

LET PROPERTY PACK

INVESTMENT INFORMATION

Darleydale Avenue,
Birmingham B44

225460134

 www.letproperty.co.uk





Property Description

Our latest listing is in Darleydale Avenue, Birmingham B44

This property has a potential to rent for **£1,268** which would provide the investor a Gross Yield of **11.5%** 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...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £27.08 pm

Ground Rent: £0.83 pm

Lease Length: 104 years

Market Rent: £1,268

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 1,268

Returns Based on Rental Income	£1,268
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£27.08
Ground Rent	£0.83
Letting Fees	£126.80
Total Monthly Costs	£582.21
Monthly Net Income	£685.79
Annual Net Income	£8,229.48
Net Return	20.20%

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 **£5,693.48**

Net Return **13.98%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To **£6,259.44**

Net Return **15.36%**

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 £160,000.



£160,000

3 bedroom maisonette for sale

Oscott School Lane, Kingstanding, B44 9AE

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Mar 2026 by Edwards and Gray, West Midlands



£120,000

3 bedroom flat for sale

Old Oscott Lane, Great Barr, Birmingham, B44

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Dec 2025 by Dixons, Kingstanding

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom flat

Station Road, Wylde Green, Sutton Coldfield, B73

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 3 Mar 2026 by Belvoir, Sutton Coldfield

£1,250 pcm



3 bedroom flat

Short Heath Road, Fernfail Court, B23

NO LONGER ADVERTISED **LET AGREED**

Marketed from 8 Jan 2026 to 24 Mar 2026 (75 days) by Green & Company, Sutton Coldfield






£1,200 pcm

+ Ac

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**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

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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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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