



Plot 42, 104 The Links
Stourport-on-Severn DY13 9FQ

Andrew Grant

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 3 Bedrooms  1 Reception  2 Bathrooms

Leasehold / 976 sq. ft.
Fixed Price £137,500 (50% Share)

An exciting opportunity to purchase a brand-new three-bedroom home, being sold on a part-buy, part-rent basis. Part of a small Taylor Wimpey development nicely positioned on the fringes of town, conveniently located for accessing Hartlebury Common nature reserve and less than one mile from Stourport town centre.

KEY FEATURES

- Shared ownership
- Brand-new home
- Spacious living room
- Kitchen diner with integrated appliances
- Principal bedroom with en-suite
- Garden with shed
- Parking and electric car charging point

This is a unique chance to purchase a brand-new three-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 £352.36, inclusive of buildings insurance and administrative fees. Below, you will find information regarding eligibility criteria and how to apply.





REAR 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 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

Once the above is completed, email your supporting documents to:
sales@communityhousing.co.uk

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

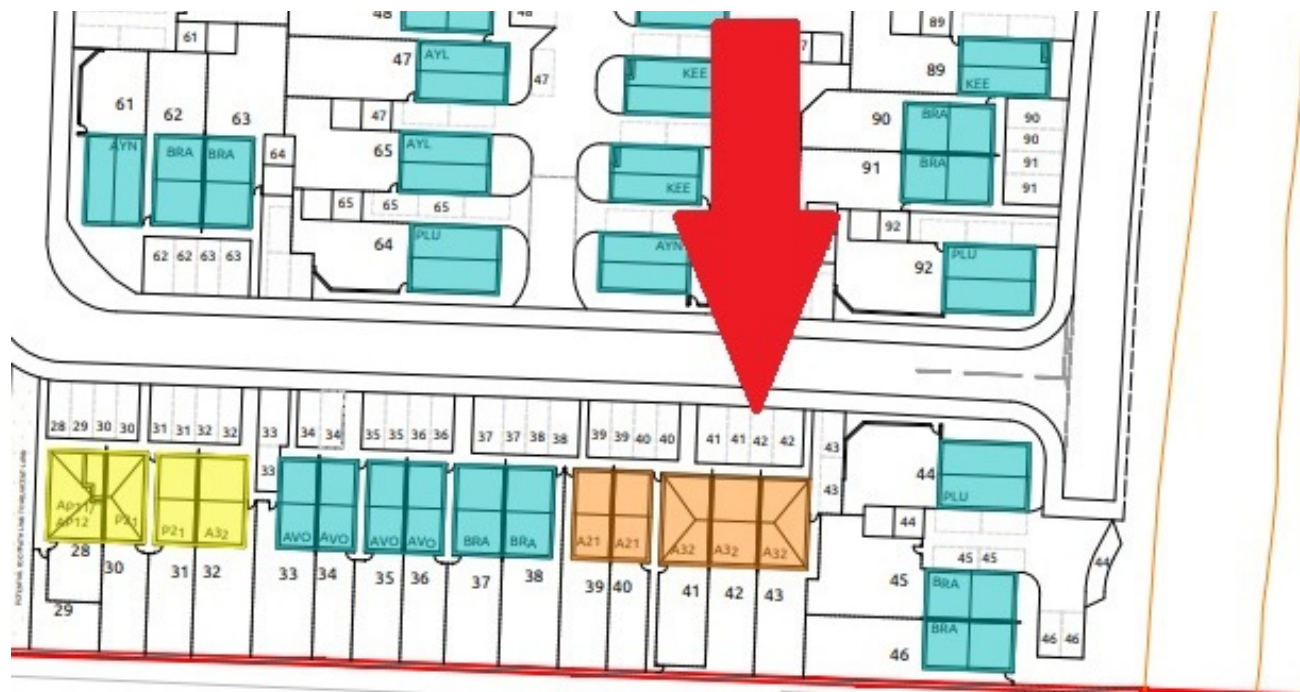
A financial assessment will need to be undertaken by our nominated financial advisor prior to your application being assessed.

Description

A brand-new home by the well-regarded house builders Taylor Wimpey, this property is part of a small development on the fringes of Stourport. These brand-new properties provide a hassle-free option for purchasers of all ages, being cost-effective to run and easy to maintain for years to come. This excellent three-bedroom home offers everything you would want and need from a property of this nature, including two parking spaces at the front and a neatly enclosed garden at the rear.

Hallway

Upon entering the property, you are greeted by a hallway with a built-in storage cupboard for convenience. A door provides access to the living room.



Living Room

This generously sized reception room offers ample space for lounge furniture and relaxation. A window to the front allows in natural light and a staircase ascends to the first-floor accommodation, while a door leads to the cloakroom/utility room. An opening connects seamlessly to the kitchen dining room.

Kitchen Dining Room

Styled in a contemporary fashion, the kitchen features platinum grey wall and base units with dark ash worksurfaces, complemented by an integrated oven, hob and extractor hood. A window and French doors overlook the rear garden, allowing natural light to flood the space and creating an effortless indoor-outdoor flow.

Cloakroom/Utility Room

Conveniently located off the hallway, this multifunctional space includes a modern low-level WC, a washbasin and ample room for laundry appliances.

First Floor

The stairs rise to a central landing, which provides access to three well-sized bedrooms and the family bathroom.

Principal Bedroom and En Suite Shower Room

This spacious double bedroom benefits from a front-facing window that welcomes in natural light. The room is further enhanced by a private ensuite shower room.

Fitted with a low-level WC, a washbasin and a shower cubicle, the en suite also features an obscure-glazed window to the front aspect, ensuring both natural light and privacy.

Bedroom Two and Three

A generously proportioned second double bedroom enjoys a rear aspect view through a well-placed window. Positioned at the rear of the property, the third bedroom is a generous single room, perfect as a child's bedroom, guest room, or study.

Family Bathroom

Serving the first-floor accommodation, this well-equipped bathroom includes a low-level WC, a washbasin and a bath with an overhead shower.



Rear Garden

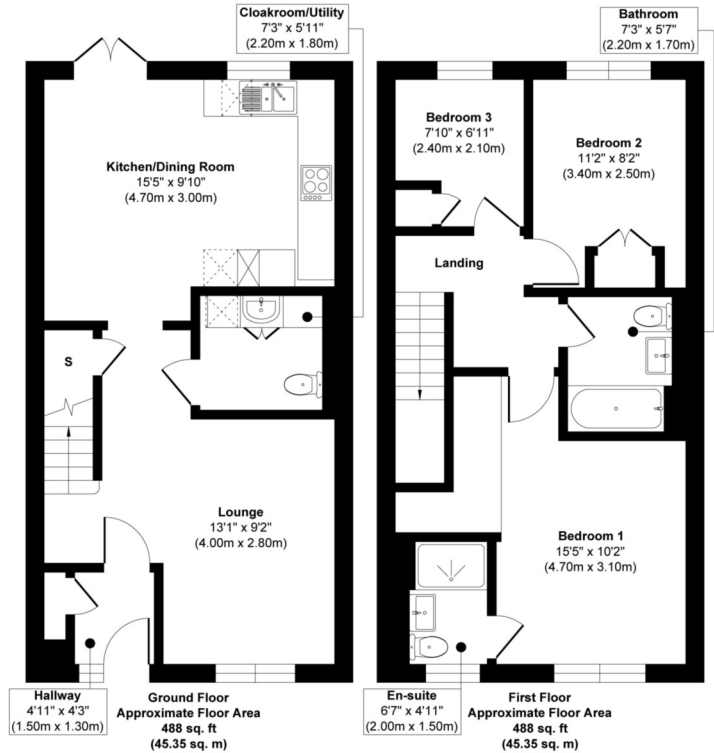
The rear garden presents a blank canvas for the new owner to craft something extraordinary. Enclosed by panel fencing, it offers a secure, family-friendly outdoor space. A garden shed is included, ideal for storage. Additionally, the property benefits from off-road parking for two cars and an electric car charging point.

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

Location: These brand-new shared ownership properties are part of a small Taylor Wimpey development, ideally situated on the outskirts of Stourport.

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		

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Approx. Gross Internal Floor Area 976 sq. ft / 90.70 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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