

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Church Street, Lozells,  
Birmingham, B19

219515787

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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...**



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## Property Key Features

**4 bedrooms**

**1 bathroom**

**Private indoor space**

**Versatile living areas**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Market Rent: £1,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 219,000.00

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	TBC
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

## 4 bedroom terraced house for sale

+ Add to report

Brantley Road, Birmingham

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 2 May 2025 by Property Local, Walsall

Investment Opportunity - 4 Bedroom Property with Tenant in Situ Address: 20 Brantley Road, Birmin



£202,500

## 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 | £1350pcm 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**.



£1,500 pcm

4 bedroom house

+ Add to report

Keepers Close, Hockley, BIRMINGHAM

NO LONGER ADVERTISED

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



£1,450 pcm

4 bedroom end of terrace house

+ Add to report

Waterside Drive, Hockley, Birmingham, West Midlands, B18

CURRENTLY ADVERTISED

Marketed from 5 Nov 2025 by LV PROPERTY, Birmingham

# 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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



**LETPROPERTY**