

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawthorne Road, WS12

229455660

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawthorne Road, WS12

Get instant cash flow of **£775.00** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£950.00** which would provide the investor a Gross Yield of **5.7%** 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...



Hawthorne Road, WS12

229455660



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £775.00 PM

Market Rent: £950.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £201,250 and borrowing of £150,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,250.00

25% Deposit	£50,312.50
SDLT Charge	£11,588
Legal Fees	£1,000.00
Total Investment	£62,900.00

Projected Investment Return



The monthly rent of this property is currently set at £775.00 per calendar month but the potential market rent is

£ 950.00

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£775.00	£950.00
Mortgage Payments on £150,937.50 @ 5%	£628.91	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£77.50	£95.00
Total Monthly Costs	£721.41	£738.91
Monthly Net Income	£53.59	£211.09
Annual Net Income	£643.13	£2,533.13
Net Return	1.02%	4.03%

Return **Stress Test** Analysis Report



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

Annual Net Income **£633.13**
Adjusted To

Net Return **1.01%**

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

Annual Net Income **-£485.63**
Adjusted To

Net Return **-0.77%**

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 £210,000.



£210,000

2 bedroom end of terrace house for sale

+ Add to report

Watersmead Close, Cannock

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Aug 2025 to 1 Oct 2025 (42 days) by Webbs Estate Agents, Cannock



£199,950

2 bedroom semi-detached house for sale

+ Add to report

John Street, Wimblebury, Cannock

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Oct 2025 to 25 Feb 2026 (141 days) by Webbs Estate Agents, Cannock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom house

Watermint Close, Cannock

CURRENTLY ADVERTISED

LET AGREED

Marketed from 24 Aug 2026 by Concentric Sales & Lettings, Wolverhampton

+ Add to report



£950 pcm

2 bedroom semi-detached house

Watersmead Close, Wimblebury, Cannock, Staffordshire, WS12

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2025 to 22 Dec 2025 (32 days) by Boot & Son Chartered Surveyors, Cannock

+ Add to report

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: **10 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.



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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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