTMENT INFORMATION

Cedarhurst, Birmingham,
B32

225888091

 www.letproperty.co.uk





Property Description

Our latest listing is in Cedarhurst, Birmingham, B32

Get instant cash flow of **£950** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£1,131** which would provide the investor a Gross Yield of **9.7%** 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...



Cedarhurst, Birmingham,
B32

225888091



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £157.00 pm

Ground Rent: £3.33 pm

Lease Length: 80 years

Current Rent: £950

Market Rent: £1,131

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 140,000.00

SDLT Charge	£7,300
Legal Fees	£1,000
Total Investment	£148,300

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,131

Returns Based on Rental Income	£950	£1,131
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£157.00	
Ground Rent	£3.33	
Letting Fees	£95.00	£113.10
Total Monthly Costs	£270.33	£288.43
Monthly Net Income	£679.67	£842.57
Annual Net Income	£8,156.04	£10,110.84
Net Return	5.50%	6.82%

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 **£7,849**
Adjusted To

Net Return **5.29%**



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.



£175,000

2 bedroom flat for sale

Blakeney Court, Northfield Road, Harborne, Birmingham, B17 0TZ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Feb 2026 by Hunters, Harborne



£160,000

2 bedroom apartment for sale

Cedarhurst, Birmingham, West Midlands, B32

NO LONGER ADVERTISED

Marketed from 28 Oct 2025 to 3 Feb 2026 (98 days) by Oakmans Estate Agents, Harborne



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom maisonette

Fredas Grove, Harborne, Birmingham, B17 0SY

CURRENTLY ADVERTISED

LET AGREED

Marketed from 27 Mar 2026 by Amber Court lettings and sales, Selly Oak



£895 pcm

2 bedroom maisonette

Fredas Grove, Harborne, Birmingham, B17

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Apr 2016 to 2 Apr 2026 (3652 days) by Andersons Lettings, Birmingham




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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Cedarhurst, Birmingham, B32

PROPERTY ID: 225888091

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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