LET PROPERTY PACK

INVESTMENT INFORMATION

Coventry Road,
Birmingham, B26

229911500

www.letproperty.co.uk





Property Description

Our latest listing is in Coventry Road, Birmingham, B26

Get instant cash flow of **£900** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,043** which would provide the investor a Gross Yield of **10.4%** 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...



Coventry Road,
Birmingham, B26

229911500

Property Key Features

1 bedroom

1 bathroom

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £178.00 PM

Ground Rent: £20.83 PM

Lease Length: 244 years

Current Rent: £900

Market Rent: £1,043

Lounge







Kitchen





Bedrooms







Bathroom





Exterior


PARK GATE
Birmingham
Kills 99.9% of bacteria & viruses*
We care for what we love
Dettol


PARK GATE
Birmingham



Initial Outlay



Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	**£30,000.00**
SDLT Charge	**£6,000**
Legal Fees	**£1,000.00**
Total Investment	**£37,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is £ 1,043

Returns Based on Rental Income	£900	£1,043
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£178.00	
Ground Rent	£20.83	
Letting Fees	£90.00	£104.30
Total Monthly Costs	£678.83	£693.13
Monthly Net Income	£221.17	£349.87
Annual Net Income	£2,654.04	£4,198.44
Net Return	7.17%	11.35%

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	**£2,112.44**
Net Return	**5.71%**

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

Annual Net Income Adjusted To	**£2,648.40**
Net Return	**7.16%**

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 £140,000.



£140,000

1 bedroom apartment for sale

+ Add to report

Sheldon Court, Wagon Lane, Sheldon

NO LONGER ADVERTISED

Marketed from 7 Dec 2023 to 24 Jan 2024 (48 days) by Centrick, Solihull



£130,000

1 bedroom flat for sale

+ Add to report

Wagon Lane, Birmingham, West Midlands, B26

CURRENTLY ADVERTISED

Marketed from 25 Aug 2026 by Dixons, Solihull

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.



£1,075 pcm

1 bedroom apartment

+ Add to report

City Green, 2094 Coventry Road B26 3YY

NO LONGER ADVERTISED LET AGREED

Marketed from 5 Dec 2024 to 25 Feb 2025 (81 days) by Empire Sales & Lettings (GA PRINCIPAL BRANCH), Birmingham



£1,050 pcm

1 bedroom flat

+ Add to report

Ariel House, Coventry Road B26

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Mar 2026 to 5 May 2026 (46 days) by Dixons Lettings, Yardley

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

Coventry Road, Birmingham, B26

229911500

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