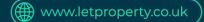


LET PROPERTY PACK

INVESTMENT INFORMATION

Blakeley Hall Road, Oldbury, B69

211901348











Property Description

Our latest listing is in Blakeley Hall Road, Oldbury, B69

Get instant cash flow of £795 per calendar month with a 4.7% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return

Don't miss out on this fantastic investment opportunity...







Blakeley Hall Road, Oldbury, B69

211901348



3 bedrooms

1 bathroom

Good Condition

Spacious Lounge

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £795

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £201,000 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£50,250.00**

SDLT Charge £6,030

Legal Fees £1,000.00

Total Investment £57,280.00

Projected Investment Return





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

Returns Based on Rental Income	£795
Mortgage Payments on £150,750.00 @ 5%	£628.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£79.50
Total Monthly Costs	£722.63
Monthly Net Income	£72.38
Annual Net Income	£868.50
Net Return	1.52%

Return Stress Test Analysis Report





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

Annual Net Income

-£237.50

Adjusted To

Net Return

-0.41%

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

Annual Net Income

-£1,552.50

Adjusted To

Net Return

-2.71%

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 £190,000.



3 bedroom terraced house for sale

+ Add to report

Fisher Road, Oldbury

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jul 2023 to 23 Jan 2024 (199 days) by Yopa, North West & Midlands

£190,000

3 bedroom terraced house for sale

+ Add to report

Birmingham Road, Oldbury

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Oct 2023 to 11 Sep 2024 (323 days) by Innovate Estate Agents, Oldbury

£185,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to report

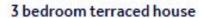
Birmingham Road, Oldbury

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Mar 2021 by haart, Harborne





Birmingham Road, Oldbury, B69

+ Add to report



Marketed from 13

NO LONGER ADVERTISED LET AGREED

Marketed from 13 Jan 2011 to 31 May 2024 (4886 days) by Urban City Group, Smethwick

£1,000 pcm

Current Tenant Profile



As this property is currently tenanted, 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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**



Blakeley Hall Road, Oldbury, B69

211901348

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.

