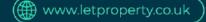


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Church Street, Lozells, Birmingham, B19

219515787











#### **Property Description**

Our latest listing is in Church Street, Lozells, Birmingham, B19

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 6.6% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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







Church Street, Lozells, Birmingham, B19



4 bedrooms

1 bathroom

Private indoor space

Versatile living areas

**Factor Fees: TBC** 

**Ground Rent: FREEHOLD** 

Lease Length: FREEHOLD

Market Rent: £1,200

219515787

#### Lounge



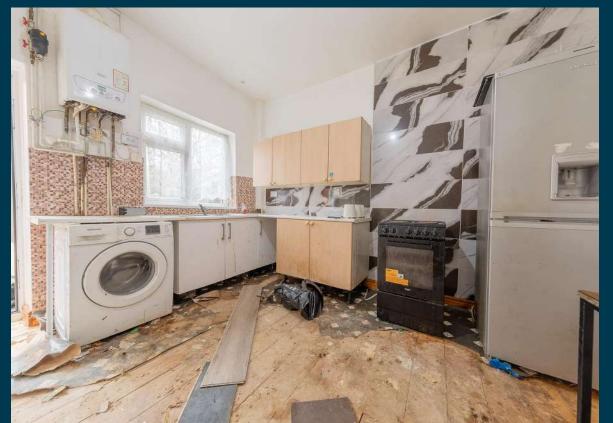






### Kitchen









#### **Bedrooms**









## Bathroom







#### **Exterior**









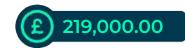
#### **Initial Outlay**





Figures based on assumed purchase price of 219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£54,750.00** 

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00

#### **Projected Investment Return**





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

Returns Based on Rental Income	£1,200
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	FREEHOLD
Letting Fees	£120.00
Total Monthly Costs	£819.38
Monthly Net Income	£380.63
Annual Net Income	£4,567.50
Net Return	6.66%

#### Return Stress Test Analysis Report





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

Annual Net Income

£2,167.50

Adjusted To

Net Return

3.16%

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

Annual Net Income

£1,282.50

Adjusted To

Net Return

1.87%

#### 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 £205,000.



£205,000



£202,500

4 bedroom terraced house for sale

+ Add to report

Brantley Road, Birmingham

CURRENTLY ADVERTISED UN

UNDER OFFER

Marketed from 2 May 2025 by Property Local, Walsall

Investment Opportunity - 4 Redroom Property with Tenent in Situ Address: 20 Brentley Road Rirmin

4 bedroom terraced house for sale

+ Add to report

Brantley Road, Birmingham, B6

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 22 Sep 2022 to 4 Sep 2025 (1078 days) by Rent Proof, Birmingham

Ideal Investment Opportunity | £1350ncm on 3 Year Guaranteed Rent or Vacant Possession | 8 % Net

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom house

+ Add to report

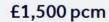
+ Add to report

Keepers Close, Hockley, BIRMINGHAM

4 bedroom end of terrace house

NO LONGER ADVERTISED

Marketed from 17 Mar 2025 to 17 Mar 2025 by Connells Lettings, Birmingham City





Waterside Drive, Hockley, Birmingham, West Midlands, B18

CURRENTLY ADVERTISED

Marketed from 5 Nov 2025 by LV PROPERTY, Birmingham

£1,450 pcm

#### **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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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** 



Church Street, Lozells, Birmingham, B19



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.