

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Greenlawns, St. Marks  
Road, Tipton, DY4 0SU

217435334

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





## Property Description

Our latest listing is in Greenlawns, St. Marks Road, Tipton, DY4 0SU

This property has a potential to rent for **£2,200** which would provide the investor a Gross Yield of **19.5%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**4 bedrooms**

**4 bathroom**

**Street Parking**

**No Garden**

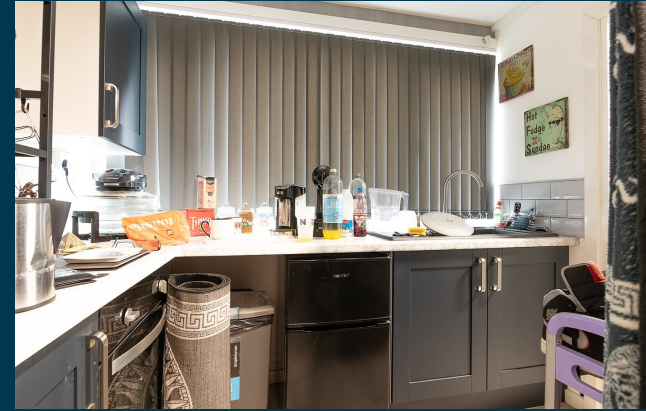
**Factor Fees: £100 PM**

**Ground Rent: £10 PM**

**Lease Length: 67 years**

**Current Rent: £2,200**

# Kitchen

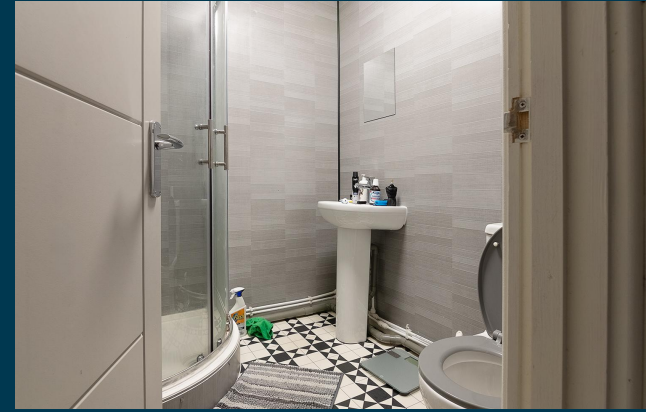




# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £135,700.00 and borrowing of £101,775.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 135,700.00

25% Deposit	£33,925.00
SDLT Charge	£6,999
Legal Fees	£1,000.00
Total Investment	£41,924.00



# Projected Investment Return



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



Returns Based on Rental Income	£2,200
Mortgage Payments on £101,775.00 @ 5%	£424.06
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100 PM
Ground Rent	£10 PM
Letting Fees	£220.00
Total Monthly Costs	£659.06
Monthly Net Income	£1,540.94
Annual Net Income	£18,491.25
Net Return	4.11%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£14,091.25**  
Adjusted To

Net Return                      **33.61%**

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

Annual Net Income      **£16,455.75**  
Adjusted To

Net Return                      **39.25%**

# 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 £150,000.



£150,000

## 4 bedroom terraced house for sale

Moorhouse Avenue, Alsager

CURRENTLY ADVERTISED

Marketed from 2 Jun 2025 by Butters John Bee, covering Alsager

+ Add to report



£150,000

## 4 bedroom terraced house for sale

Boughey Road, Stoke-On-Trent

CURRENTLY ADVERTISED

Marketed from 13 May 2025 by Keates, Stoke On Trent

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

## 4 bedroom terraced house

Rotton Park Street, Birmingham, B16

NO LONGER ADVERTISED

Marketed from 5 Jun 2025 to 6 Jun 2025 (1 days) by OpenRent, London

+ Add to report



£2,428 pcm

## 4 bedroom terraced house

Kelsey Close, Birmingham, B7 4JL

NO LONGER ADVERTISED

Marketed from 21 Nov 2024 to 20 Mar 2025 (118 days) by Property Solutions, Birmingham

+ Add to report

# Current Tenant Profile



As this property is currently tenanted, 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.



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

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OSU

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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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