

LET PROPERTY PACK

INVESTMENT INFORMATION

Phoenix Rise, Wednesbury,
WS10

222887978

 www.letproperty.co.uk





Property Description

Our latest listing is in Phoenix Rise, Wednesbury, WS10

Get instant cash flow of **£420** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£686** which would provide the investor a Gross Yield of **11.9%** 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...



Phoenix Rise,
Wednesbury, WS10

222887978



Property Key Features

1 bedroom

1 bathroom

Spacious room

Good condition

Factor Fees: TBC

Ground Rent: £6.00 pm

Lease Length: 56 years

Current Rent: £420

Market Rent: £686

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit	£17,250.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£21,700.00

Projected Investment Return



The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is

£ 686

Returns Based on Rental Income	£420	£686
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£6.00	
Letting Fees	£42.00	£68.60
Total Monthly Costs	£278.63	£305.23
Monthly Net Income	£141.38	£380.78
Annual Net Income	£1,696.50	£4,569.30
Net Return	7.82%	21.06%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,197.30**
Adjusted To

Net Return **14.73%**

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

Annual Net Income **£3,606.30**
Adjusted To

Net Return **16.62%**

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 £70,000.



£70,000

1 bedroom maisonette for sale

Phoenix Rise, Wednesbury

NO LONGER ADVERTISED

Marketed from 26 Dec 2022 to 11 Nov 2023 (320 days) by Connells, Wednesbury



£70,000

1 bedroom apartment for sale

Phoenix Rise, Wednesbury, West Midlands, WS10

NO LONGER ADVERTISED

Marketed from 24 Nov 2023 to 22 Feb 2024 (89 days) by Sold.co.uk, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom apartment

Backstone Lane, Darlaston, WS10

CURRENTLY ADVERTISED

Marketed from 19 Sep 2025 by Simple Life, Simple Life



£795 pcm

1 bedroom flat

Brunswick Park Road, Wednesbury

NO LONGER ADVERTISED

Marketed from 25 Sep 2025 to 26 Sep 2025 (1 days) by CANDLIN & CO LTD, Walsall

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: **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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