LET PROPERTY PACK

INVESTMENT INFORMATION

Carlcroft, Wilnecote,
Tamworth, B77

230032264

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Carlcroft, Wilnecote, Tamworth, B77

Get instant cash flow of **£860** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Carlcroft, Wilnecote,
Tamworth, B77

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £860

Market Rent: £875

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	**£40,000.00**
ADS @ 8%	**£12,800.00**
LBTT Charge	**£300**
Legal Fees	**£1,000.00**
Total Investment	**£54,100.00**

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.

The monthly rent of this property is currently set at £860 per calendar month but the potential market rent is £875

Returns Based on Rental Income	**£860**	**£875**
Mortgage Payments on £120,000.00 @ 5%	**£500.00**	
Est. Building Cover (Insurance)	**£15.00**	
Approx. Factor Fees	**£0.00**	
Ground Rent	**FREEHOLD**	
Letting Fees	**£86.00**	**£87.50**
Total Monthly Costs	**£601.00**	**£602.50**
Monthly Net Income	**£259.00**	**£272.50**
Annual Net Income	**£3,108.00**	**£3,270.00**
Net Return	**5.74%**	**6.04%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£1,520.00**
Net Return	**2.81%**

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

Annual Net Income Adjusted To	**£870.00**
Net Return	**1.61%**

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 £185,000.



3 bedroom terraced house for sale

+ Add to report

Ealingham, Wilnecote

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Feb 2026 by Taylor Cole Estate Agents, Tamworth

£185,000



3 bedroom semi-detached house for sale

+ Add to report

Calder, Stonydelph, Tamworth, B77

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Apr 2026 to 18 Aug 2026 (123 days) by Green & Company, Tamworth

£180,000

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**.



3 bedroom end of terrace house

+ Add to report

Ealingham, Stonydelph

CURRENTLY ADVERTISED

Marketed from 28 Aug 2026 by Martin & Co, Tamworth

£1,100 pcm



3 bedroom terraced house

+ Add to report

Edale , TAMWORTH

CURRENTLY ADVERTISED LET AGREED

Marketed from 21 Aug 2026 by Martin & Co, Tamworth

£1,000 pcm

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **Moved in within the last 2 years**
- Payment history: **On time for length of tenancy**

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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