

LET PROPERTY PACK

INVESTMENT INFORMATION

Bloxwich Road, Walsall, WS

225431228

 www.letproperty.co.uk





Property Description

Our latest listing is in Bloxwich Road, Walsall, WS

Get instant cash flow of **£950** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Bloxwich Road, Walsall,
WS

225431228



Property Key Features

4 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 194,000.00

| | |
|------------------|------------|
| 25% Deposit | £48,500.00 |
| SDLT Charge | £11,080 |
| Legal Fees | £1,000.00 |
| Total Investment | £60,580.00 |

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 £950 per calendar month but the potential market rent is

£ 1,150

| Returns Based on Rental Income | £950 | £1,150 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £145,500.00 @ 5% | £606.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £95.00 | £115.00 |
| Total Monthly Costs | £716.25 | £736.25 |
| Monthly Net Income | £233.75 | £413.75 |
| Annual Net Income | £2,805.00 | £4,965.00 |
| Net Return | 4.63% | 8.20% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,665.00**
Adjusted To

Net Return **4.40%**

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

Annual Net Income **£2,055.00**
Adjusted To

Net Return **3.39%**

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 £195,000.



£195,000

3 bedroom terraced house for sale

+ Add to report

West Street, Leamore, Walsall

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 May 2025 to 10 Dec 2025 (208 days) by Skitts Estate Agents, Bloxwich



£185,000

3 bedroom end of terrace house for sale

+ Add to report

West Street, Walsall

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Feb 2026 by Webbs Estate Agents, Walsall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

4 bedroom semi-detached house

Hawbush Road, Walsall, West Midlands, WS3

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2025 to 27 Aug 2025 (35 days) by John Shepherd, Cannock

+ Add to report



£1,100 pcm

4 bedroom town house

Eagleworks Drive, Walsall

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2024 to 7 Jun 2024 (73 days) by Connells Lettings, Walsall

+ 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**

 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.



 www.letproperty.co.uk

Bloxwich Road, Walsall, WS

225431228

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