

LET PROPERTY PACK

INVESTMENT INFORMATION

Bushbury Lane,
Wolverhampton, WV10

227306778

 www.letproperty.co.uk





Property Description

Our latest listing is in Bushbury Lane, Wolverhampton, WV10

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.1%** 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

4 Bedrooms

2 Bathrooms

Spacious Rooms

Close proximity to valuable
amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly potential market rent is

£ 1,000

Returns Based on Rental Income	£1,000
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£527.50
Monthly Net Income	£472.50
Annual Net Income	£5,670.00
Net Return	13.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,670.00**
Adjusted To

Net Return **9.01%**

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

Annual Net Income **£3,690.00**
Adjusted To

Net Return **9.06%**

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

4 bedroom semi-detached house for sale

Gorsebrook Road, Dunstall Hill, Wolverhampton, WV6

CURRENTLY ADVERTISED

Marketed from 28 May 2026 by Belvoir, Wolverhampton

+ Add to report



£175,000

4 bedroom semi-detached house for sale

25 Juliet Grove, Wolverhampton, West Midlands WV10 9LJ

CURRENTLY ADVERTISED

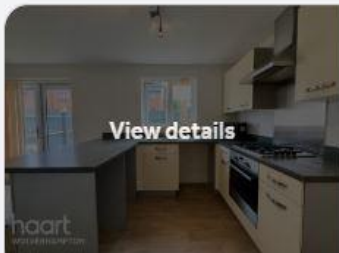
Marketed from 10 Jul 2026 by BTG Eddisons Property Auctions, Nationwide

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

4 bedroom detached house

Ranger Drive, WOLVERHAMPTON

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Apr 2026 to 5 May 2026 (21 days) by haart, Wolverhampton

+ Add to report



£1,450 pcm

4 bedroom detached house

Columbia Crescent, Wolverhampton, West Midlands, WV10

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2026 to 26 May 2026 (45 days) by Your Move, Wolverhampton

+ 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: **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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