

LET PROPERTY PACK

INVESTMENT INFORMATION

Kentish Road,
Birmingham, B21

225412903

 www.letproperty.co.uk





Property Description

Our latest listing is in Kentish Road, Birmingham, B21

Get instant cash flow of **£775** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,026** which would provide the investor a Gross Yield of **8.5%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £775

Market Rent: £1,026

Lounge



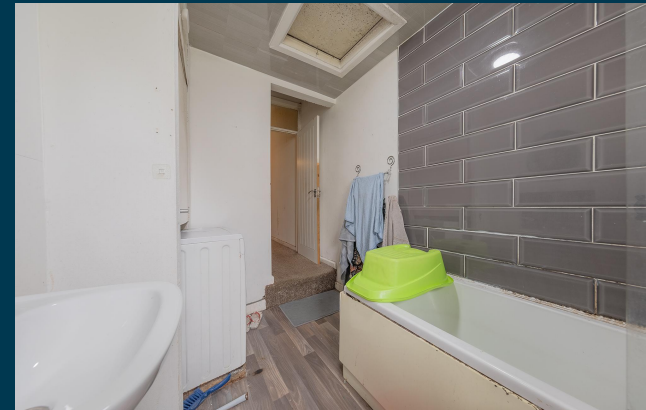
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£7,650
Legal Fees	£1,000.00
Total Investment	£44,900.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 1,026

Returns Based on Rental Income	£775	£1,026
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£77.50	£102.60
Total Monthly Costs	£545.63	£570.73
Monthly Net Income	£229.38	£455.28
Annual Net Income	£2,752.50	£5,463.30
Net Return	6.13%	12.17%

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 **£3,411.30**
Adjusted To

Net Return **7.60%**

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

Annual Net Income **£3,288.30**
Adjusted To

Net Return **7.32%**

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 £160,000.



£160,000

2 bedroom terraced house for sale

Belmont Road East, Birmingham, B21

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 May 2022 to 24 Jan 2023 (263 days) by Strike, Midlands

+ Add to report



£155,000

2 bedroom terraced house for sale

Watville Avenue, Handsworth, Birmingham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 May 2025 to 7 Nov 2025 (171 days) by Acres, Great Barr

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,085 based on the analysis carried out by our letting team at **Let Property Management**.



£1,085 pcm

2 bedroom semi-detached house

+ Add to report

William Avery Drive , Smethwick, West Midlands, B66

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jul 2019 to 11 Jun 2025 (2154 days) by Aspire Estates, Birmingham



£1,050 pcm

2 bedroom terraced house

+ Add to report

Smeaton Avenue, Smethwick

NO LONGER ADVERTISED






LET AGREED

Marketed from 30 Aug 2024 to 2 Sep 2024 (2 days) by Simple Life, Simple Life

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: **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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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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