

LET PROPERTY PACK

INVESTMENT INFORMATION

The Heights, Walsall Road,
West Bromwich, B71

227450115

 www.letproperty.co.uk





Property Description

Our latest listing is in The Heights, Walsall Road, West Bromwich, B71

Get instant cash flow of **£900** per calendar month with a **6.0%** Gross Yield for investors.

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...



The Heights, Walsall
Road, West Bromwich,
B71

227450115



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £165.00 PM

Ground Rent: £34.17 PM

Lease Length: 113 years

Current Rent: £900

Lounge



Kitchen



Bathroom



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £180,000.

ASSUMED PURCHASE PRICE

£ 180,000

SDLT Charge	£10,100
Legal Fees	£1,000
Total Investment	£191,100

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 £900 per calendar month

Returns Based on Rental Income	£900
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£165.00
Ground Rent	£34.17
Letting Fees	£90.00
Total Monthly Costs	£304.17
Monthly Net Income	£595.83
Annual Net Income	£7,149.96
Net Return	3.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,350**
Adjusted To

Net Return **2.80%**

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 £135,000.



£135,000

2 bedroom apartment for sale

+ Add to report

Slade Close, West Bromwich, B71

NO LONGER ADVERTISED

Marketed from 27 Mar 2023 to 21 Aug 2023 (146 days) by Purplebricks, covering Birmingham



£130,000

2 bedroom ground maisonette for sale

+ Add to report

Beaconview Road, West Bromwich, B71

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Oct 2023 to 4 Apr 2024 (156 days) by Fraser Wood, Walsall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

The Heights, Walsall Road, West Bromwich, West Midlands, B71

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2024 to 19 Aug 2024 (40 days) by John Shepherd Lettings, Sutton Coldfield



£900 pcm

2 bedroom apartment

+ Add to report

The Heights, Walsall Road, West Bromwich, B71 3AZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 May 2026 to 18 May 2026 (3 days) by Wildheart Residential Management Limited, Epsom

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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The Heights, Walsall Road, West
Bromwich, B71

PROPERTY ID: 227450115

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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