

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Pauls Crescent, West
Bromwich, B70

227339061

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Pauls Crescent, West Bromwich, B70

This property has a potential to rent for **£1,050** which would provide the investor a Gross Yield of **7.6%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,050.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
Total Investment	£51,300.00

Projected Investment Return



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



Returns Based on Rental Income	£1,050.00
Mortgage Payments on £123,750.00 @ 5%	£515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£105.00
Total Monthly Costs	£635.63
Monthly Net Income	£414.38
Annual Net Income	£4,972.50
Net Return	9.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,872.50**
Adjusted To

Net Return **5.60%**

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

Annual Net Income **£2,497.50**
Adjusted To

Net Return **4.87%**

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 £175,000.



£175,000

2 bedroom semi-detached house for sale

+ Add to report

St. Pauls Crescent, West Bromwich

CURRENTLY ADVERTISED

Marketed from 11 May 2026 by Connells, West Bromwich



£170,000

2 bedroom terraced house for sale

+ Add to report

Bagnall Street, Golds Hill, West Bromwich

CURRENTLY ADVERTISED

Marketed from 4 Mar 2026 by Paul Dubberley & Co, West Bromwich

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom semi-detached house

[+ Add to report](#)

TWO BEDROOM NEW BUILD, WEST BROMWICH

NO LONGER ADVERTISED

Marketed from 28 Aug 2024 to 6 Sep 2024 (8 days) by Samuel & Co, West Bromwich



£1,095 pcm

2 bedroom semi-detached house

[+ Add to report](#)

Brickhouse Lane, West Bromwich

NO LONGER ADVERTISED

Marketed from 11 Jun 2024 to 2 Jul 2024 (21 days) by Affitto Estate Agents, Nuneaton



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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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