



**44 The Links**  
**Stourport on Severn DY13 9FQ**

**Andrew Grant**

## 44 The Links

### Stourport on Severn DY13 9FQ

 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

#### Leasehold

**Fixed Price £112,500**

An exciting opportunity to purchase a brand-new two 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.

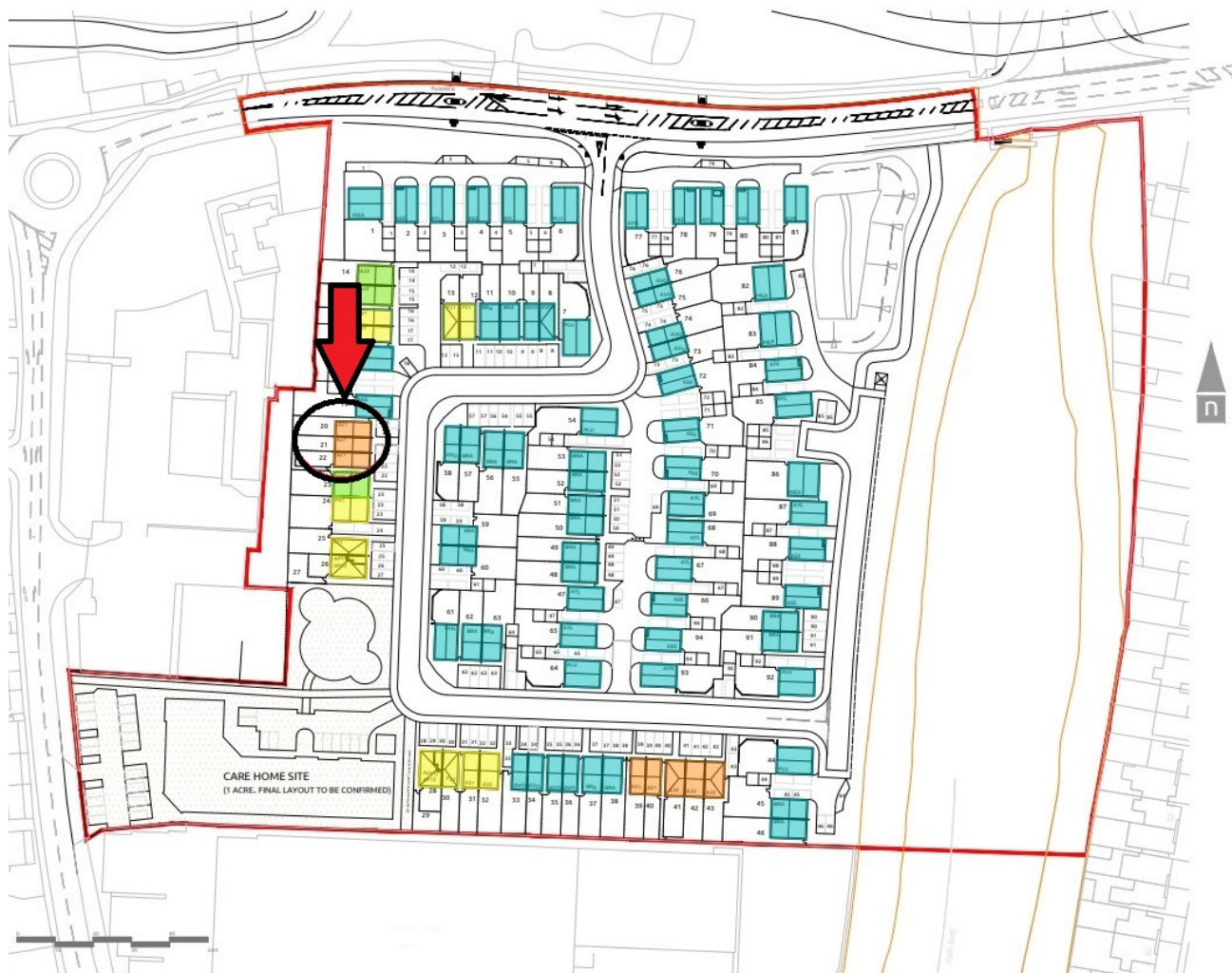
This is a unique chance to purchase a brand-new two-bedroom home, available on a part-buy, part-rent basis. Buyers at this stage can acquire anywhere from 10% to 75% shares, with the option to purchase more later. This excellent and affordable housing scheme, provided by the Community Housing Group, 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 £295.07, inclusive of buildings insurance and administrative fees. Below, you will find information regarding eligibility criteria and how to apply.

#### KEY FEATURES

- Shared ownership
- Brand-new home
- Spacious living dining room
- Kitchen with integrated appliances
- Two double bedrooms
- Garden with shed
- Parking and electric car charging point



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](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.

### Description

A brand-new end-terrace 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 two-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.

Upon entering the property, you will find a hallway with a cloakroom/WC and a doorway providing access to the kitchen on the right.

Styled in a contemporary fashion, the kitchen boasts plentiful wall and base units, along with an integrated oven, hob and extractor hood. There is a front-facing window and a doorway leading to the living room, which is conveniently located at the rear of the downstairs.





At the rear of the property, a generously sized reception room awaits, providing ample space for both dining and lounge furniture. French doors seamlessly connect to the rear garden, filling the space with natural light. A staircase in one corner rises to the first-floor accommodation.

Conveniently positioned off the hallway, 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.

The master bedroom features a window with delightful garden views, welcoming in natural light. Additionally, this room is enhanced by built-in wardrobes.

A well-proportioned second bedroom features a window to the front aspect. This room further benefits from built-in wardrobes and access to a large storage cupboard.

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

#### 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. This location boasts excellent convenience, being less than one mile from the centre of Stourport, a fantastic riverside town that is just a short stroll from the property. The town offers a vast array of amenities and attractions, including numerous supermarkets and a diverse range of shops along the high street.

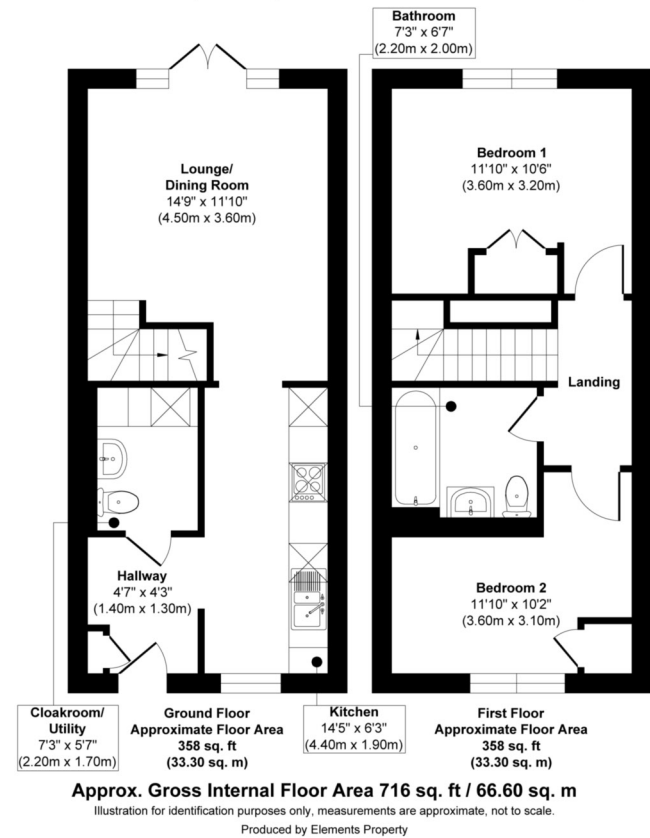


There are plenty of pubs and dining options throughout the town and along the canal. For outdoor enthusiasts, the town's riverside features beautiful seating areas overlooking the River Severn and miles of walking paths leading to Bewdley in one direction and Worcester in the other.

Adjacent to the development is the celebrated Hartlebury Common nature reserve, a varied green oasis popular with dog walkers and nature lovers. Additionally, the historic Staffordshire/Worcestershire canal is easily accessible, providing scenic routes into the town and the surrounding countryside.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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