LET PROPERTY PACK

INVESTMENT INFORMATION

Bloxwich Road, Walsall,
WS2

230581228

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Bloxwich Road, Walsall, WS2

Get instant cash flow of **£1,100** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,267** which would provide the investor a Gross Yield of **6.2%** 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...



Bloxwich Road, Walsall, WS2

230581228

Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Large Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,100

Market Rent: £1,267

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £245,000.00 and borrowing of £183,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 245,000.00

25% Deposit	**£61,250.00**
SDLT Charge	**£14,650**
Legal Fees	**£1,000.00**
Total Investment	**£76,900.00**

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,267

Returns Based on Rental Income	£1,100	£1,267
Mortgage Payments on £183,750.00 @ 5%	£765.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£110.00	£126.70
Total Monthly Costs	£890.63	£907.33
Monthly Net Income	£209.38	£359.68
Annual Net Income	£2,512.50	£4,316.10
Net Return	3.27%	5.61%

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	**£1,782.10**
Net Return	**2.32%**

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

Annual Net Income Adjusted To	**£641.10**
Net Return	**0.83%**

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 £245,000.



3 bedroom link detached house for sale

+ Add to report

Northumberland Way, Walsall

NO LONGER ADVERTISED SOLD STC

Marketed from 29 Mar 2024 to 20 Aug 2024 (144 days) by Webbs Estate Agents, Walsall

£245,000



3 bedroom detached bungalow for sale

+ Add to report

Dartmouth Avenue, Bloxwich, Walsall

NO LONGER ADVERTISED SOLD STC

Marketed from 14 Nov 2025 to 22 Apr 2026 (158 days) by Webbs Estate Agents, Walsall

£240,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom house

+ Add to report

Dartmouth Avenue, Walsall

NO LONGER ADVERTISED | LET AGREED

Marketed from 17 Apr 2026 to 29 May 2026 (42 days) by Clews & Co, Walsall

£1,300 pcm



3 bedroom semi-detached house

+ Add to report

Northumberland Way, Walsall WS2

NO LONGER ADVERTISED | LET AGREED

Marketed from 8 Jul 2024 to 28 Aug 2024 (51 days) by Dixons Lettings, Yardley

£1,300 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: **Yes**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **4 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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