

LET PROPERTY PACK

INVESTMENT INFORMATION

Birmingham Road, West
Midlands, B46

226371240

 www.letproperty.co.uk





Property Description

Our latest listing is in Birmingham Road, West Midlands, B46

Get instant cash flow of **£875** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£893** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £125.00 PM

Ground Rent: £18.00 PM

Lease Length: 104 Years

Current Rent: £875

Market Rent: £893

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

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 £875 per calendar month but the potential market rent is

£ 893

Returns Based on Rental Income	£875	£893
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£18.00	
Letting Fees	£87.50	£89.30
Total Monthly Costs	£729.88	£731.68
Monthly Net Income	£145.13	£161.33
Annual Net Income	£1,741.50	£1,935.90
Net Return	3.62%	4.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£149.90**
Adjusted To

Net Return **0.31%**

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

Annual Net Income **-£173.10**
Adjusted To

Net Return **-0.36%**

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 £194,500.



£194,500

1 bedroom apartment for sale

+ Add to report

Coventry Road, Sheldon, Birmingham

CURRENTLY ADVERTISED

Marketed from 29 Apr 2025 by Connells, Birmingham City



£175,000

1 bedroom apartment for sale

+ Add to report

Coventry Road , Coleshill, B46 3EA

CURRENTLY ADVERTISED

Marketed from 8 Jan 2026 by Edwards and Gray, West Midlands

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

1 bedroom apartment

+ Add to report

B4-34 City Greens, Coventry Road, Sheldon, Birmingham, B26

CURRENTLY ADVERTISED

LET AGREED

Marketed from 10 Mar 2026 by hapi.space, Manchester



£1,050 pcm

1 bedroom flat

+ Add to report

Merlin Way, Castle Vale, Birmingham B35 6QN

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2026 to 9 Mar 2026 (46 days) by Love Your Postcode, Birmingham

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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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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