



**Plot 38, 16 Stonecrop Crescent**  
Stourport-on-Severn, DY13 8EN

**Andrew Grant**



# Plot 38, 16 Stonecrop Crescent

Stourport-on-Severn, DY13 8EN

**2 Bedrooms   1 Bathroom   1 Reception Room**

An exciting opportunity awaits to purchase a brand-new two-bedroom home, available on a part-buy, part-rent basis. Situated in the leafy Burlish suburb, the property offers convenient access to a nearby nature reserve, schools and Stourport-on-Severn town centre.

- Shared ownership
- Brand new home
- Popular Windermere Way development
- Open plan kitchen/ dining and living room
- Kitchen with integrated appliances
- Useful cloakroom
- Private garden including a shed
- Parking and an electric car charging point

A unique opportunity presents itself 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 £298.64, 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 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 [www.homechoiceplus.org.uk/HouseholdRegistrationForm](http://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 [www.homechoiceplus.org.uk/HouseholdRegistrationForm](http://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.





## Hallway

Upon entering, a welcoming hallway awaits, featuring a spacious storage cupboard housing a useful laundry area and access to both the cloakroom and the kitchen.

## Living/ dining Room

Towards the rear of the property, a generous living and dining space awaits, offering room for a dining table alongside customary lounge furniture. French doors open to the rear garden, flooding the area with natural light. A staircase leads to the first floor.

## Kitchen

The kitchen seamlessly integrates with the dining and living areas, catering perfectly to modern family living. The contemporary design boasts ample wall and base units in platinum grey, complemented by generous dark ash countertop space. Integrated appliances include an oven, hob and extractor hood.

## Cloakroom

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.

## Principal Bedroom

The principal bedroom boasts a window offering pleasant garden views and inviting natural light.

## Bedroom Two

A well-proportioned second bedroom features two windows to the front aspect and a convenient built-in storage cupboard.

## Bathroom

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







## The garden

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.



## Parking

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



## Location

Nestled within the esteemed suburb of Burlish, Stonecrop Crescent 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. Accessible on foot from the property, this nature reserve entices outdoor enthusiasts with its miles of mature heathland and wooded trails, perfect for dog walkers.

Moreover, residents of Harebell Close enjoy the convenience of being a stone's throw away from the centre of Stourport-on-Severn. Just 0.6 miles away, the historic town centre offers an array of amenities, from unique shops and cosy pubs to well-known eateries and major supermarkets like Tesco and Lidl. The nearby riverside meadows provide many opportunities for outdoor recreation, featuring scenic seating areas overlooking the river and extensive paths leading to Bewdley and Worcester. Additionally, the serene canal basin at the heart of the town offers yet another tranquil spot for residents to enjoy the town's natural beauty.

## Services

The property benefits from mains water, gas, electricity and drainage.

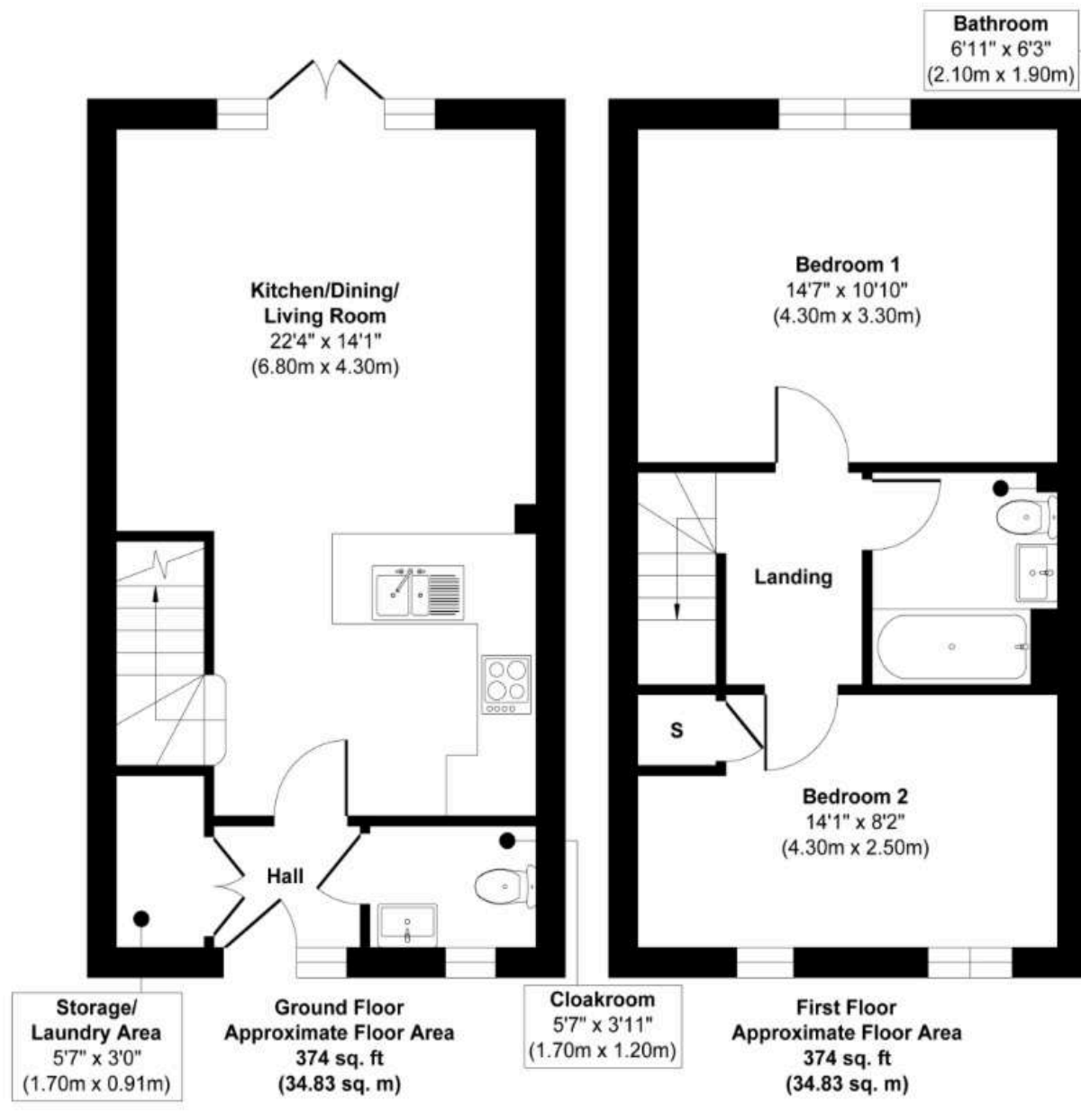
## Council Tax

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





# Stonecrop Crescent, Stourport-on-Severn DY13 8EF



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

**Approx. Gross Internal Floor Area 748 sq. ft / 69.66 sq. m**

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

Produced by Elements Property



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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