



Husum Place
Kidderminster DY10 3GT

Andrew Grant

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

Leasehold / 752 sq. ft.
Fixed Price £117,500

An exciting opportunity to purchase a brand-new two-bedroom home on a part-buy, part-rent basis. This modern development is ideally situated on the outskirts of town, offering easy access to the scenic Hurcott Pools and Wood, whilst being conveniently located near Kidderminster Town Centre and its array of amenities.

KEY FEATURES

- Shared ownership
- Affordable new home
- Desirable edge of town location
- Kitchen includes cooker, hob and hood
- Guest cloakroom
- Turfed garden and shed
- Parking space
- Electric car charging point





This is an exceptional chance to purchase a brand-new two-bedroom home, available on a part-buy, part-rent basis. Buyers at this stage can acquire anywhere from 10% to 75% shares, with the option to purchase more later. This excellent and affordable housing scheme, provided by the Community Housing Group, is ideal for first-time buyers or those with a limited budget aiming to step onto the property ladder. The flexible scheme allows owners to increase their share up to full 100% ownership after one year, with the rental amount proportionately decreasing. For a 50% shared ownership, the monthly rental amounts to £299.96, inclusive of buildings insurance and administrative fees. Below, you will find information regarding eligibility criteria and how to apply.

Qualification Eligibility Criteria

Applicants are not eligible to join the Home Choice Plus housing register unless they meet 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 www.homechoiceplus.org.uk/HouseholdRegistrationForm
- A financial assessment will need to be undertaken by our nominated mortgage who will need to complete an affordability assessment, budget planner and a mortgage buyer/ cash buyer sign off form.

How to apply

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)

You also need to register on our housing register Home Choice Plus – www.homechoiceplus.org.uk – you will then be issued with a letter which we will require sight of.

A financial assessment will need to be undertaken by our nominated financial advisor who will need to complete a budget planner and a mortgage or cash buyer sign off sheet. This is required to comply with Homes England new regulation which came into force from the 1st August 2024.

Once you have completed the application, gathered your evidence, have your budget planner and sign off form and registered on Homechoice Plus, you can email the application with the 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.

Description

As you approach the property, you will find a parking space and an electric car charging point for your convenience. A gate to the side provides access to the rear garden.

Step inside to a welcoming hallway, with a staircase directly ahead leading to the first floor. A door to the side invites you into the living room. The living room is filled with natural light, thanks to its front-facing window. This versatile space offers ample room for various furniture arrangements, making it perfect for both relaxation and entertaining. At the rear of the living room, a door leads to a conveniently placed inner lobby, which provides access to the kitchen, cloakroom and a useful storage area. A practical cloakroom, complete with a WC and washbasin, serves the needs of both residents and guests. Located at the rear of the property, the kitchen/dining room offers a pleasant outlook over the garden through both a window and French doors. The kitchen is fitted with modern units and includes a cooker, hob and extractor hood. There is also ample space for a dining table and chairs, making it ideal for casual family meals.

First Floor

Upstairs, the central landing leads to two generously sized bedrooms and the bathroom. The master bedroom, the larger of the two, features a front-facing window that floods the room with natural light, creating a serene and relaxing atmosphere. Situated at the rear of the property, the second bedroom offers a peaceful retreat with lovely garden views. The well-equipped bathroom includes a modern suite featuring a WC, washbasin and a bath with a shower over. An obscure-glazed window to the side allows natural light to fill the room while maintaining privacy.

To the rear of the property, you will find a private, turfed garden, perfect for alfresco dining and enjoying the outdoors.

Services

Mains gas, electricity, water and drainage.
Council tax band – to be confirmed.



FRONT ELEVATION



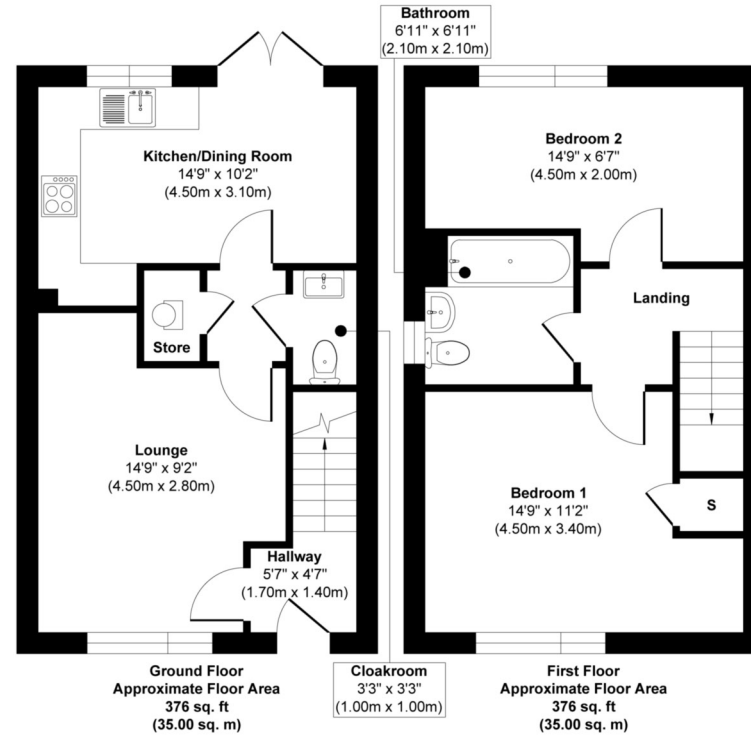
REAR ELEVATION

Situation

Husum Place is a newly developed area on the Comberton side of Kidderminster, known for its desirable location. It offers the perfect blend of town convenience and proximity to the beautiful surrounding countryside, including the stunning Hurcott Pools and Wood, just a short stroll away. Residents benefit from easy access to a range of nearby amenities, such as shops and takeaways on the Comberton estate, as well as a public house and a primary school, all within close reach.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Husum Way, Kidderminster DY10 3GT



Approx. Gross Internal Floor Area 752 sq. ft / 70.00 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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