

LET PROPERTY PACK

INVESTMENT INFORMATION

York Avenue, Walsall, WS

229340435

 www.letproperty.co.uk





Property Description

Our latest listing is in York Avenue, Walsall, WS

Get instant cash flow of **£1,125.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,200.00** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



York Avenue, Walsall, WS

229340435



Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,125.00 PM

Market Rent: £1,200.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 189,000.

ASSUMED PURCHASE PRICE

£ 189,000

SDLT Charge £10,730

Legal Fees £1,000

Total Investment £200,730

Projected Investment Return



The monthly rent of this property is currently set at £1,125.00 per calendar month but the potential market rent is

£ 1,200.00



Returns Based on Rental Income	£1,125.00	£1,200.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£112.50	£120.00
Total Monthly Costs	£127.50	£135.00
Monthly Net Income	£997.50	£1,065.00
Annual Net Income	£11,970.00	£12,780.00
Net Return	5.96%	6.37%

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 **£10,380**
Adjusted To

Net Return **5.17%**

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 £200,000.



£200,000

3 bedroom semi-detached house for sale

Alumwell Road, Walsall

NO LONGER ADVERTISED

Marketed from 11 Feb 2026 to 27 Feb 2026 (16 days) by Connells, Walsall

+ Add to report



£190,000

3 bedroom terraced house for sale

Wolverhampton Road, Walsall

NO LONGER ADVERTISED

Marketed from 17 Apr 2026 to 5 May 2026 (18 days) by Connells, Walsall

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom semi-detached house

Jerome Road, Walsall

NO LONGER ADVERTISED

Marketed from 10 Mar 2026 to 15 Jul 2026 (127 days) by CANDLIN & CO LTD, Walsall

+ Add to repo



£1,250 pcm

3 bedroom house

Drayton Street, Walsall, WS2

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2026 to 20 Apr 2026 (9 days) by Bairstow Eves Lettings, Walsall

+ Add to repo

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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York Avenue, Walsall, WS

PROPERTY ID: 229340435

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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