



**Plot 82, 34 Wood Sage Road**  
Stourport-on-Severn, DY13 8EG

**Andrew Grant**



# Plot 82, 34 Wood Sage Road

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**3 Bedrooms 2 Bathroom 1 Reception Room**

An exciting opportunity to purchase a brand-new three-bedroom semi-detached home, being sold on a part-buy, part-rent basis. The site is nicely positioned in the leafy Burlish suburb of town, conveniently located for accessing a nearby nature reserve, schools and the centre of Stourport-on-Severn.

- Shared ownership
- Brand new home on the Popular Windermere Way development
- Kitchen with integrated appliances and useful cloakroom
- Private garden including a shed
- Parking for two cars and an electric car charging point

A unique opportunity to purchase a brand-new two-bedroom home, being sold on a part-buy, part-rent basis. Buyers at this stage can purchase anywhere from 10% to 75% shares, with the option to buy more later. This excellent and affordable housing scheme is provided by the Community Housing Group, ideal for first-time purchasers or those with a limited budget looking to get on the property ladder. The flexible scheme allows owners to increase their shares up to the full 100% ownership after one year, with the rental amount diminishing pro rata. On a 50% shared basis, the monthly rental is £350.20, inclusive of buildings insurance and administrative fees. Below is information regarding eligibility and how to apply.

**Leasehold 866 sq ft**



# 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 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
- Do not earn in excess of £80,000 per annum
- Be registered on HomeChoice plus Housing Register. You can apply online at <https://www.homechoiceplus.org.uk/HouseholdRegistrationForm>

## How to apply

To apply for one of the Community Housing Group properties you need to complete an application form and an income and expenditure statement, please find the links below.

- [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)
- Register on our housing register Home Choice Plus – [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)
- you will then be issued with a letter which we will require sight of.

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, you are greeted by a welcoming hallway featuring a built-in storage cupboard, a staircase leading to the first floor, and a door providing access to the living room.

## Living room

The living room offers generous space, ideal for relaxation and entertaining. A window overlooks the front of the property, while a door leads to the rear lobby. From the lobby, you can access the kitchen, a convenient storage area, and the ground-floor cloakroom.

## Kitchen/dining area

The kitchen is thoughtfully designed to meet the needs of modern family living. Its contemporary styling includes ample wall and base units finished in light driftwood paired with copper countertops for a sleek aesthetic look. Integrated appliances include an oven, hob, and extractor hood. A window and French doors open onto the rear garden, bathing the space in natural light.

## Cloakroom

The cloakroom is equipped with a modern low-level WC and washbasin, offering convenience for residents and guests alike.



## First floor

Ascending the staircase, you arrive at a central landing that provides access to three generously sized bedrooms and the family bathroom.

## Principal bedroom

The principal bedroom enjoys pleasant views from a front-facing window, allowing for an abundance of natural light.

## Bedroom two

The second bedroom is well-proportioned and features a rear-facing window with lovely views of the garden.

## Bedroom three

This spacious single bedroom overlooks the rear garden and is versatile enough to serve as a children's room, guest bedroom, or study.

## Bathroom

The family bathroom is well-appointed with a low-level WC, washbasin and a bath with a shower over, providing practicality and comfort for everyday use.







## 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, Wood Sage Road 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 nature reserve. Easily reached on foot, this nature reserve near Wood Sage Road boasts extensive mature heathland and wooded trails, perfect for dog walkers and nature enthusiasts. Plus, residents enjoy the convenience of being just a short distance from Stourport-on-Severn's bustling centre, with its diverse range of shops, pubs, eateries and supermarkets. Nearby riverside meadows offer scenic views and outdoor activities, while the tranquil canal basin in town provides another peaceful spot to appreciate nature.

## Services

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

## Council Tax

The Council Tax banding for this property is **TBC**

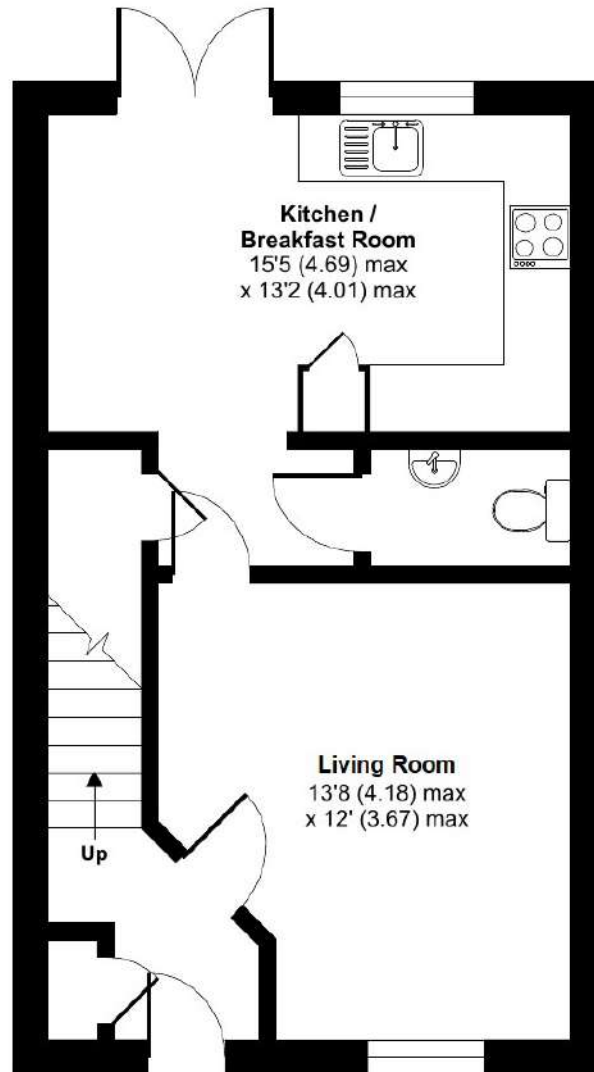




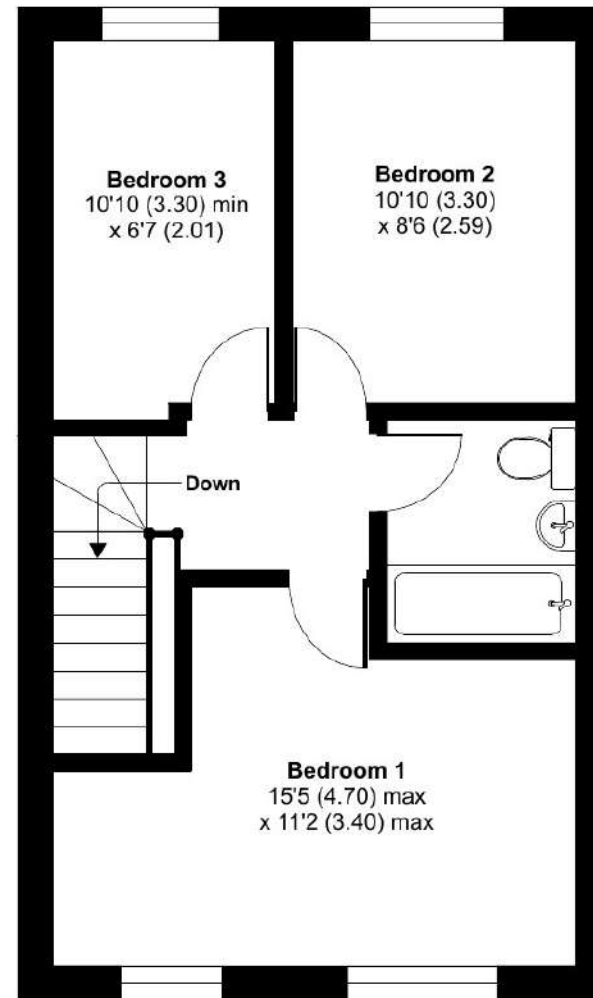
# Wood Sage Road, DY13

Approximate Area = 866 sq ft / 80.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



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.



**Andrew Grant**

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)