



# Housell

By Dowbusz Group



# BENEFITS OF PROPERTY INVESTMENT

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**Passive  
Income**



**Growth  
Potential**



**Stability**



A two-story brick house with a tiled roof, featuring a prominent front porch and several windows. The house is surrounded by lush greenery, including bushes and trees. A blue semi-transparent overlay covers the entire image, and the text "ARE YOU READY FOR PROPERTY INVESTMENT?" is centered in the middle.

**ARE YOU READY FOR  
PROPERTY INVESTMENT?**



# SINGLE LET PROJECT

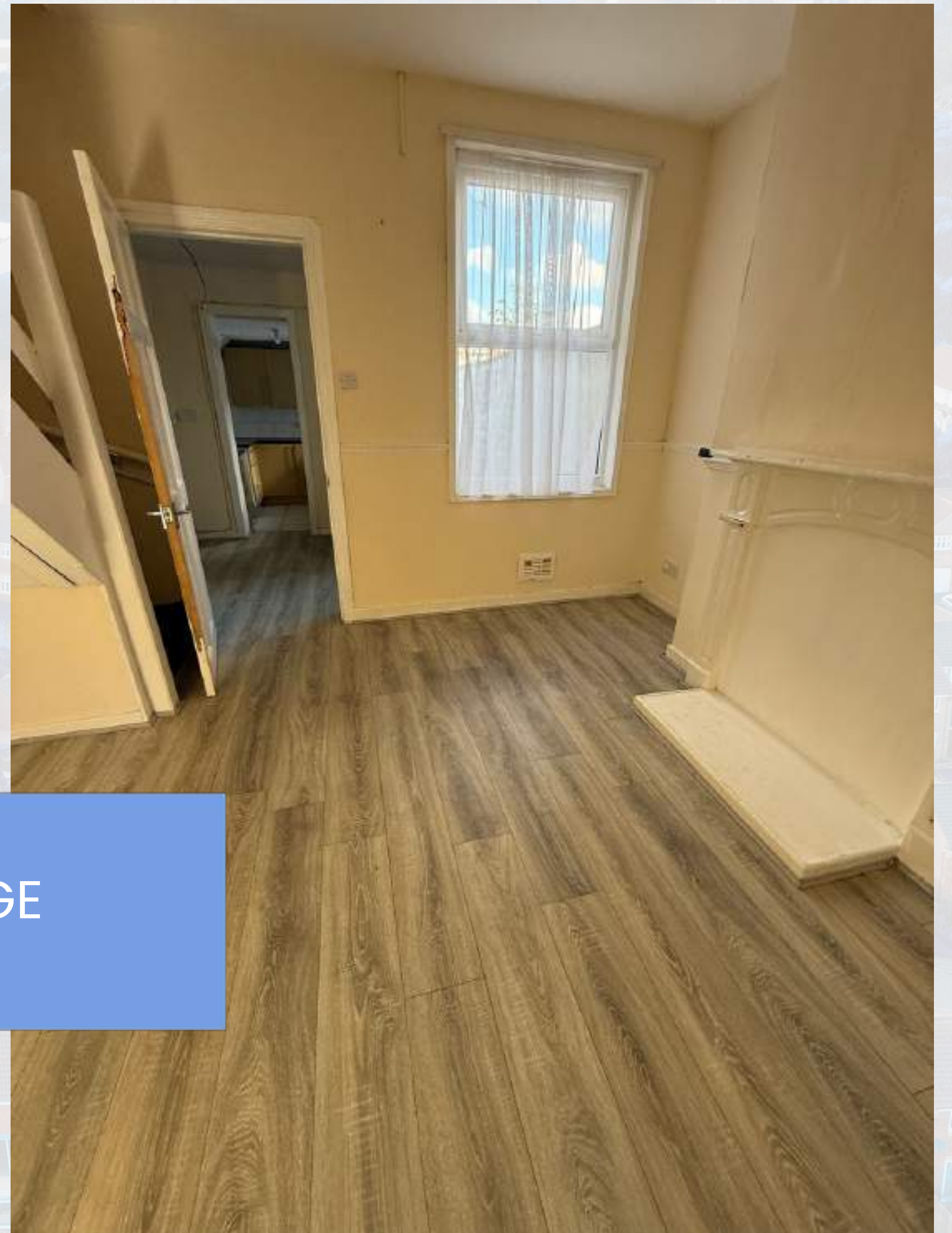
2 bed terrace



Liverpool –  
Brikenhead



MORTGAGE





# DETAILS

Building type

**2 Bed Terrace**

Construction Type

**Standard**

Tenure

**Freehold**

Heating Type

**Gas central**

Reason of Sale

**No reason**

Occupier

**Empty**

Refurbishment

**Minor**

**The Property Management fee is a separate charge outlined in the Property Management Agreement and is not included in renovation costs. The renovation amount in the proposal is an estimate and may change following a full assessment before work begins.**

# NUMBERS

Purchase Price	<b>£87 000</b>
Refurbishment	<b>£17 700</b>
Stamp Duty (5% up to 125K and 7% up to 250k)	<b>£4 350</b>
Legal fees	<b>£3 000</b>
Done Up Value (DUV)	<b>£107 000</b>
Final Rent	<b>£850</b>
ROE	<b>19%</b>
YIELD	<b>12%</b>
TOTAL INVESTMENT COST (BTL)	<b>~£47 500</b>

Sourcing Fee	<b>£4 250</b>
Project Management Fee	<b>£4 000</b>



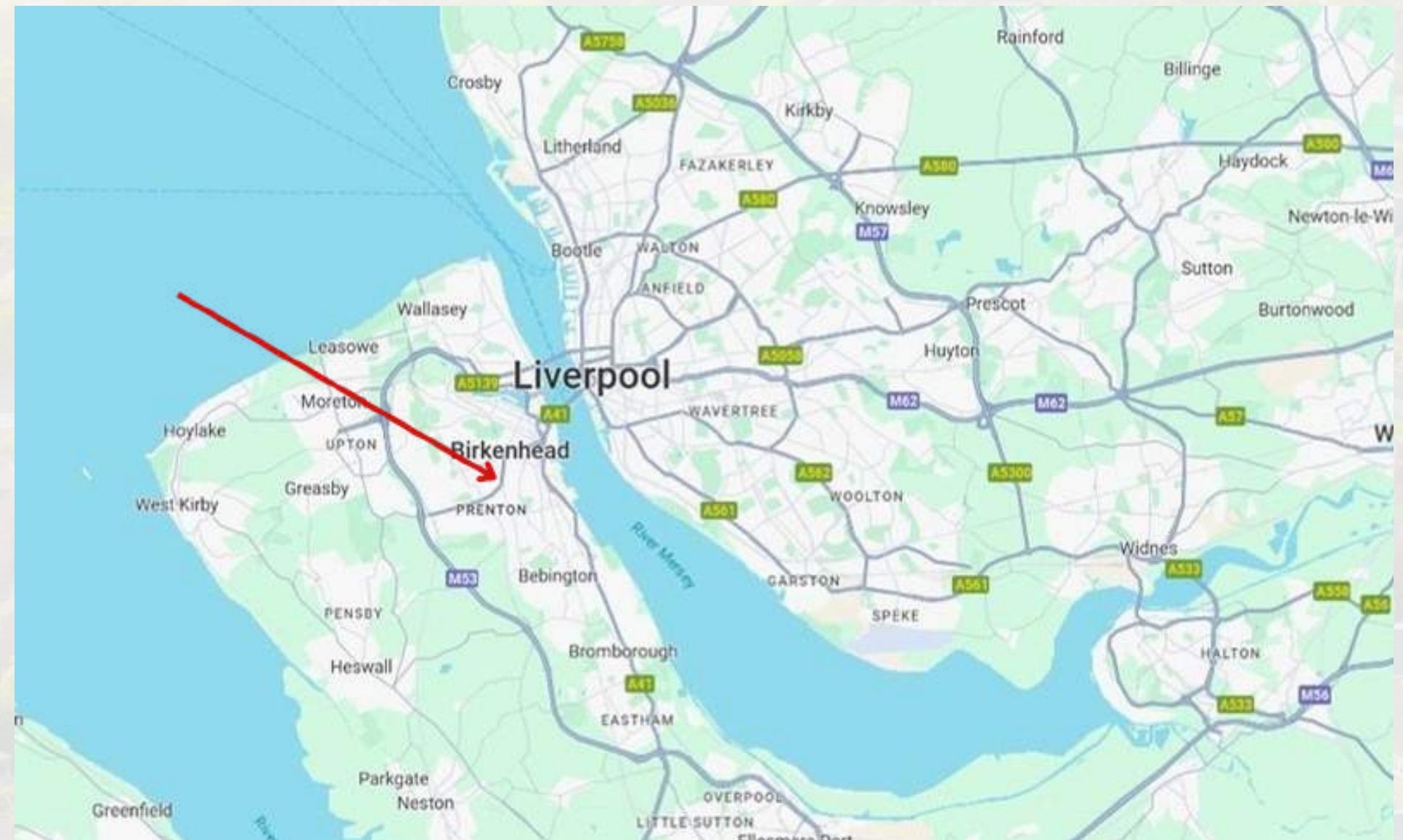
# REFURB

- Painting entire house
- New kitchen and New Bathroom
- New laminated ground floor
- Attic Insulation
- Demolition
- Wallpaper removal 2 bedrooms and Skimming
- Cupboard refresh/new boiler cupboard/pipes cover in living room
- 2x internal doors
- Skip hire/ Alarms / Certificate's



# 2 bed terrace

Located in Merseyside, the Wirral Peninsula offers a unique mix of coastal living, green spaces, and urban convenience. With stunning views over the River Mersey and River Dee, the area benefits from excellent transport links—including direct road and rail access to Liverpool, just across the river. Home to over 320,000 people, Wirral is popular with families and professionals seeking a quieter lifestyle while staying close to the city. For investors, Wirral provides strong potential for buy-to-let and renovation projects, thanks to affordable property prices, growing rental demand, and long-term capital growth supported by ongoing regeneration and proximity to Liverpool's thriving economy.



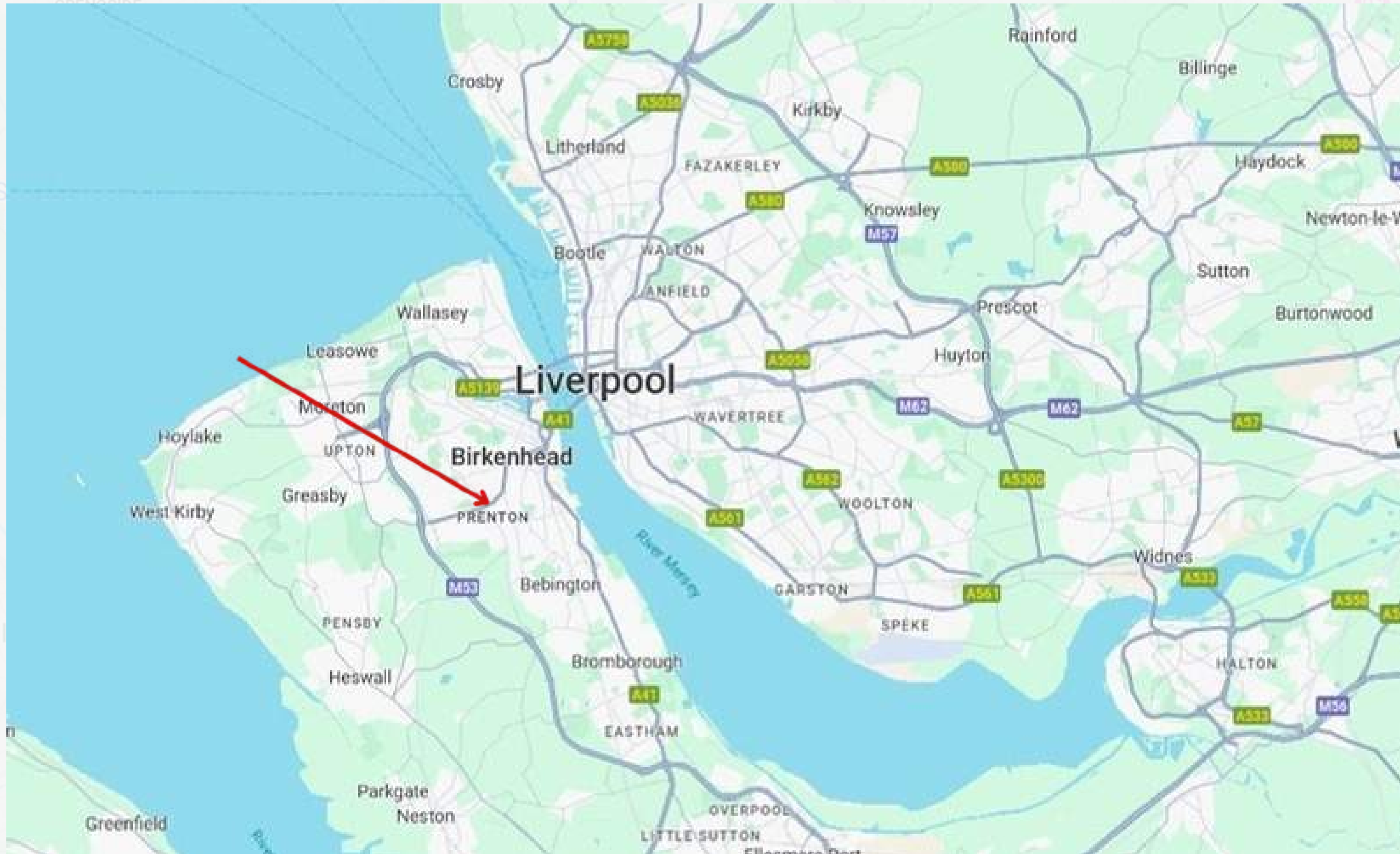
Birkenhead



£87,000

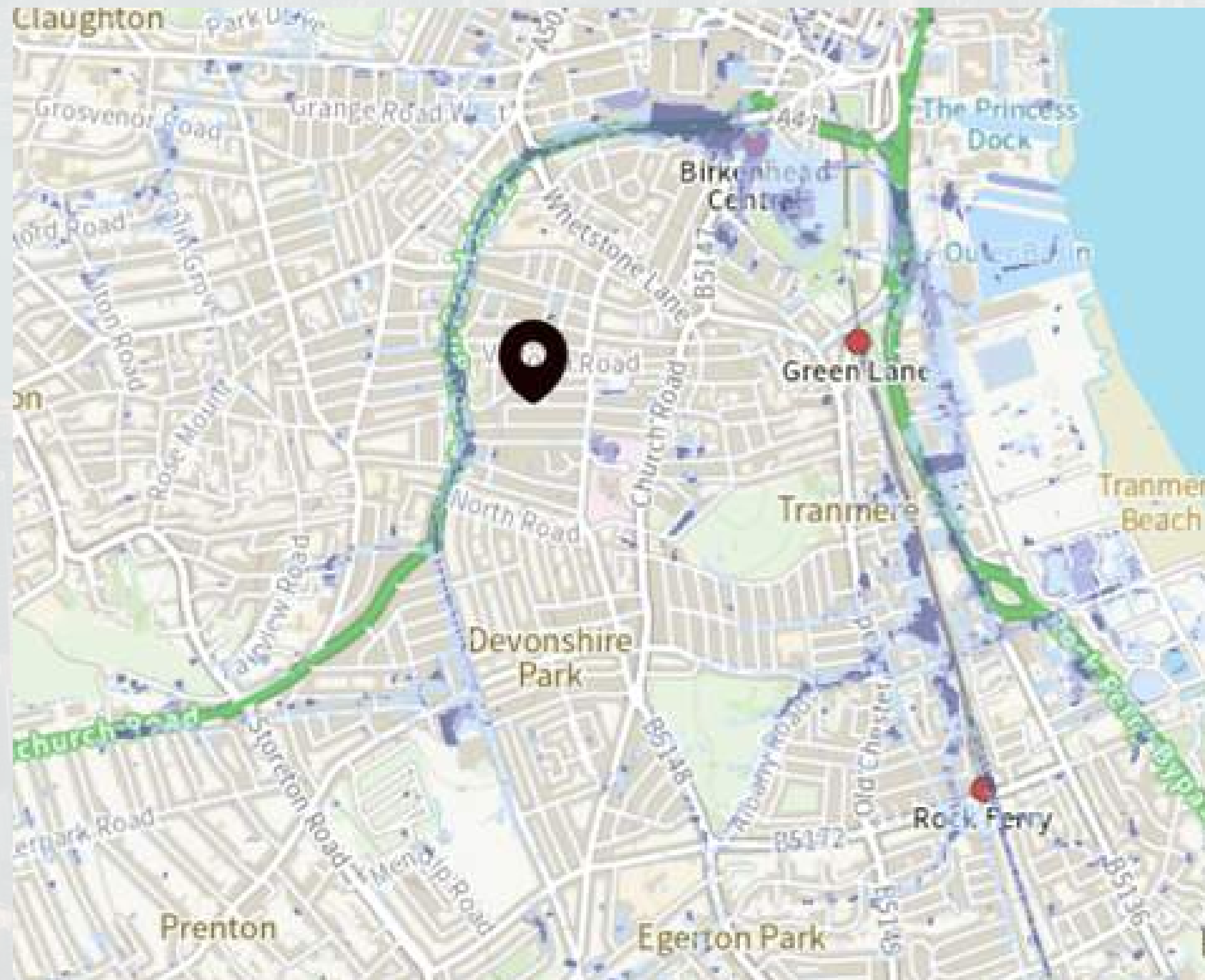


# LOCATION





# FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060



# BUS / TRAIN

## NEARBY TRAIN STATIONS

Today

The closest train station is Green Lane Rail Station and it's only 0.58 miles away from

Green Lane Rail Station

Walking Time

**0.58** MILES

**11.6** MINUTES

Birkenhead Central Rail Station

Walking Time

**0.61** MILES

**12.2** MINUTES

Conway Park Rail Station

Walking Time

**0.87** MILES

**17.3** MINUTES

Rock Ferry Rail Station

Walking Time

**1.05** MILES

**21** MINUTES

Birkenhead Hamilton Square Rail Station

Walking Time

**1.12** MILES

**22.4** MINUTES

## NEARBY BUS STOPS

Today

The closest bus stop is Victoria Fields and it's only 0.1 miles away from

Victoria Fields

Walking Time

**0.1** MILES

**1.9** MINUTES

Elmswood Road

Walking Time

**0.11** MILES

**2.3** MINUTES

Briardale Road

Walking Time

**0.12** MILES

**2.5** MINUTES

Aspendale Road

Walking Time

**0.13** MILES

**2.5** MINUTES

Victoria Road

Walking Time

**0.14** MILES

**2.8** MINUTES



# EPC

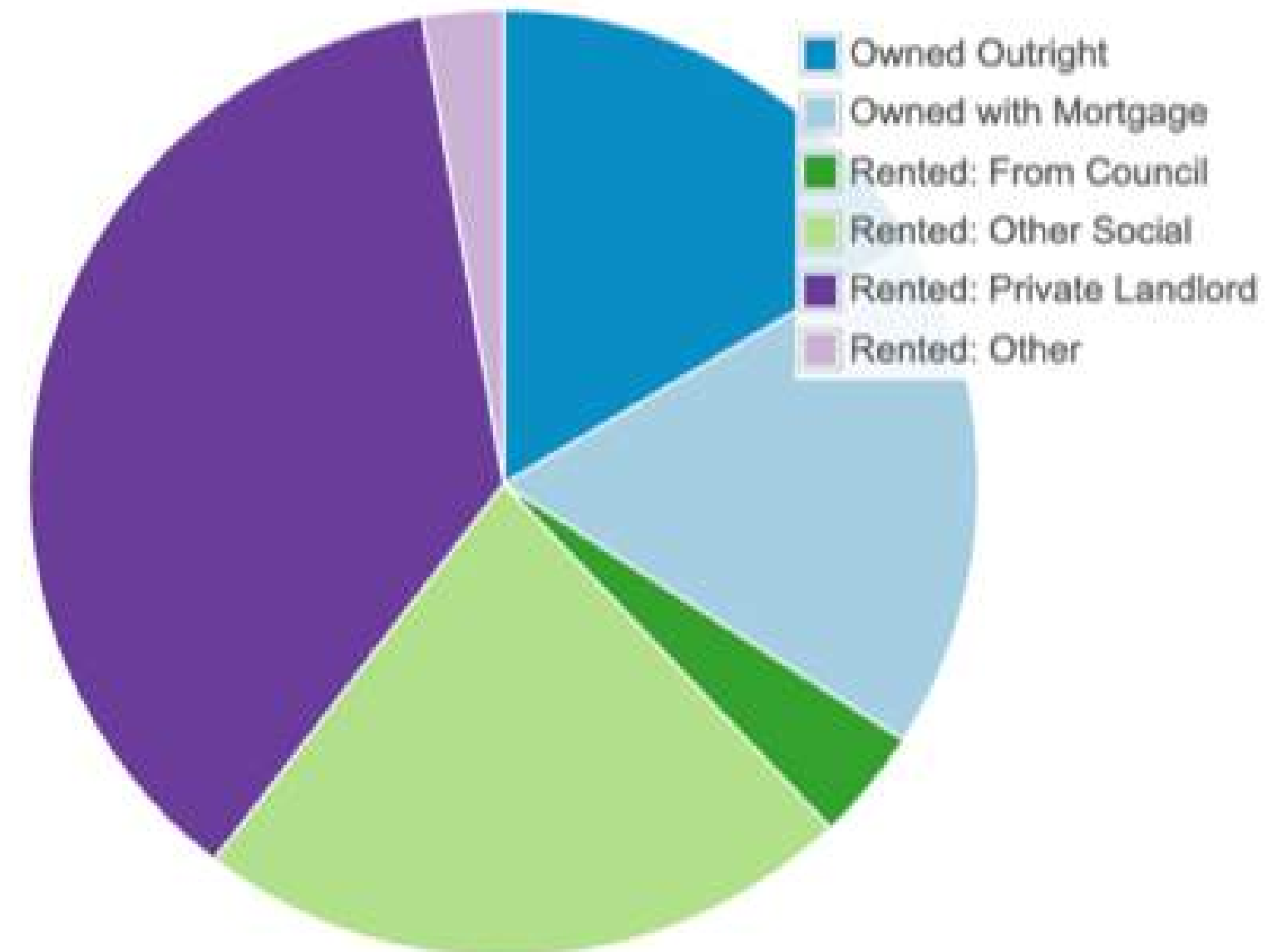
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



# HOUSING

## Housing Tenure

Owned Outright	30
Owned with Mortgage	32
Shared Ownership	0
Rented: From Council	7
Rented: Other Social	41
Rented: Private Landlord <i>inc. letting agents</i>	67
Rented: Other	5
Rent Free	0
<b>Total</b>	<b>182</b>





# SCHOOLS



**Birkenhead Christ Church CofE Primary School**

0.2 miles

State School | Ofsted: Good



**St Werburgh's Catholic Primary School**

0.3 miles

State School | Ofsted: Good



**Woodlands Primary School**

0.3 miles

State School | Ofsted: Good



**Woodchurch Road Academy**

0.3 miles

State School | Rating: N/A



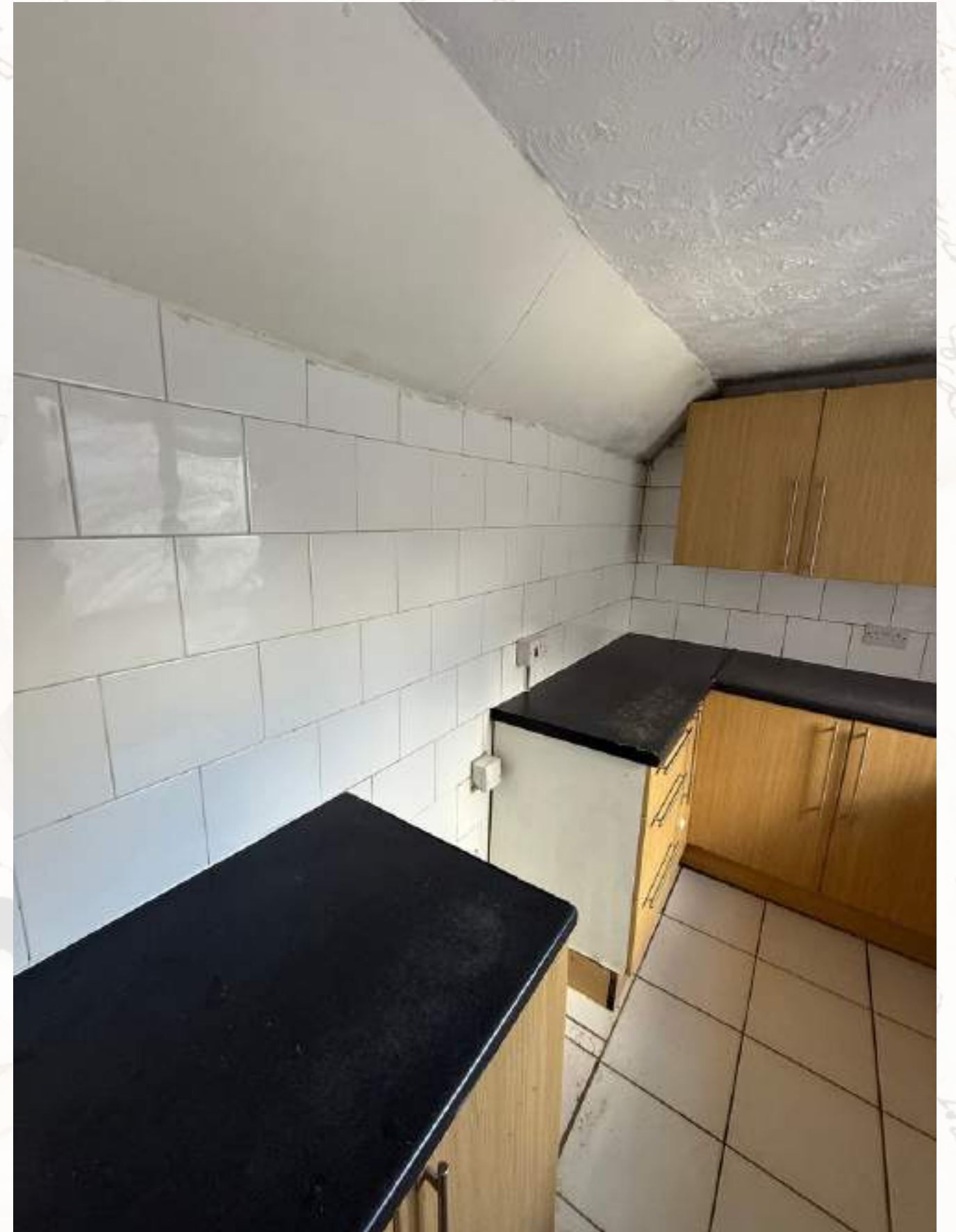
# PICTURES















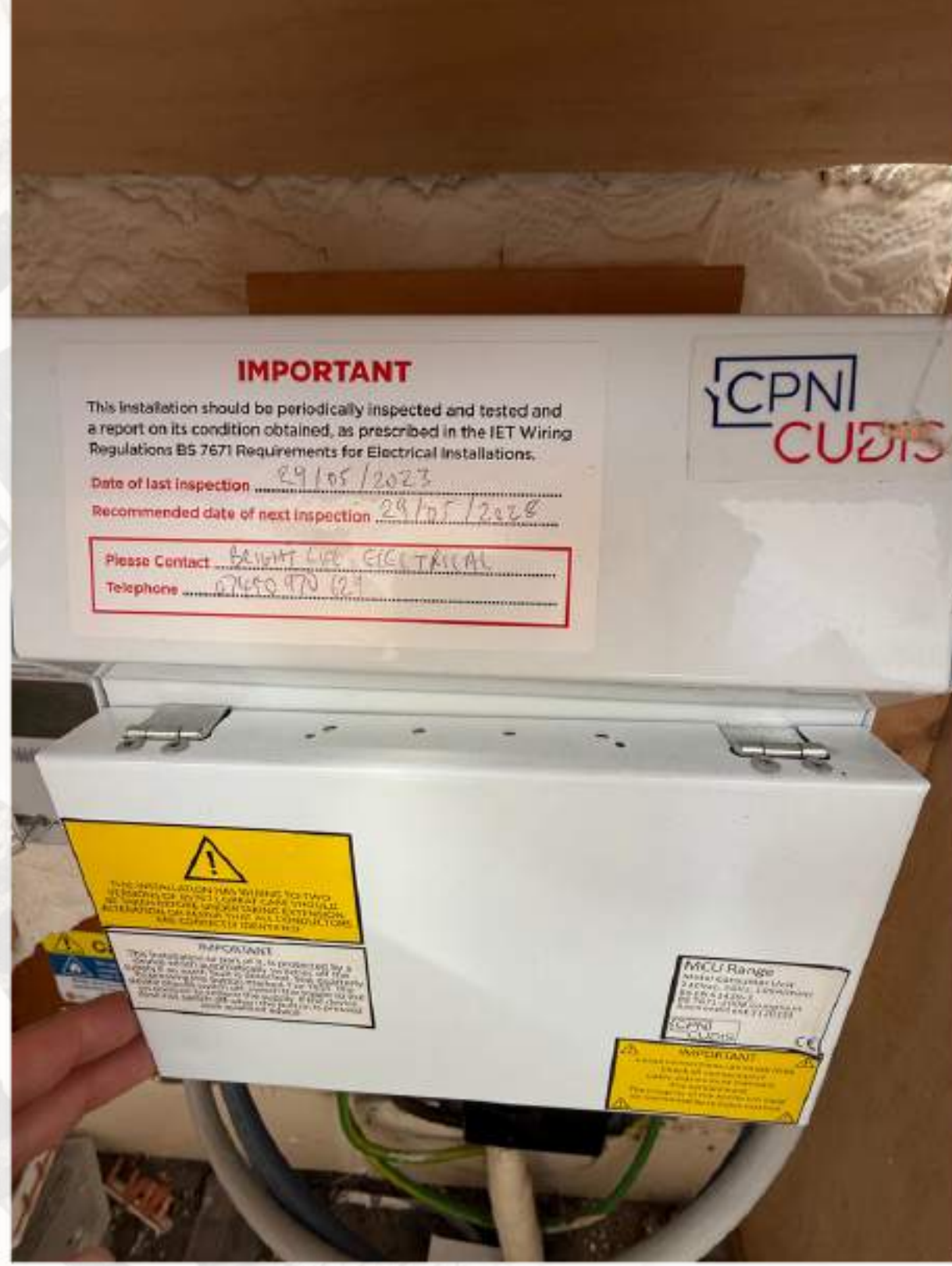














# SOLD HOUSE PRICES


85, Briardale Road, Birkenhead CH42 9NE

 Terraced  2  Freehold

Today

 [See what it's worth now](#)

8 Mar 2024

 £125,000

price 125k 2m2 wieksza.png



SOLD STC

Woodville Road, Birkenhead

Offers in Region of

£110,000

Price Change History

17/06/2025 Initial asking price: £110,000

Monthly mortgage payments

Added on 17/06/2025

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
 Terraced	 2	 1	 Ask agent	 Freehold

20, Briardale Road, Birkenhead CH42 9NF

 Terraced  2  Freehold

Today

 [See what it's worth now](#)

12 Jul 2024

 £105,000



SOLD STC

Elmswood Road, BIRKENHEAD, CH42

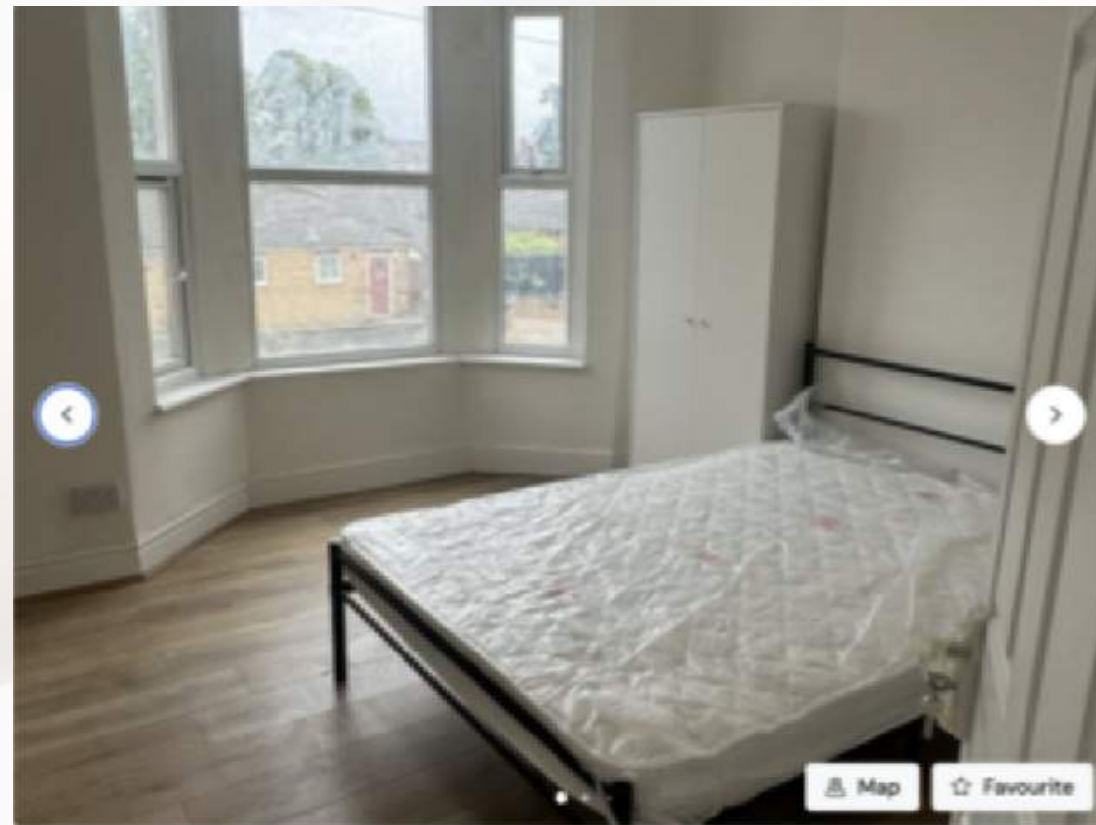
£105,000

Price Change History

30/08/2025 Initial asking price: £105,000



# RENTAL PRICES




Let Agreed

**£1,000** pcm  
£230.77 pw

Let agreed

Property reference: 565766

Meet the Landlord

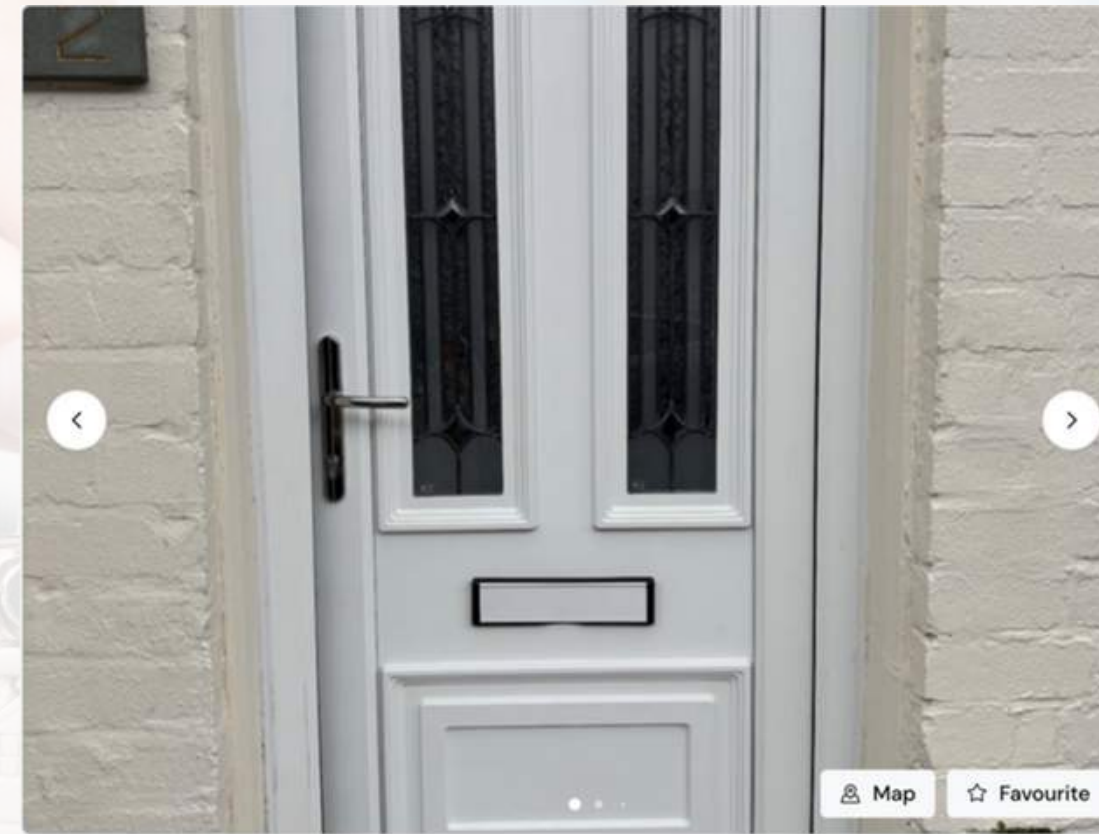


Shajia A.  
Response Rate: 96%  
Response Time: Within 2 Days

Report Listing

2 Bed Terraced House, Vittoria Street, CH41

2 bedrooms 1 bathrooms 3 tenants max. Birkenhead




Let Agreed

**£900** pcm  
£207.69 pw

Let agreed

Property reference: 2591737

Meet the Landlord



James M.  
VERIFIED  
Response Rate: 100%  
Response Time: Within 3 Hours

Report Listing

2 Bed Terraced House, Tudor Road, CH42

2 bedrooms 1 bathrooms 5 tenants max. Birkenhead




Let Agreed

**£800** pcm  
£184.62 pw

Let agreed

Property reference: 2226956

Meet the Landlord



Roger B.  
VERIFIED  
Response Rate: 99%  
Response Time: Within 3 Days

Report Listing

2 Bed Flat, Chesnut Grove, CH42

2 bedrooms 1 bathrooms 4 tenants max. Birkenhead



# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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About property

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About process

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**Dawid Dowbusz**

