



1 Beeston Road
Cookley DY10 3UF

Andrew Grant



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 **3 Bedrooms**  **1 Reception**  **1 Bathroom**

Leasehold / 1,057 sq. ft.

Fixed Price £150,000

KEY FEATURES:

- Shared ownership
- Affordable family home
- Charming village location
- Neutral décor
- Two reception rooms
- Utility room
- Ground floor WC
- Modern family bathroom
- Outbuilding
- Mature gardens

A wonderful opportunity to purchase a traditional three-bedroom semi-detached home, available on a part-buy, part-rent basis. Situated in the ever-popular village of Cookley.

This lovely family home is being sold on a part-buy, part-rent basis, with purchasers having the option at this stage to purchase anywhere from 50-75% shares and the option to buy more later. This excellent and affordable housing scheme is provided by the Community Housing Group, ideal for first-time purchasers or those with a limited budget who want to get on the property ladder. The flexible scheme allows the owner to increase owned shares after one year up to the full 100% ownership, with the rental amount payable diminishing pro rata. On a 50% shared basis, the rental per calendar month is £364.75, which includes buildings insurance and administrative fees. Below is information pertaining to eligibility and how to apply.



Qualification eligibility criteria

Applicants are not eligible to join the Home Choice Plus housing register unless they met the qualifying criteria of a close association outlined below;

In determining whether the household has a close association with the Wyre Forest, we will agree a connection exists in the following circumstances;

- Where the local connection arises due to residency the applicant(s) must have lived in the partnership area (by choice) for a minimum period of two years.
- Where the applicant(s) meets any of the statutory homelessness definitions included in the allocations policy.
- Where the local connection arises due to employment and the applicant(s) have been in permanent, paid employment for a minimum period of six months, within one of the Local Authority areas included in the Partnership, immediately prior to the application (please see further information below).
- Where the applicant(s) has a close (immediate) family member living in the HC+ partnership area and has done so for a minimum period of five years, immediately prior to the application (please see further information below).
- Where the applicant has resided in the Partnership area for three out of the last five years at the point of application.

Eligibility

To be eligible for shared ownership you:-

- Need to be over the age of 18
- Be unable to buy on the open market
- Not earn in excess of £80,000
- Not already own a property (unless in exceptional circumstances)
- Be able to raise a mortgage to cover the share you wish to purchase
- Be able to afford to pay the remaining rent and bills etc.
- Have enough saved to cover the mortgage and legal fees and any additional moving costs
- Be registered on HomeChoice plus, Housing Register. You can apply online at <https://www.homechoiceplus.org.uk/HouseholdRegistrationForm>



How to apply

To apply for one of our properties you need to complete an application form and an income and expenditure statement. You can find them here:

Application.pdf (communityhousing.co.uk)

IncomeAndExpenditure.pdf (communityhousing.co.uk)

You need to provide documents to support your application, please use the checklist to ensure you have provided everything that is applicable:

ApplicationChecklist.pdf (communityhousing.co.uk)

Be registered on HomeChoice plus Housing Register. You can apply online at <https://www.homechoiceplus.org.uk/HouseholdRegistrationForm>

Once the above is completed, email your supporting documents to: sales@communityhousing.co.uk

The Community Housing Group will then assess your application. This normally takes around a week.

Please note

Applications are taken on a first come, first served basis and incomplete applications cannot be accepted. You do not need to provide a homechoiceplus or orbit reference number.

Also, a financial assessment will need to be undertaken by Louise Grant at The Financial Advice Centre before an application can be made.

Description

Along the side of the property, a paved pathway guides you, flanked by a lawn. To the front, the garden is embraced by mature hedgerow and shrubbery, providing a charmingly private ambiance. Beautiful plantings, including a magnificent magnolia tree and vibrant rhododendron, adorn the borders, enhancing the picturesque setting. The pathway leads to the inviting front entrance, sheltered by a porch with pitched tiled roof.



As you step inside, you are greeted by a welcoming hallway with quarry tiled flooring, complemented by a side window that floods the space with natural light. A staircase ascends to the first floor, while doors lead to the dining room, reception room and kitchen.

The dining room has abundant natural light streaming in through its front-facing window. This room boasts generous proportions, quarry tiled flooring and ample space for a table and chairs, ideal for formal dining.

At the rear of the property, a spacious and luminous reception room awaits. Enhanced by quarry tiled flooring, it offers serene garden views through its rear-facing window.

The kitchen has wall and base units, featuring worktops incorporating a stainless-steel sink with a drainer. Wood-effect laminate flooring enhances the room, which also includes space for a slot-in cooker and benefits from a window overlooking the rear garden. Additionally, a convenient door provides access to a pantry cupboard, ensuring ample storage.

A doorway from the kitchen leads to the adjoining utility room, offering ample space for a washing machine and dryer. Adjacent to the utility room, a door opens to reveal a convenient ground floor WC, illuminated by a side-facing window. Another door provides convenient access to the outside.

First Floor

A spacious landing, bathed in natural light from a window, grants access to the bedrooms and bathroom.

Bedroom one is a generously sized double room with delightful garden views.





The remaining bedrooms feature windows to the front-aspect. The second bedroom offers ample space as a generously sized double room, whereas the third bedroom provides versatility, functioning as either a large single room or a cosy double.

A well-appointed family bathroom boasts a white suite, comprising a low-level WC, washbasin and bathtub. Stylish tiling adorns the splashbacks, while wood-effect laminate flooring enhances the aesthetics. An airing cupboard and obscure-glazed window complete the ensemble.





Garden

The rear garden features a generously sized raised terrace, perfect for alfresco dining. Steps descend to an expansive lawned garden, bordered by fence panelling and mature hedgerow, ensuring privacy. A pathway to the side leads to both the rear of the garden and front of the property. Additionally, a brick-built outbuilding, complete with a rear garden-facing window, offers versatile usage. Ideal for families, this garden presents boundless opportunities to create something truly exceptional.

Services

Mains gas, electricity, water and drainage.

Council tax band - C.

Location

Nestled amidst rolling countryside, Cookley exudes charm with its tight-knit community, making it an immensely desirable place to call home. Despite its quaint size, Cookley surprises with a range of amenities, boasting an acclaimed fish and chip shop, a cosy coffee house, three welcoming pubs, a convenient Tesco Express and a well-regarded primary school.

Cookley Village Hall and its recreational playing fields, are integral to community life, hosting a plethora of events year-round. These fields offer diverse facilities including a BMX track, skateboard park, children's play area and a vibrant community garden. Sports enthusiasts can delight in the presence of a cricket pitch and bowling green.

For those enchanted by the great outdoors, Cookley is a haven. Surrounded by scenic beauty, including the nearby Kinver Edge, it offers a serene escape. The meandering Staffordshire Worcestershire Canal winds through the village, providing picturesque waterside walks that lead to neighbouring Wolverley and Kinver.

Adding to its allure, Cookley enjoys convenient proximity to bustling towns, with Kidderminster and Stourbridge nearby. These vibrant hubs offer an abundance of shopping and amenities, ensuring residents have all they need within easy reach.





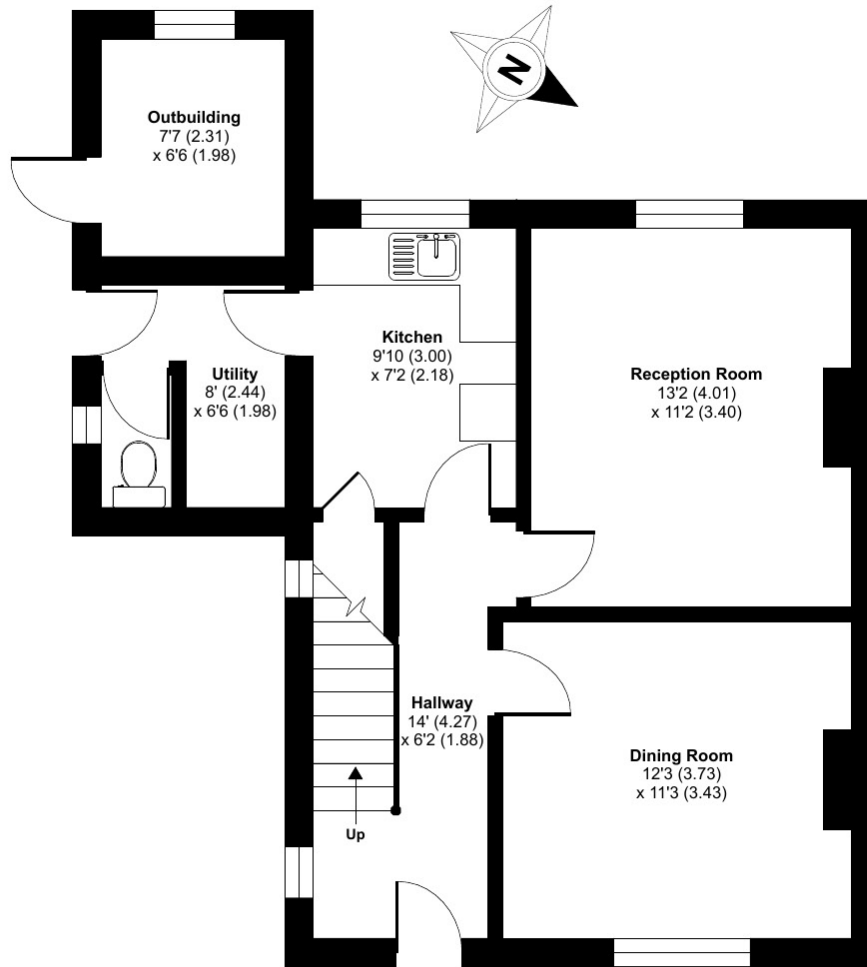
Beeston Road, DY10

Approximate Area = 1008 sq ft / 93.6 sq m

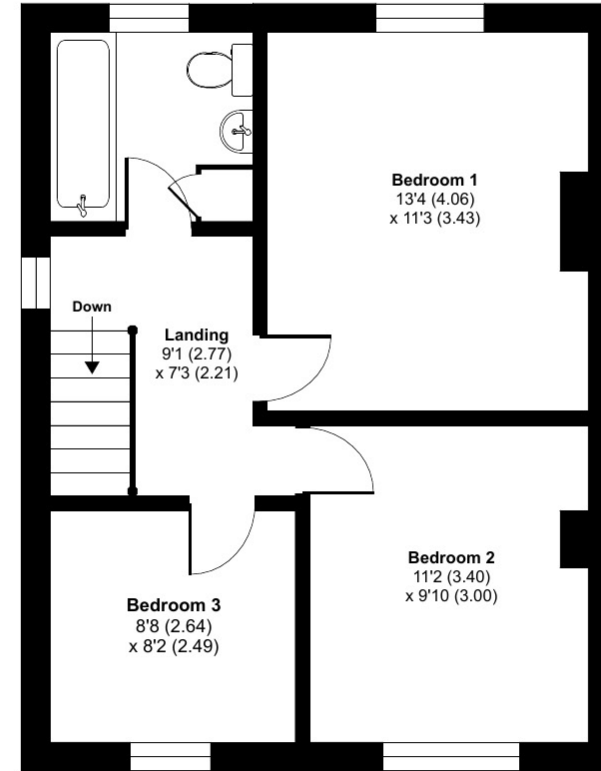
Outbuilding = 49 sq ft / 4.6 sq m

Total = 1057 sq ft / 98.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1106578



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

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



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