

LET PROPERTY PACK

INVESTMENT INFORMATION

Blakeley Hall Road,
Oldbury,
B69

211901348

 www.letproperty.co.uk





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...



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Property Key Features

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





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

£ 201,000.00

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.



£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



£185,000

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

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**.



£1,100 pcm

3 bedroom terraced house

+ Add to report

Birmingham Road, Oldbury

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Mar 2021 by haart, Harborne



£1,000 pcm

3 bedroom terraced house

+ Add to report

Birmingham Road, Oldbury, B69

NO LONGER ADVERTISED

LET AGREED

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

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.



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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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