

CRADLEY HEATH PORTFOLIO

Fully let residential portfolio comprising of 5 properties in
Cradley Heath



INVESTMENT CONSIDERATIONS

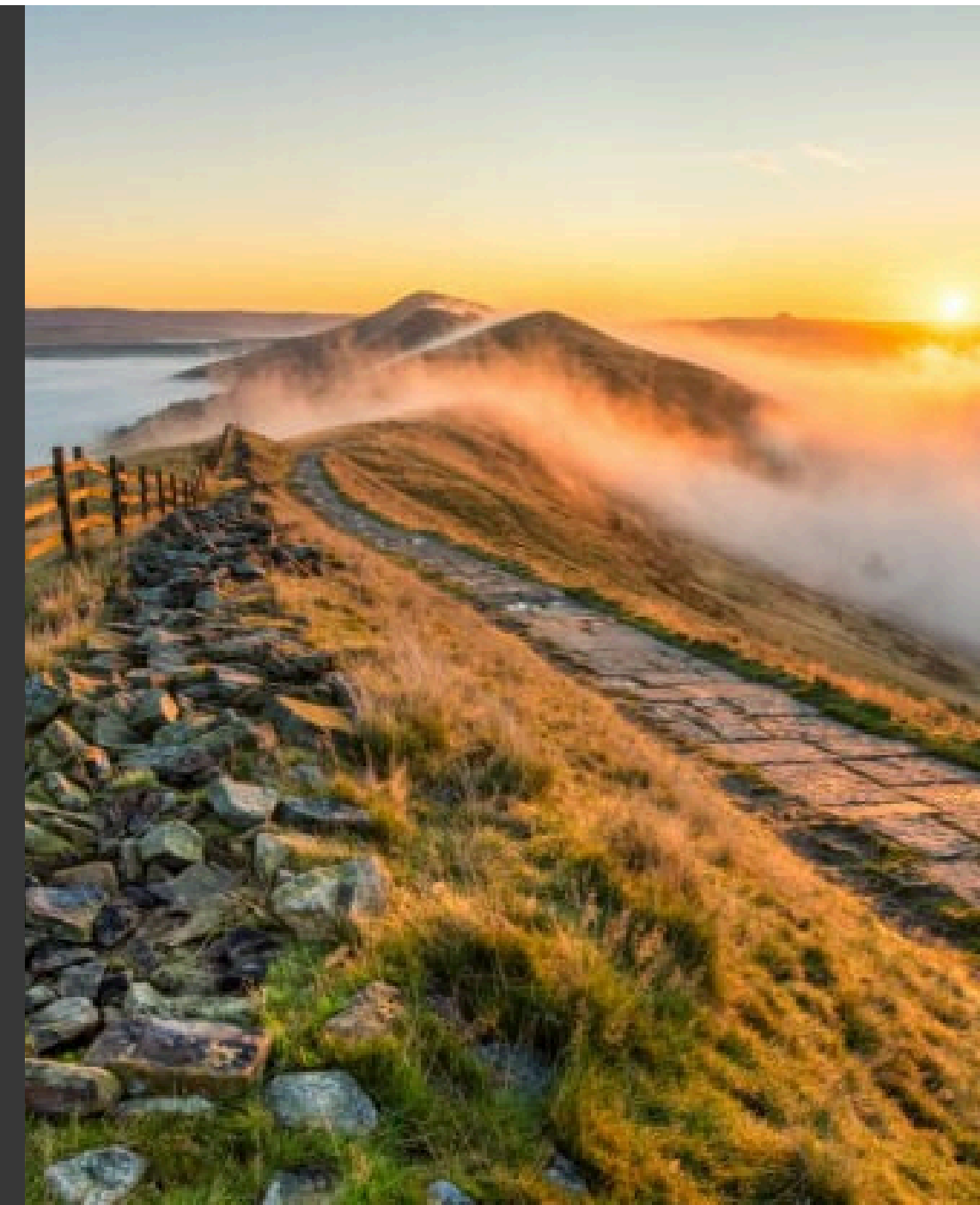
ACCELERATE YOUR GOALS

Portfolio



CRADLEY HEATH PORTFOLIO

- A well maintained portfolio comprising of 5 properties in Cradley Heath
- All tenanted & compliant
- The Portfolio has been reduced in price and being sold at a 10% discount to value
- Properties produce an income of £29,400 pa
- This is a current gross yield of 7%
- Potential market yield is 9.3%
- The portfolio consists of standard construction types, all built in 2004
- The portfolio has an estimated valuation of £465,000
- Offers invited at £418,500
- Properties are managed by a professional agency



ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
22 Upper High St, Cradley Heath	B64 5HX	Flat	1	C	£5,400	£7,800	6.3%	9.1%	£95,000	£85,500
22a Upper High St, Cradley Heath	B64 5HX	Flat	1	C	£5,940	£7,800	6.9%	9.1%	£95,000	£85,500
23 Upper High St, Cradley Heath,	B64 5HX	Flat	1	D	£6,000	£7,800	7.0%	9.1%	£95,000	£85,500
23a Upper High St, Cradley Heath	B64 5HX	Flat	1	D	£5,700	£7,800	6.7%	9.1%	£95,000	£85,500
23b Upper High St, Cradley Heath	B64 5HX	Bungalow	1	E	£6,360	£7,800	8.3%	10.2%	£85,000	£76,500
					£29,400	£39,000	7.0%	9.3%	£465,000	£418,500

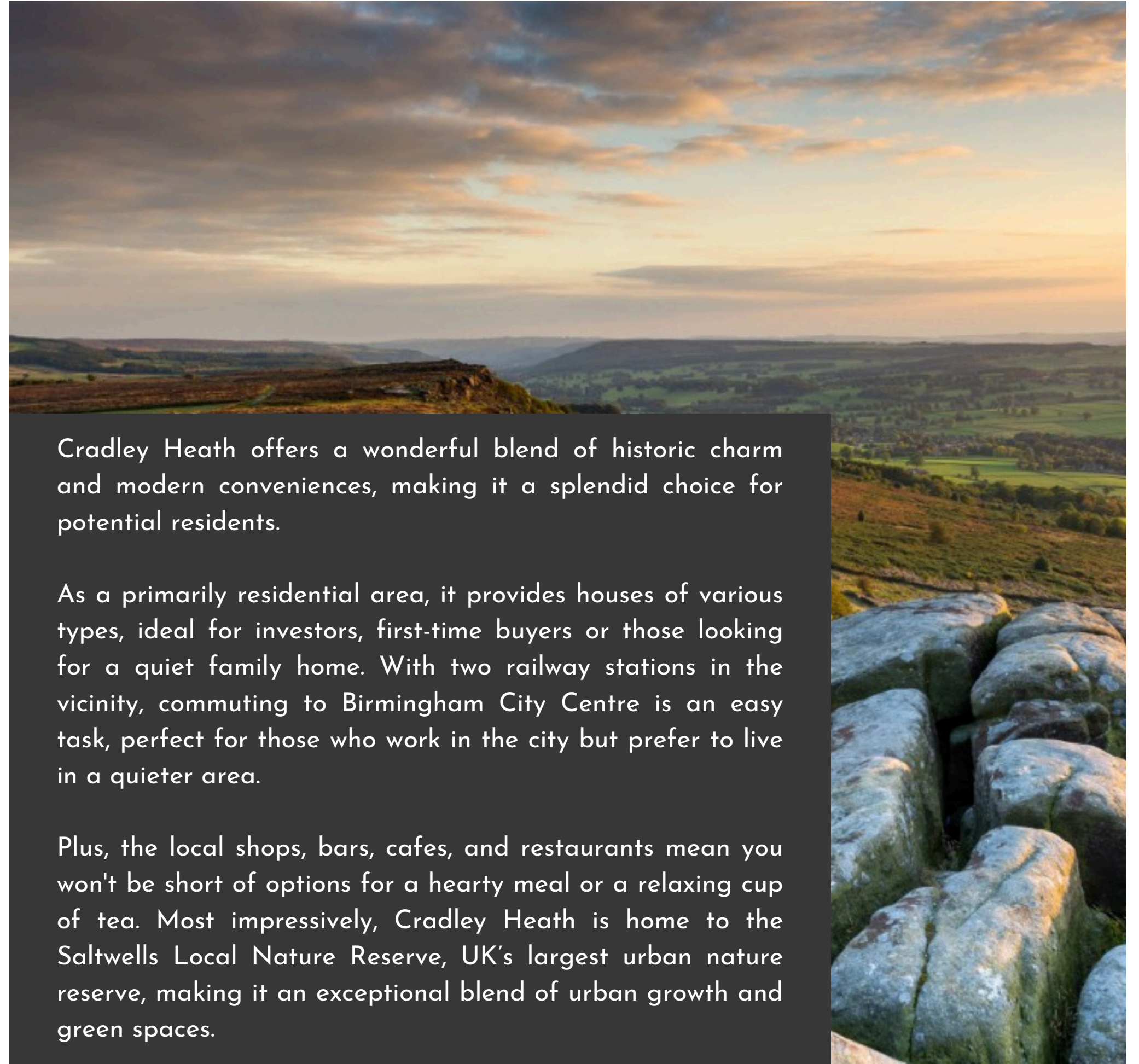
ABOUT CRADLEY HEATH



Cradley Heath offers a wonderful blend of historic charm and modern conveniences, making it a splendid choice for potential residents.

As a primarily residential area, it provides houses of various types, ideal for investors, first-time buyers or those looking for a quiet family home. With two railway stations in the vicinity, commuting to Birmingham City Centre is an easy task, perfect for those who work in the city but prefer to live in a quieter area.

Plus, the local shops, bars, cafes, and restaurants mean you won't be short of options for a hearty meal or a relaxing cup of tea. Most impressively, Cradley Heath is home to the Saltwells Local Nature Reserve, UK's largest urban nature reserve, making it an exceptional blend of urban growth and green spaces.





MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

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