

# LET PROPERTY PACK

## INVESTMENT INFORMATION

378 & 465 Bloxwich Road  
WS2

227257043

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in 378 & 465 Bloxwich Road WS2

Get instant cash flow of **£2,050** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **8.3%** 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...



378 & 465 Bloxwich Road  
WS2

227257043



## Property Key Features

**A Portfolio of Detached and Semi- Detached Houses**

**3 Bathrooms**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £2,050**

**Market Rent: £3,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of 465,000.

## ASSUMED PURCHASE PRICE

£ 465,000.00

SDLT Charge **£36,500**

Legal Fees **£1,000**

Total Investment **£502,500**

# Projected Investment Return



The monthly rent of this property is currently set at £2,050 per calendar month but the potential market rent is

£ 3,200



| Returns Based on Rental Income  | £2,050     | £3,200     |
|---------------------------------|------------|------------|
| Est. Building Cover (Insurance) | £15.00     |            |
| Approx. Factor Fees             | TBC        |            |
| Ground Rent                     | Freehold   |            |
| Letting Fees                    | £205.00    | £320.00    |
| Total Monthly Costs             | £220.00    | £335.00    |
| Monthly Net Income              | £1,830.00  | £2,865.00  |
| Annual Net Income               | £21,960.00 | £34,380.00 |
| Net Return                      | 4.37%      | 6.84%      |

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      **£27,980**  
Adjusted To

Net Return                      **5.57%**

# 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 £600,000.



£600,000

## 5 bedroom semi-detached house for sale

Buchanan Road, Walsall

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Oct 2025 to 14 Aug 2026 (288 days) by Connells, Walsall



£595,000

## 5 bedroom detached house for sale

Richmond House, Mellish Road, Walsall

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Jun 2026 by Edwards Moore, Aldridge

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property Management**.



£2,300 pcm

## 5 bedroom house

Woodwards Road Walsall

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2026 to 19 Aug 2026 (18 days) by CANDLIN & CO LTD, Walsall



£2,000 pcm

## 5 bedroom detached house

Station Road, Pelsall, WS3

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2026 to 2 Sep 2026 (71 days) by Bairstow Eves Lettings, Walsall



# 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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378 & 465 Bloxwich Road WS2

PROPERTY ID: 227257043

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**