

LET PROPERTY PACK

INVESTMENT INFORMATION

Lodge Road, West
Bromwich, B70

227265645

 www.letproperty.co.uk





Property Description

Our latest listing is in Lodge Road, West Bromwich, B70

Get instant cash flow of **£2,375** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£3,100** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

6 Bedrooms

2 Bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,375

Market Rent: £3,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £473,000.00 and borrowing of £354,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 473,000.00

25% Deposit £118,250.00

SDLT Charge £37,300

Legal Fees £1,000.00

Total Investment £156,550.00

Projected Investment Return



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



The monthly rent of this property is currently set at £2,375 per calendar month but the potential market rent is

£ 3,100

Returns Based on Rental Income	£2,375	£3,100
Mortgage Payments on £354,750.00 @ 5%	£1,478.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£237.50	£310.00
Total Monthly Costs	£1,730.63	£1,803.13
Monthly Net Income	£644.38	£1,296.88
Annual Net Income	£7,732.50	£15,562.50
Net Return	4.94%	9.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,362.50**
Adjusted To

Net Return **5.98%**

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

Annual Net Income **£8,467.50**
Adjusted To

Net Return **5.41%**

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 £585,000.



£585,000

6 bedroom semi-detached house for sale

Michael Road, Smethwick, B67

CURRENTLY ADVERTISED

Marketed from 2 Feb 2026 by Purplebricks, covering Birmingham

+ Add to report



£575,000

5 bedroom detached house for sale

Hodder Grove, West Bromwich

NO LONGER ADVERTISED

Marketed from 20 Apr 2026 to 7 May 2026 (17 days) by Skitts Estate Agents, Wednesbury

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,000 based on the analysis carried out by our letting team at **Let Property Management**.



£4,000 pcm

6 bedroom detached house

Hollies Drive, Wednesbury, WS10

NO LONGER ADVERTISED

Marketed from 17 Dec 2025 to 24 Jun 2026 (189 days) by Lords Associates of London, Middlesex

+ Add to report



£3,500 pcm

6 bedroom semi-detached house

Oak Road, West Bromwich, B70

CURRENTLY ADVERTISED

Marketed from 25 Jun 2026 by Lords Associates of London, Middlesex

+ Add to report

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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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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