



**11 Wood Sage Road**  
**Stourport-on-Severn DY13 8EG**

**Andrew Grant**

# 11 Wood Sage Road

Stourport-on-Severn DY13 8EG

 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

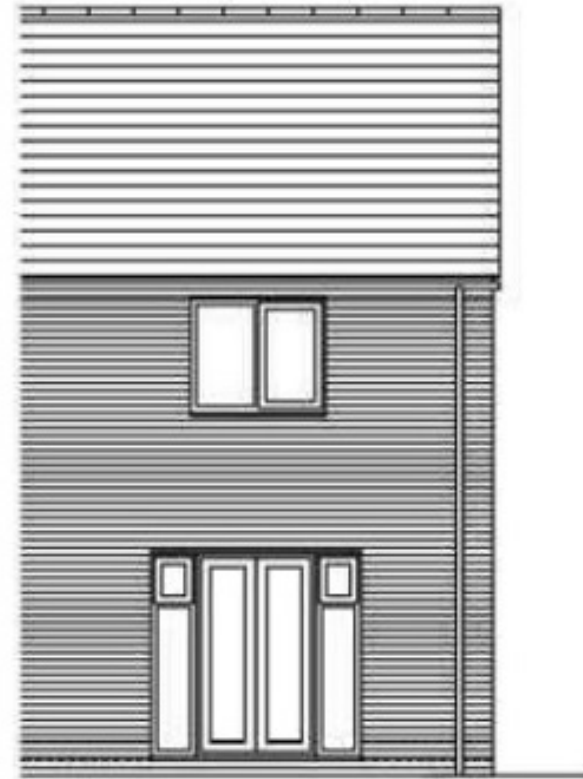
**Leasehold / 772 sq. ft.**  
**Fixed Price £112,500**

**An exciting opportunity to purchase a brand-new two-bedroom semi-detached home, being sold on a part-buy, part-rent basis. The site is nicely positioned in the leafy Burlish suburb of town, conveniently located for accessing a nearby nature reserve, schools and the centre of Stourport-on-Severn.**

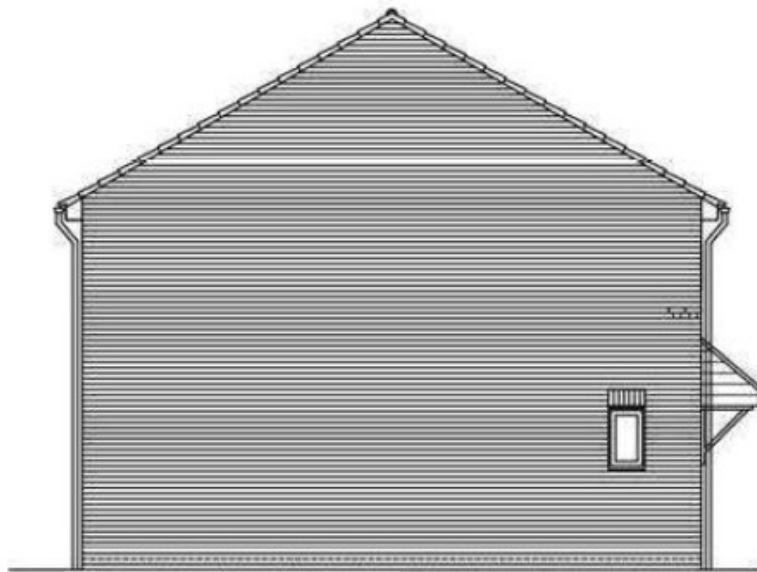
## KEY FEATURES

- Shared ownership
- New home
- Popular Windermere Way development
- Kitchen with integrated appliances
- Spacious living dining room
- Cloakroom
- Garden including shed
- Parking for 2 cars and EV charging point

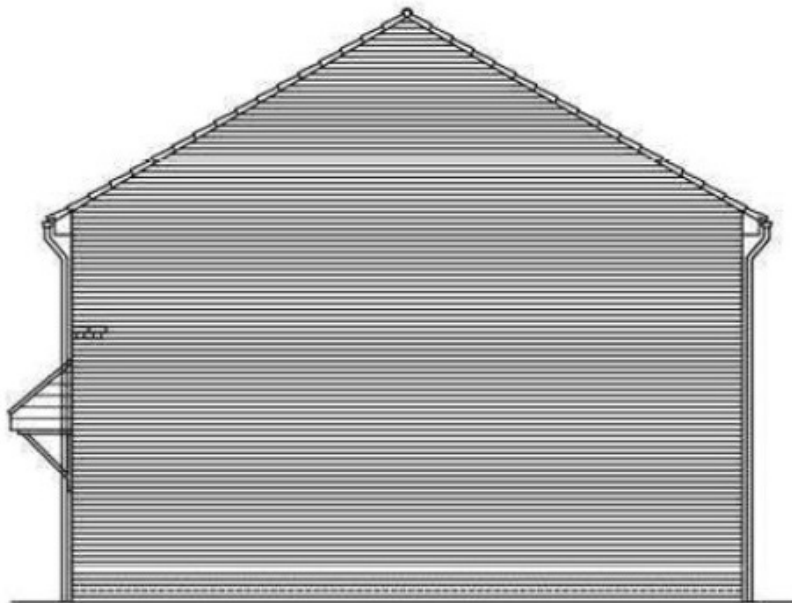
A unique opportunity to purchase a brand-new two-bedroom home, being sold on a part-buy, part-rent basis. Buyers at this stage can purchase anywhere from 50% to 75% shares, with the option to buy more later. This excellent and affordable housing scheme is provided by the Community Housing Group, ideal for first-time purchasers or those with a limited budget looking to get on the property ladder. The flexible scheme allows owners to increase their shares up to the full 100% ownership after one year, with the rental amount diminishing pro rata. On a 50% shared basis, the monthly rental is £292.05, inclusive of buildings insurance and administrative fees. Below is information regarding eligibility and how to apply.



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

### 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 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 this property, you need to complete an application form and an income and expenditure statement.

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

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](mailto:sales@communityhousing.co.uk)

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

A financial assessment will need to be undertaken by our nominated financial advisor prior to your application being assessed.

## Description

Approaching the property, you follow a paved pathway leading to the entrance.

Upon entering the property, you will find a hallway with a cloakroom to the left and partially open-plan access to the kitchen on the right. Further ahead, another door opens to reveal the lounge/dining room. Additionally, a door reveals a staircase that ascends to the first floor.

Styled in a contemporary fashion, the kitchen boasts plentiful wall and base units in nordic blue, complemented by expansive alpine white countertops. Integrated appliances include an oven, hob and extractor hood. A front-facing window offers a charming view of the outdoors.

Towards the rear of the property, a spacious living and dining area beckons, providing ample space for both dining and lounge furniture. French doors seamlessly connect to the rear garden, filling the space with natural light. Additionally, an understairs storage cupboard is accessible through a door.

Conveniently positioned next to the entrance, the cloakroom features a modern low-level WC and washbasin.





### First Floor

Ascending the stairs, you reach a central landing providing access to two generously sized bedrooms and the family bathroom.

The master bedroom features a window with delightful garden views, welcoming in natural light. Additionally, this room is enhanced by built-in wardrobes.

A well-proportioned second bedroom features two windows to the front aspect. This room further benefits from built-in wardrobes and access to a large storage cupboard.

Serving the bedrooms, the well-equipped bathroom comprises a low-level WC, washbasin and bath with shower over.

### Gardens and Grounds

The rear garden presents a blank canvas for the new owner to craft something extraordinary. Enclosed by panel fencing, it offers a secure, family-friendly outdoor space. A garden shed is included, ideal for storage.

Additionally, the property benefits from off-road parking for two cars and an electric car charging point.

### Services

Mains gas, electricity, water and drainage.

Council tax band – to be confirmed.

### Location

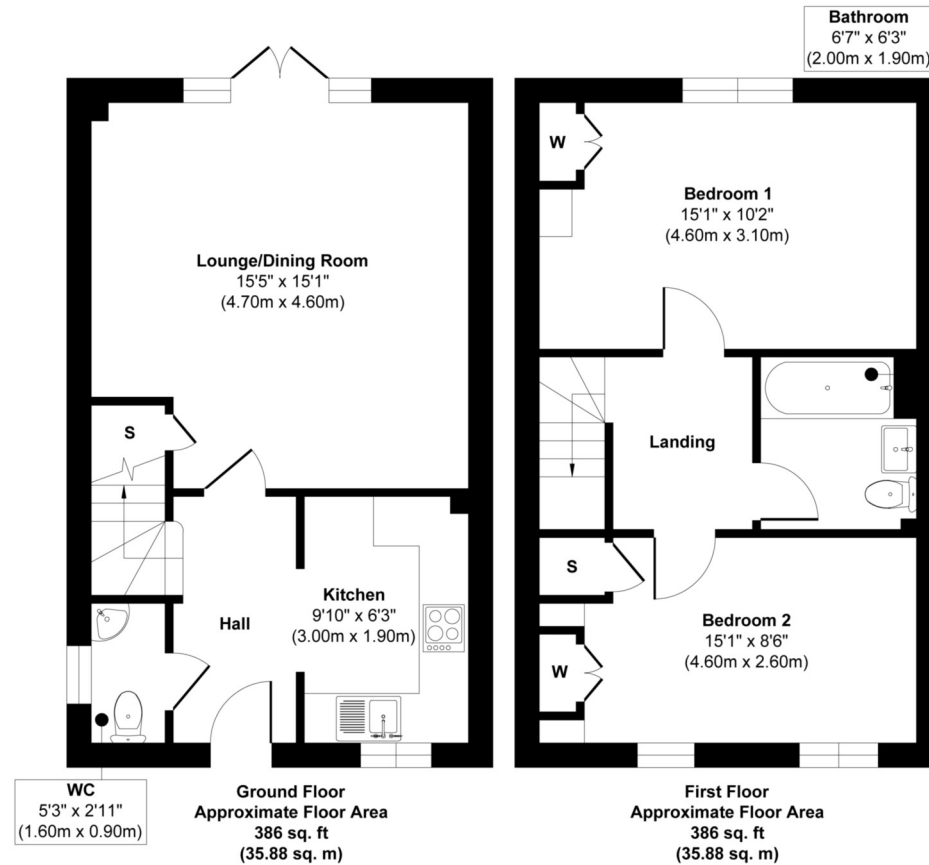
Nestled within the esteemed suburb of Burlish, Harebell Close is part of a charming new development that has quickly become a sought-after location in Stourport-on-Severn. Its popularity stems from its prime location, offering easy access to various local amenities and green spaces. Families with children will find this neighbourhood particularly appealing, as it is within walking distance of Burlish Park Primary School and Stourport High School and Sixth Form College.

Windermere Way boasts not only convenience but also proximity to picturesque green areas, including the renowned Burlish Top nature reserve.



Easily reached on foot, this nature reserve near Harebell Close boasts extensive mature heathland and wooded trails, perfect for dog walkers and nature enthusiasts. Plus, residents enjoy the convenience of being just a short distance from Stourport-on-Severn's bustling centre, with its diverse range of shops, pubs, eateries and supermarkets. Nearby riverside meadows offer scenic views and outdoor activities, while the tranquil canal basin in town provides another peaceful spot to appreciate nature.

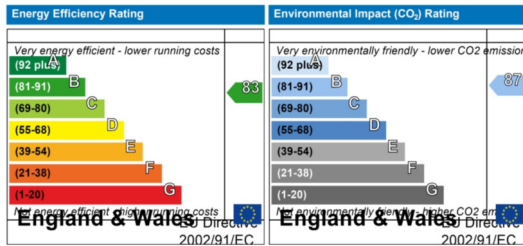
### Wood Sage Road, Stourport-on-Severn DY13 8EG



**Approx. Gross Internal Floor Area 772 sq. ft / 71.76 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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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