

LET PROPERTY PACK

INVESTMENT INFORMATION

Pine Court, Cemetery
Road, Stourbridge, DY9

225956584

 www.letproperty.co.uk





Property Description

Our latest listing is in Pine Court, Cemetery Road, Stourbridge, DY9

Get instant cash flow of **£600** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Road, Stourbridge, DY9

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £20.00 PM

Ground Rent: £1.00 PM

Lease Length: 125 Years

Current Rent: £600 PM

Market Rent: £700 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,500.00

25% Deposit	£31,625.00
SDLT Charge	£6,355
Legal Fees	£1,000.00
Total Investment	£38,980.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 700



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



Returns Based on Rental Income	£600	£700
Mortgage Payments on £94,875.00 @ 5%	£395.31	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	£1.00	
Letting Fees	£60.00	£70.00
Total Monthly Costs	£491.31	£501.31
Monthly Net Income	£108.69	£198.69
Annual Net Income	£1,304.25	£2,384.25
Net Return	3.35%	6.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£984.25**
Adjusted To

Net Return **2.53%**

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

Annual Net Income **£498.75**
Adjusted To

Net Return **1.28%**

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 £250,000.



£250,000

1 bedroom flat for sale

173a High Street, Barkingside

CURRENTLY ADVERTISED

Marketed from 15 Apr 2026 by haart, Barkingside

+ Add to repo



£110,000

1 bedroom flat for sale

Flat c, Pine Court, Cemetery Road, Stourbridge

CURRENTLY ADVERTISED

Marketed from 12 Mar 2026 by G & T Properties, Dudley

+ Add to repo

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom apartment

+ Add to rep

Stourbridge Road, Stourbridge, DY9 7BX

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Aug 2025 to 4 Sep 2025 (15 days) by Billingham & Co, Powered by eXp UK, covering Midlands



£725 pcm

1 bedroom flat

+ Add to rep

Morvale Gardens, Stourbridge






NO LONGER ADVERTISED

Marketed from 27 Aug 2025 to 28 Aug 2025 by Hunters, Stourbridge

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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DY9

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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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