



**Plot 36, 30 Husum Place
Kidderminster DY10 3GT**

Andrew Grant

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

Leasehold / 906 sq. ft.
Fixed Price £140,000 (50% Share)

An exciting opportunity to purchase a brand-new three-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, while also 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





Husum Place presents an exceptional chance to purchase a brand-new three-bedroom home, available on a part-buy, part-rent basis. Buyers at this stage can acquire between 10% and 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 £351.52, 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

How to apply

You will need to complete an application and income and expenditure statement:

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.

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.



Description

Husum Place is approached via a paved pathway that leads to the front door. For added convenience, the property benefits from parking to the side, which includes an electric car charging point, catering to the needs of environmentally conscious buyers.

Upon entering the property, you are welcomed by an inviting hallway that provides access to the living room, kitchen, and cloakroom. The staircase to the first floor also leads from this point, ensuring easy access to all areas of the home. Situated at the front of the house, the spacious living room is ideal for both relaxation and entertaining. A large window fills the room with natural light, enhancing the warm and inviting atmosphere. To the rear of the property, you will find a modern and generously sized kitchen/dining area, perfect for family meals and social gatherings. The kitchen is equipped with appliances, including a cooker, hob and extractor hood, ensuring both style and functionality. French doors open onto the rear garden, making it easy to enjoy al fresco dining or a pleasant breeze on warmer days. Additionally, a well-proportioned understairs storage cupboard provides useful space for household essentials. Conveniently located on the ground floor, the cloakroom is a practical feature, ideal for family use and guests.

Situated at the rear of the property, bedroom one serves as the master bedroom. Overlooking the garden, this peaceful retreat is bathed in natural light and offers ample space. Located at the front of the property, bedroom two is a spacious room. Its flexible layout makes it suitable as a guest room, with plenty of light from the front-facing window. Also positioned at the front of the house, bedroom three is a versatile room, perfect for a child's bedroom, home office, or additional guest bedroom. A built-in storage cupboard offers practical storage solutions. The family bathroom is centrally located on the first floor and features a modern suite including a bath, WC and wash basin. Stylishly designed, it provides convenience for all three bedrooms.

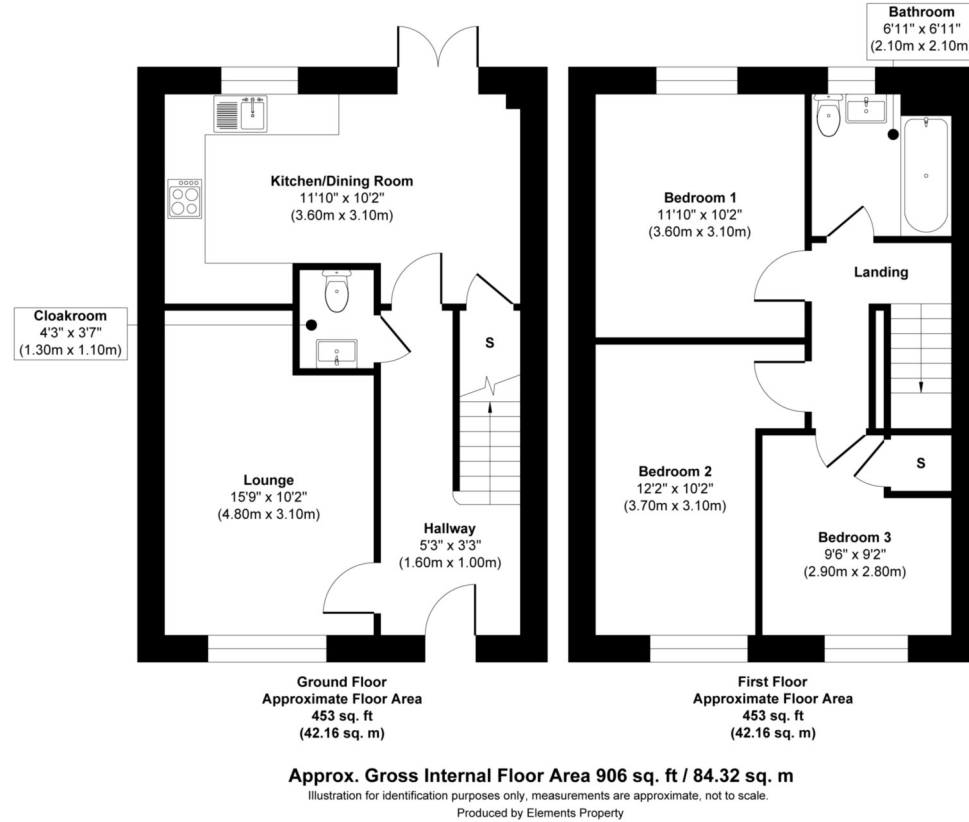
The rear garden is turfed and offers a lovely space for outdoor relaxation or entertaining. A shed provides additional storage.



Services
To be confirmed.
Council tax band – to be confirmed.

Location
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.

Husum Place, Kidderminster DY10 3GT



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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