



34 Hanstone Road

Stourport-on-Severn, DY13 0HA

Andrew Grant

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Stourport-on-Severn, Worcestershire, DY13 0HA

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Fixed Price £82,500

A newly refurbished two-bedroom mid-terraced home being sold on a part-buy, part-rent basis.

Key features

- Shared ownership
- Newly refurbished
- Affordable home
- Pleasant green space outlook
- Modern fitted kitchen
- Utility room and ground floor WC
- Two spacious double bedrooms
- Refitted bathroom
- Gardens to the front and rear
- Parking to the rear

Leasehold / 906 sq ft





This recently refurbished property being sold on a part-buy, part-rent basis, with purchasers at this stage able to buy 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 £210.92 which includes buildings insurance and administrative fees.

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. In determining whether the household has a close association 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 also need to provide documents to support your application, please use the Checklist to ensure you have provided everything that is applicable. All can be found at: 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.

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



The Entrance

At the front, a lawn is framed by mature hedgerow. A pathway leads across the front of the property guiding you to the entrance. As you step inside, you will find a welcoming hallway with a window facing the front, a staircase leading upstairs and a handy under stairs storage cupboard.



Living Room

The living room boasts ample natural light from its front-facing window offering a pleasant view of the front garden. Reflecting the property's overall aesthetic, the room features neutral décor, allowing the new owner to personalise to their taste.



Kitchen / Dining Room

Recently refurbished, the kitchen features modern wall and base units with worktops, complemented by a stainless-steel sink and drainer. Ample room is available for a slot-in cooker, along with

additional space beneath the counter for appliances. The stylish grey wood-effect laminate flooring extends throughout, while abundant natural light streams in through two rear-facing windows.



Rear Lobby

From the kitchen, a door leads to the rear lobby, providing access to both sides of the exterior. Within this space, you will find doors leading to a useful WC, a storage room and a utility room.

The practical utility room offers plenty of space to accommodate both a washing machine and dryer, complemented by a rear-facing window for ventilation.



Bedroom One

Ascending the staircase, you will reach a landing that grants access to two bedrooms and the family bathroom. This generously proportioned double bedroom extends across the width of the property. It boasts remarkable spaciousness and brightness,

flooded with ample natural light from its two front-facing windows. These windows not only illuminate the room but also offer a delightful view of the established green space at the front, adorned with mature trees.



Bedroom Two

The second bedroom is a generously sized double room with a rear-facing window and a built-in cupboard/wardrobe. This room also offers delightful views overlooking the garden and green space at the rear.



Bathroom

A recently renovated bathroom adds the finishing touch to this level. The modern suite comprises a low-level WC, washbasin and bathtub with a shower. The walls are

adorned with contemporary tiling, while grey wood-effect laminate flooring enhances the space. An obscure-glazed window at the rear ensures both privacy and natural light.



Garden

The rear garden features an initial hardstanding area with a pathway leading towards the rear. The gardens on either side of the pathway offer considerable space and with some care and attention, hold the promise of becoming a delightful family-friendly outdoor haven.

The garden is enclosed by panel fencing, with a gate at the rear opening to unveil the parking area, accessible via a lane that traverses the rear. Adding to its appeal, the rear aspect overlooks green space, offering a serene and tranquil backdrop.



Location

Nestled within The Walshes estate, this traditional mid-terrace home enjoys a strategic location between Stourport-on-Severn and Areley Kings village, both conveniently accessible on foot.

Areley Kings, nestled in picturesque Worcestershire countryside between Stourport-on-Severn and Shrawley, provides essential amenities including a Londis store, Post Office, pub, chemist, primary school and scenic pathways to Ribbesford and Shrawley Woods, famed for their vibrant bluebells.

Just over a mile away, nearby Stourport-on-Severn buzzes with shops, supermarkets, cafés, a canal basin and a new medical centre on Dunley Road, a mere 0.8 miles away. For commuters, Areley Kings offers easy access to Worcester and the M5, with Worcester's city centre located 11 miles away and Junction 6 of the motorway just 13 miles away.

Services

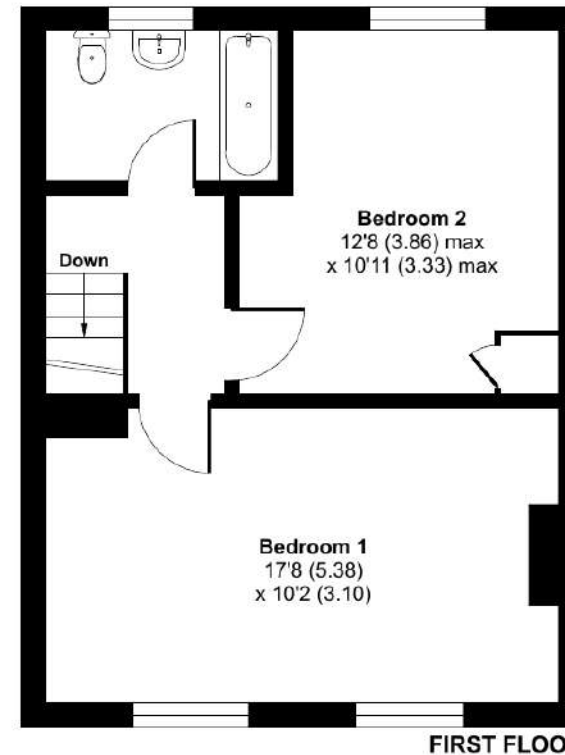
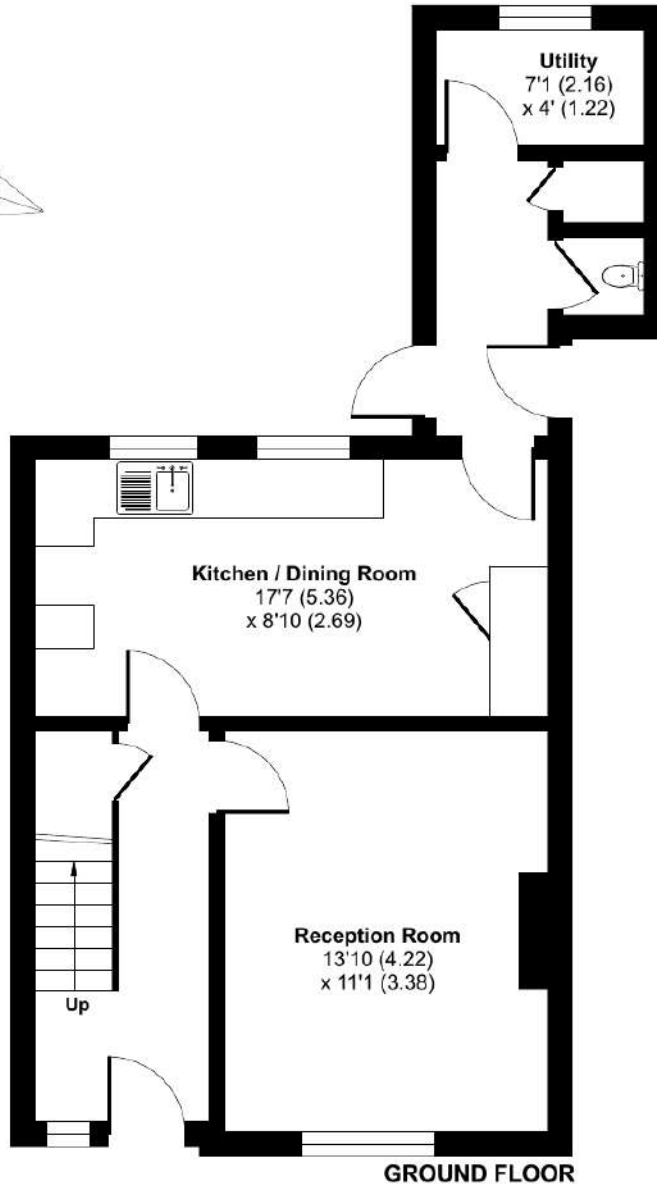
Mains gas, electricity, water and drainage.

Council Tax - Band B

Hanstone Road, Stourport-on-Severn, DY13

Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Andrew Grant. REF: 1111649



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.



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