

LET PROPERTY PACK

INVESTMENT INFORMATION

Compton Street,
Wolverhampton, WV3

226771126

 www.letproperty.co.uk





Property Description

Our latest listing is in Compton Street, Wolverhampton, WV3

Get instant cash flow of **£600** per calendar month with a **13.1%** Gross Yield for investors.

This property has a potential to rent for **£814** which would provide the investor a Gross Yield of **17.8%** 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...



Compton Street,
Wolverhampton, WV3

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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 113 years

Current Rent: £600

Market Rent: £814

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £55,000.

ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge **£2,750**

Legal Fees **£1,000**

Total Investment **£58,750**

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 £600 per calendar month but the potential market rent is



£ 814

Returns Based on Rental Income	£600	£814
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£60.00	£81.40
Total Monthly Costs	£75.00	£96.40
Monthly Net Income	£525.00	£717.60
Annual Net Income	£6,300.00	£8,611.20
Net Return	10.72%	14.66%



Return **Stress Test** Analysis Report



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



Annual Net Income
Adjusted To **£6,983**

Net Return **11.89%**

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 £85,000.



£89,950

1 bedroom apartment for sale

+ Add to report

2 Lawton Court, Oaks Crescent, Chapel Ash

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Aug 2023 to 3 Jan 2024 (139 days) by Berriman Eaton, Tettenhall



£90,000

1 bedroom flat for sale

+ Add to report

Barclay Court, Compton Road, Wolverhampton

CURRENTLY ADVERTISED

Marketed from 13 May 2026 by Worthington Estates Ltd, Wolverhampton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

1 bedroom flat

+ Add to report

Summerfield Road, WOLVERHAMPTON

NO LONGER ADVERTISED

Marketed from 12 Dec 2025 to 11 Feb 2026 (60 days) by Connells Lettings, Wolverhampton

ONE BEDROOM GROUND FLOOR FLAT BACKING ONTO PRIVATE GARDEN. LARGE FRONTYARD.



£900 pcm

1 bedroom apartment

+ Add to report

Park Road West, Wolverhampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2023 to 1 Sep 2023 (32 days) by Dixons Lettings, Wolverhampton

ONE BEDROOM | Zero Deposits Available | BILLS PACKAGE £300 | FULLY FURNISHED | RECENTLY

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

Compton Street, Wolverhampton, WV3

PROPERTY ID: 226771126

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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