

LET PROPERTY PACK

INVESTMENT INFORMATION

Valley Road, Stourbridge,
DY9 8JE

226469247

 www.letproperty.co.uk





Property Description

Our latest listing is in Valley Road, Stourbridge, DY9 8JE

Get instant cash flow of **£700** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£916** which would provide the investor a Gross Yield of **7.1%** 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...



Valley Road, Stourbridge,
DY9 8JE

226469247



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £916

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 155,000

SDLT Charge **£8,350**

Legal Fees **£1,000**

Total Investment **£164,350**

Projected Investment Return



The monthly rent of this property is currently set at £700.00 per calendar month but the potential market rent is

£ 916

Returns Based on Rental Income	£700.00	£916.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£91.60
Total Monthly Costs	£85.00	£106.60
Monthly Net Income	£615.00	£809.40
Annual Net Income	£7,380.00	£9,712.80
Net Return	4.49%	5.91%

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 **£7,881**
Adjusted To

Net Return **4.80%**



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 £170,000.



£170,000

3 bedroom semi-detached house for sale

+ Add to report

Hill Street, Lye, Stourbridge

NO LONGER ADVERTISED

Marketed from 26 Feb 2025 to 18 Jul 2025 (142 days) by Connells, Stourbridge



£169,950

3 bedroom end of terrace house for sale

+ Add to report

Valley Road, Stourbridge, Lye, DY9 8JE

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Jul 2025 by Taylors Estate Agents, Stourbridge

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom semi-detached house

+ Add to report

High Street, Lye, Stourbridge

NO LONGER ADVERTISED LET AGREED

Marketed from 30 May 2024 to 8 Jul 2024 (39 days) by G & T Properties, Dudley



£840 pcm

3 bedroom semi-detached house

+ Add to report

Hayes Lane, Stourbridge

NO LONGER ADVERTISED LET AGREED

Marketed from 19 Mar 2025 to 17 Apr 2026 (394 days) by G & T Properties, Dudley

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**



Current term of tenancy: **14 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



www.letproperty.co.uk

Valley Road, Stourbridge, DY9 8JE

PROPERTY ID: 12345678

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.



LETPROPERTY