



**Plot 14, 18 Calluna Road**  
Kidderminster DY11 6FH

**Andrew Grant**



# Plot 14, 18 Calluna Road

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**3 Bedrooms   1 Bathroom   1 Reception Room**

A wonderful opportunity to own a brand-new three-bedroom home on a part-buy, part-rent basis. Situated in the new Habberley Park Development.

- Shared ownership.
- The kitchen is well-appointed with various integrated appliances.
- Generous and bright living area with views over the rear garden.
- The fully enclosed garden features a spacious patio and shed for additional storage.
- Practical amenities include a ground floor WC and ample parking space for two cars, and the added advantage of solar panels.

This is a rare opportunity to purchase a brand-new three-bedroom home on a part-buy, part-rent basis. Buyers can initially acquire between 10% and 75% of the property, with the option to increase their share up to 100% ownership after the first year. This flexible and affordable housing scheme, provided by The Community Housing Group, is ideal for first-time buyers or those with a limited budget looking to step onto the property ladder. For a 50% shared ownership, the monthly rent is £365.18, which includes buildings insurance and administrative fees. As ownership shares increase, the rental amount decreases proportionately. Further details on eligibility criteria and the application process can be found below.

**874 sq ft (81.2 sq m)**



### 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 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.
- Be registered on the HomeChoice Plus Housing Register. Registration can be done online at [HomeChoice Plus](#).
- A financial assessment will need to be undertaken by our nominated financial advisor prior to your application being assessed.

### 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

Situated at the front of the property, the kitchen offers ample storage within its well-designed light driftwood units with brazilian walnut worktops and is fitted with modern appliances, including a cooker, hob and extractor hood. A window fills the space with natural light, making it both bright and practical for everyday use.



## The living area

Spanning the width of the property, the reception room offers a generous living area with views over the garden. A rear door opens directly onto the patio, making it perfect for entertaining or relaxing.





## The cloakroom

A practical cloakroom, fitted with a wash basin and WC, provides convenience for both residents and guests.



## The hallway

A welcoming entrance hallway features doors leading to the kitchen, reception room, cloakroom and a convenient understairs storage cupboard. A staircase provides access to the first floor.





## The principal bedroom

A spacious double bedroom with two windows at the front, offering an abundance of natural light and a bright, airy atmosphere.







## Bedroom two

The second bedroom is a generously sized double room that enjoys lovely views of the rear garden.





## Bedroom three

Situated at the rear of the property, this spacious single bedroom offers garden views and is perfectly suited as a child's room or a home office.





## The family bathroom

A contemporary family bathroom featuring a bath with shower over, washbasin and WC. The room is finished with modern fixtures and fittings.





## The garden

The rear garden is fully enclosed, creating a family-friendly outdoor space. It features a patio and lawn, offering ample room for seating, play and relaxation. A garden shed provides valuable additional storage.





## Location

Wood Sage Road is ideally positioned between Bewdley and Kidderminster, offering a balance of countryside tranquillity and urban convenience. Nearby Habberley Valley provides scenic trails, while Trimpley Reservoir and the River Sever are perfect for outdoor activities.

The historic town of Bewdley boasts independent shops, pubs, and attractions such as the Severn Valley Railway and West Midlands Safari Park. The Wyre Forest Nature Reserve offers extensive trails for walking, cycling, and horse riding.

Kidderminster provides high-street shopping, supermarkets, and dining options, along with excellent transport links, including a train station with services to Worcester, Birmingham, and London.

## Services

The property benefits from mains gas, electricity, water and drainage. Additionally electricity is provided by solar panels.

## Council Tax

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

## Disclaimer

The images shown are for illustrative purposes and depict similar properties previously sold by Taylor Wimpey.









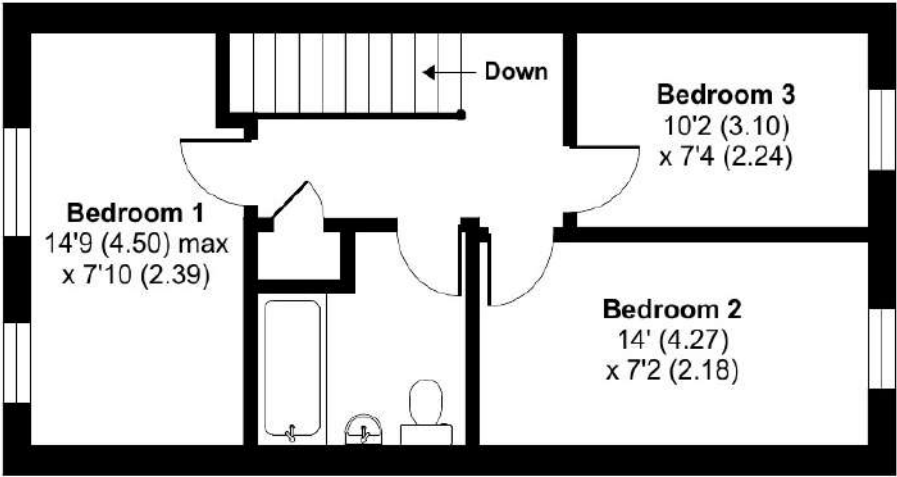
# Calluna Road, Kidderminster, DY11

Approximate Area = 874 sq ft / 81.2 sq m

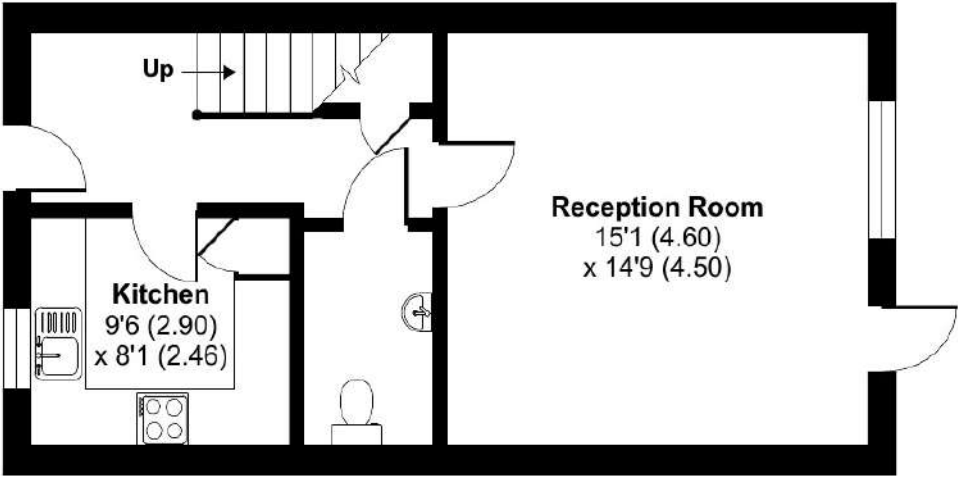
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nacheam 2025.  
Produced for Andrew Grant. REF: 1230431



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