

LET PROPERTY PACK

INVESTMENT INFORMATION

Mount Pleasant Avenue,
Birmingham, B21

225749915

 www.letproperty.co.uk





Property Description

Our latest listing is in Mount Pleasant Avenue, Birmingham, B21

Get instant cash flow of **£600** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,097** which would provide the investor a Gross Yield of **12.0%** 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...



Mount Pleasant Avenue,
Birmingham, B21

225749915



Property Key Features

4 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £1,097

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge **£5,500**

Legal Fees **£1,000**

Total Investment **£116,500**

Outlay figures based on assumed cash purchase of £50,000.

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,097

Returns Based on Rental Income	£600	£1,097
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£109.70
Total Monthly Costs	£75.00	£124.70
Monthly Net Income	£525.00	£972.30
Annual Net Income	£6,300.00	£11,667.60
Net Return	5.41%	10.02%

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 **£9,474**
Adjusted To

Net Return **8.13%**

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 £130,000.



£130,000

3 bedroom terraced house for sale

+ Add to report

Mount Pleasant Avenue, Handsworth, Birmingham, B21 9QA

NO LONGER ADVERTISED

Marketed from 22 Aug 2020 to 23 Sep 2021 (396 days) by Hunters, Handsworth



£120,000

3 bedroom end of terrace house for sale

+ Add to report

10 Farnham Road, Handsworth, Birmingham, B21 8EG

NO LONGER ADVERTISED

Marketed from 16 Jun 2025 to 4 Jul 2025 (18 days) by Bond Wolfe, Auctions

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

4 bedroom terraced house

+ Add to report

Church Lane, Handsworth, Birmingham

NO LONGER ADVERTISED

Marketed from 25 Feb 2026 to 12 Mar 2026 (14 days) by CANDLIN & CO LTD, Walsall



£1,550 pcm

4 bedroom semi-detached house

+ Add to report

Wellesbourne Road, Handsworth, Birmingham, B20 3TH

NO LONGER ADVERTISED

Marketed from 11 Feb 2026 to 2 Mar 2026 (19 days) by Hunters, Handsworth

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**

 Current term of tenancy: **2 Years +**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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.



Mount Pleasant Avenue, Birmingham, B21

PROPERTY ID: 12345678



www.letproperty.co.uk

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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