

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Valley Road, Stourbridge,  
DY9

226469247

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





## Property Description

Our latest listing is in Valley Road, Stourbridge, DY9

Get instant cash flow of **£800** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£916** which would provide the investor a Gross Yield of **7.1%** 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...**



Valley Road, Stourbridge,  
DY9

226469247



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £916**

# Lounge



# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 155,000

SDLT Charge **£8,350**

Legal Fees **£1,000**

Total Investment **£164,350**

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 916

Returns Based on Rental Income	£800	£916
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£91.60
<b>Total Monthly Costs</b>	<b>£95.00</b>	<b>£106.60</b>
<b>Monthly Net Income</b>	<b>£705.00</b>	<b>£809.40</b>
<b>Annual Net Income</b>	<b>£8,460.00</b>	<b>£9,712.80</b>
<b>Net Return</b>	<b>5.15%</b>	<b>5.91%</b>

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      **£7,881**  
Adjusted To

Net Return                      **4.80%**



# 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 £170,000.



## 3 bedroom semi-detached house for sale

+ Add to report

Hill Street, Lye, Stourbridge

NO LONGER ADVERTISED

Marketed from 26 Feb 2025 to 18 Jul 2025 (142 days) by Connells, Stourbridge



## 3 bedroom end of terrace house for sale

+ Add to report

Valley Road, Stourbridge, Lye, DY9 8JE

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Jul 2025 by Taylors Estate Agents, Stourbridge

# 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

## 3 bedroom house

Park Street, Stourbridge

**NO LONGER ADVERTISED**

Marketed from 20 Feb 2025 to 18 Mar 2025 (25 days) by Sheldon Bosley Knight, Solihull

+ Add to report



£1,050 pcm

## 3 bedroom terraced house

Love Lane, Lye, Stourbridge

**NO LONGER ADVERTISED**






Marketed from 15 Nov 2025 to 4 Dec 2025 (18 days) by Hunters, Stourbridge

+ Add to report

# 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**
-  Current term of tenancy: **14 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

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)

Valley Road, Stourbridge, DY9

PROPERTY ID: 12345678

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.



**LETPROPERTY**