LET PROPERTY PACK

INVESTMENT INFORMATION

Bloxwich Road, Walsall,
WS3

230583113

www.letproperty.co.uk





Property Description

Our latest listing is in Bloxwich Road, Walsall, WS3

Get instant cash flow of **£950** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,382** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Bloxwich Road, Walsall, WS3

230583113

Property Key Features

3 Bedrooms

1 Bathroom

Fully-Equipped Kitchen with Separate Dining Area

Spacious Lounge

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,382

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 220,000

SDLT Charge	**£12,900**
Legal Fees	**£1,000**
Total Investment	**£233,900**

Outlay figures based on assumed cash purchase of 220,000.

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is £ 1,382

Returns Based on Rental Income	£950	£1,382
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£138.20
Total Monthly Costs	£110.00	£153.20
Monthly Net Income	£840.00	£1,228.80
Annual Net Income	£10,080.00	£14,745.60
Net Return	4.31%	6.30%

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	**£11,982**
Net Return	**5.12%**

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.



3 bedroom semi-detached house for sale

+ Add to report

Beatrice Street, Walsall

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Nov 2024 to 23 Dec 2025 (399 days) by iLove homes, Walsall

£220,000



3 bedroom semi-detached house for sale

+ Add to report

Bloxwich Road, Walsall

CURRENTLY ADVERTISED SOLD STC

Marketed from 24 Aug 2026 by Webbs Estate Agents, Walsall

£220,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

Guild Avenue, Walsall, WS3

NO LONGER ADVERTISED

Marketed from 28 Jul 2026 to 21 Aug 2026 (23 days) by OpenRent, London

£1,500 pcm



3 bedroom semi-detached house

+ Add to report

Pavilion Acres, Walsall, WS3

NO LONGER ADVERTISED LET AGREED

Marketed from 13 Mar 2026 to 9 Apr 2026 (26 days) by Ascend Living, UK, Ascend

£1,500 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

Bloxwich Road, Walsall, WS3

PROPERTY ID: 230583113

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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