

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dudley Road, Halesowen,  
B63

224949777

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





## Property Description

Our latest listing is in Dudley Road, Halesowen, B63

Get instant cash flow of **£1,500** per calendar month with a **6.9%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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

**Portfolio of a Flat and  
Commercial Unit**

**Kitchen and bathroom**

**Spacious Room**

**Shared Parking**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,500**

# Lounge



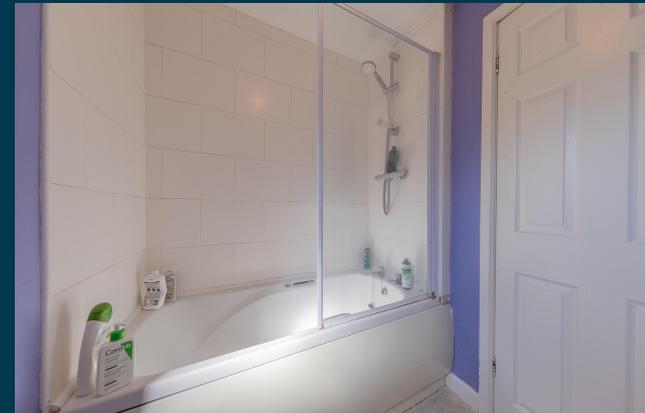
# Kitchen



# Bedrooms



# Bathroom



# Office



# Exterior





Figures based on assumed purchase price of £260,000.00 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 260,000.00

25% Deposit	£65,000.00
SDLT Charge	£16,000
Legal Fees	£1,000.00
Total Investment	£82,000.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £1,500 per calendar month

<b>Returns Based on Rental Income</b>	<b>£1,500</b>
Mortgage Payments on £195,000.00 @ 5%	<b>£812.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£150.00</b>
<b>Total Monthly Costs</b>	<b>£977.50</b>
<b>Monthly Net Income</b>	<b>£522.50</b>
<b>Annual Net Income</b>	<b>£6,270.00</b>
<b>Net Return</b>	<b>7.65%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,270.00**  
Adjusted To

Net Return                      **3.99%**

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

Annual Net Income      **£2,370.00**  
Adjusted To

Net Return                      **2.89%**

# 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 £240,000.



£240,000

## 2 bedroom terraced house for sale

+ Add to repor

HALESOWEN, Furnace Lane

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 13 Nov 2024 (93 days) by Taylors Estate Agents, Halesowen



£230,000

## 2 bedroom terraced house for sale

+ Add to

Cobham Road, Halesowen

NO LONGER ADVERTISED

Marketed from 28 Jul 2025 to 22 Dec 2025 (146 days) by Hicks Hadley, Halesowen

# 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: **3 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.



**LETPROPERTY**