

LET PROPERTY PACK

INVESTMENT INFORMATION

Water Reed Grove, Walsall,
WS2

227102831

 www.letproperty.co.uk





Property Description

Our latest listing is in Water Reed Grove, Walsall, WS2

Get instant cash flow of **£550** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£816** which would provide the investor a Gross Yield of **9.8%** 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...



Water Reed Grove,
Walsall, WS2

227102831



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £308.00 PM

Ground Rent: £33.33 PM

Lease Length: 137 years

Current Rent: £550

Market Rent: £816

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 816



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



Returns Based on Rental Income	£550	£816
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£308.00	
Ground Rent	£33.33	
Letting Fees	£55.00	£81.60
Total Monthly Costs	£723.83	£750.43
Monthly Net Income	-£173.83	£65.57
Annual Net Income	-£2,085.96	£786.84
Net Return	-6.73%	2.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£845.16**
Adjusted To

Net Return **-2.73%**

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

Annual Net Income **-£313.20**
Adjusted To

Net Return **-1.01%**

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 £115,000.



2 bedroom flat for sale

[+ Add to r](#)

Water Reed Grove, Walsall

NO LONGER ADVERTISED

Marketed from 27 Jun 2022 to 8 Jul 2022 (11 days) by Lovett&Co. Estate Agents, Lichfield



2 bedroom flat for sale

[+ Add to r](#)

Water Reed Grove, Beechdale, Walsall, WS2

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Nov 2024 to 11 Feb 2025 (73 days) by Belvoir, Walsall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom apartment

Parish Court, Church Place, Bloxwich

CURRENTLY ADVERTISED

Marketed from 26 Jun 2026 by Redstones, Willenhall

+ Add to report



£800 pcm

2 bedroom flat

Walker Road, Blakenall Heath, WS3

NO LONGER ADVERTISED

Marketed from 6 Dec 2025 to 9 Dec 2025 (3 days) by Newton Fallowell, Walsall - Lettings

+ 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**



Current term of tenancy: **3 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.



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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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