



**23 Gladstone Place**

Blakedown, DY10 3LE

**Andrew Grant**



# 23 Gladstone Place

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**2 Bedrooms   2 Bathroom   1 Reception Room**

An incredibly rare chance to purchase an affordable home in Blakedown village, being sold on a part-rent, part-buy basis.

- Shared ownership for a 50% share of the property.
- Situated at the end of a quiet cul-de-sac in Blakedown, offering privacy and tranquillity.
- The kitchen is well-appointed with various appliances.
- Spacious and bright, the lounge diner features French doors that lead to the garden.
- The landscaped garden offers picturesque views of the surrounding countryside.
- Practical amenities include a ground floor WC and ample parking space for two cars.

A rare and exciting opportunity to purchase an affordable home in this sought-after village location. It is being sold on a part-rent, part-buy arrangement, with a 50% share available to buy initially. The option to increase shares after one year up to full ownership is available, at which point the property becomes freehold. The combined rental costs and service charges amount to £387.94 per calendar month.

**626 sq ft (58.1sq m)**



# Criteria to purchase a 50% share of the property:

## Eligibility Criteria:

- Be at least 18 years old.
- Be unable to purchase a home outright on the open market.
- Have a total household income of no more than £80,000.
- Not currently own any other property, unless in exceptional circumstances.
- Be able to secure a mortgage for the share you wish to purchase.
- Demonstrate affordability for rent, bills, and associated costs.
- Have sufficient savings to cover:
  - Mortgage deposit
  - Legal fees
  - Moving expenses
- Be registered on the HomeChoice Plus Housing Register. Registration can be done online at [HomeChoice Plus](#).
- Undergo an affordability assessment, including::
  - Budget planner
  - Mortgage/cash buyer sign-off, completed by a nominated financial advisor

## How to Apply:

- Complete the [application form](#) and prepare your [income and expenditure details](#).
- Gather Supporting documents:
  - Use the [application checklist](#) to ensure all required documents are included
- Obtain a confirmation letter from HomeChoice Plus to include with your application.
- Work with a financial advisor to complete the affordability assessment, budget planner, and mortgage or cash buyer sign-off form.
- Send the complete application form, supporting documents, and financial assessment forms to [sales@communityhousing.co.uk](mailto:sales@communityhousing.co.uk).
- The Community Housing Group will review your application within approximately one week, applications are processed on a first-come, first-serve basis, and incomplete applications will not be accepted.

For further details and assistance, contact [sales@communityhousing.co.uk](mailto:sales@communityhousing.co.uk).





## The kitchen

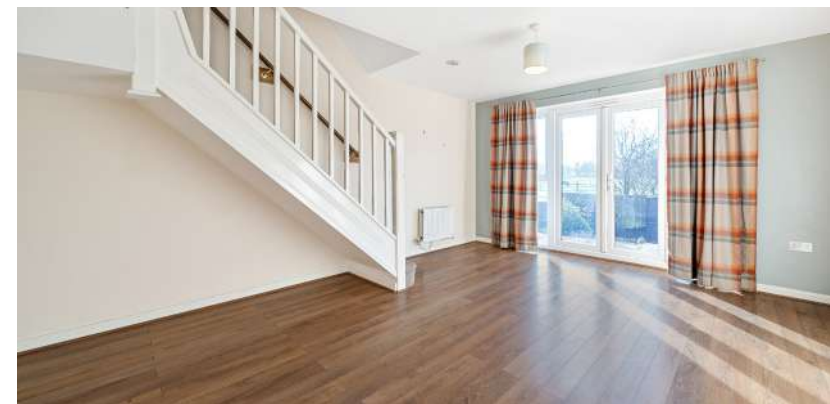
A square archway from the hallway leads to the well-appointed kitchen, which features cream-coloured wall and base units, work surfaces with an inset sink drainer, and space for various appliances.





## The lounge diner

Located at the rear of the ground floor is a spacious and light lounge diner which benefits from access to the garden via French doors and lovely views of the adjoining countryside. This room is laid to wood laminate and has two radiators, with stairs rising to the first floor.







## The cloakroom

A downstairs WC completes the downstairs accommodation, accessed from the hallway and featuring wood laminate flooring, a pedestal wash basin, and a low-level WC.



## The principal bedroom

On the first floor are two double bedrooms serviced by a family bathroom. The principal bedroom at the front of the first floor is flooded with light from two double-glazed windows.



## Bedroom two

The bedroom at the rear offers excellent far-reaching rural views and features a useful built-in cupboard.







## The family bathroom

The well-maintained bathroom includes a pedestal wash basin, low-level WC, extractor fan, and panelled bath with a shower above.





## The garden

The rear garden is a delight, siding onto fields and providing fantastic views across miles of open countryside. This excellent outside space is neatly landscaped and features a raised patio ideal for al fresco dining and enjoying the outlook. Steps from here lead to a lawned area with a wooden shed in one corner and bordered by raised beds. To the side of the garden is a secure gate providing access from the front of the property.



## Location

The property enjoys a wonderful position at the end of a small cul-de-sac, directly siding onto fields and with excellent far-reaching views across countryside at the rear. Gladstone Place is part of a small and exclusive village development nicely tucked away off Belbroughton Road, within easy reach of the village centre and train station.

Blakedown is a prestigious location for a number of reasons and is situated amidst lovely Worcestershire countryside. It is an incredibly convenient place for commuting to Birmingham, with the village train station providing a regular service to the city.

For those with children, it is notable that residents can sometimes have the opportunity to apply for positions in the celebrated Haybridge schools at Hagley, another reason Blakedown has been so popular over the years.

There are several other useful amenities on the doorstep, including two country pubs, a well-stocked local store, and an excellent playing field with a pavilion. Kidderminster town is less than four miles away and offers a wide range of amenities, including many supermarkets and high street stores, plus a myriad of pubs and eateries.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

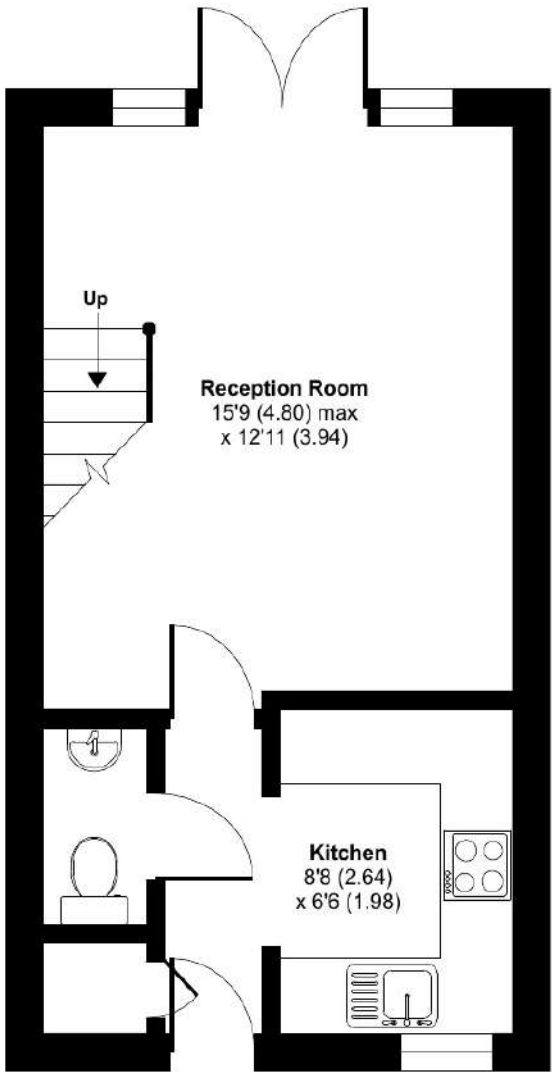
The Council Tax banding for this property is **Band B**



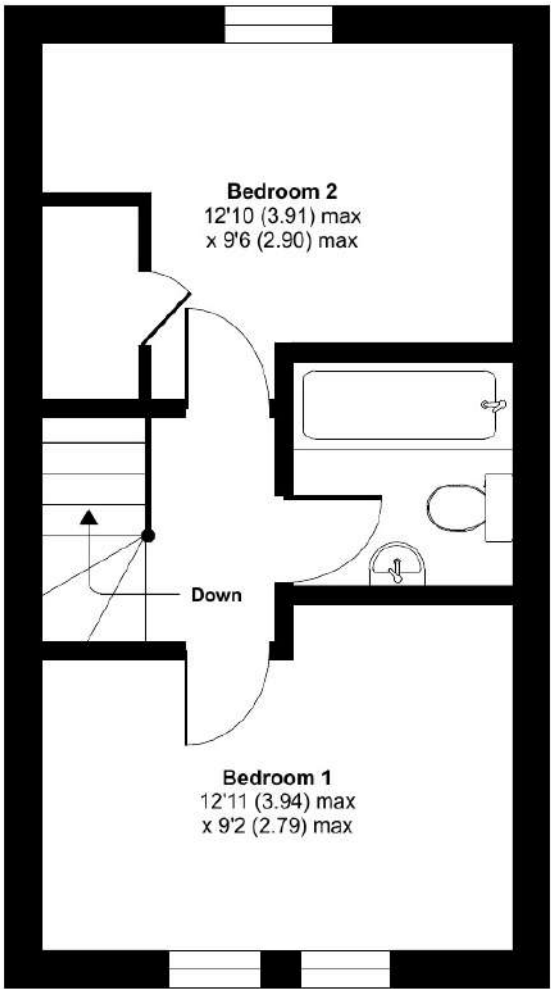
# Gladstone Place, Blakedown, Kidderminster, DY10

Approximate Area = 626 sq ft / 58.1sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nacheam 2024. Produced for Andrew Grant. REF: 1219962



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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