LET PROPERTY PACK

INVESTMENT INFORMATION

Birmingham Road, Sutton Coldfield, B72

230363150

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Birmingham Road, Sutton Coldfield, B72

This property has a potential to rent for **£810** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Sutton Coldfield, B72

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Property Key Features

- 1 Bedroom
- 1 Bathroom
- Spacious Rooms
- Close proximity to valuable amenities
- Factor Fees: £167.00 PM
- Ground Rent: £8.33 PM
- Lease Length: 119 Years
- Market Rent: £810

Lounge







Kitchen







Bedrooms







Bathroom







Exterior





Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	**£28,750.00**
SDLT Charge	**£5,750**
Legal Fees	**£1,000.00**
Total Investment	**£35,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 810

Returns Based on Rental Income	£810
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£167.00
Ground Rent	£8.33
Letting Fees	£81.00
Total Monthly Costs	£630.71
Monthly Net Income	£179.30
Annual Net Income	£2,151.54
Net Return	6.06%

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 Adjusted To	**£531.54**
Net Return	**1.50%**

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

Annual Net Income Adjusted To	**£526.50**
Net Return	**1.48%**

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.



1 bedroom flat for sale

+ Add to report

Richmond Court, Birmingham Road

NO LONGER ADVERTISED

Marketed from 22 Jan 2026 to 26 Aug 2026 (215 days) by Green & Company, Boldmere

£150,000



1 bedroom apartment for sale

+ Add to report

Blakeley Court, Sutton Coldfield

CURRENTLY ADVERTISED SOLD STC

Marketed from 8 Dec 2025 by Hunters, Sutton Coldfield

£140,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

Birmingham Road, Oakhurst Grange, B72

CURRENTLY ADVERTISED LET AGREED

Marketed from 29 Aug 2026 by Green & Company, Sutton Coldfield

£850 pcm



1 bedroom ground floor flat

+ Add to report

Oakhurst Grange, Wylde Green

CURRENTLY ADVERTISED

Marketed from 2 Jun 2026 by Martin & Co, Sutton Coldfield

£825 pcm

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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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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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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