



Plot 18, 37 Wribbenhall Gardens
 Habberley Road, Bewdley DY12 1DS

Andrew Grant

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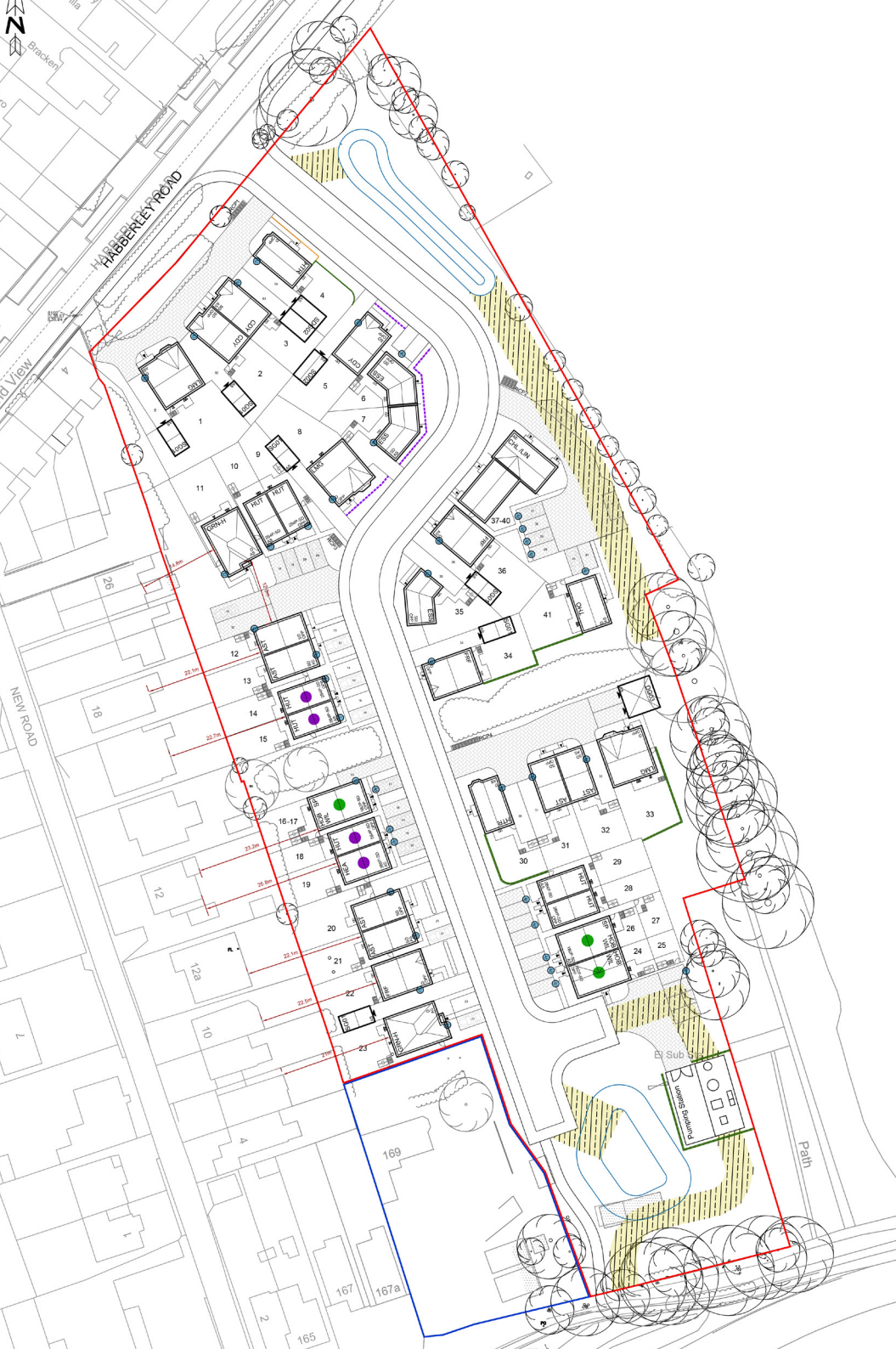
2 Bedrooms 1 Bathroom 1 Reception Room

An exciting opportunity to purchase a brand-new two-bedroom semi-detached home, being sold on a part-buy, part-rent basis. The site is nicely positioned in the leafy Catchems End 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 Mortimer Manor 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 £378.56, inclusive of buildings insurance and administrative fees. Below is information regarding eligibility and how to apply.





Qualification eligibility criteria

Applicants are not eligible to join the Home Choice Plus housing register unless they meet the qualifying criteria of a close association outlined below;

In determining whether the household has a close association we will agree that 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)

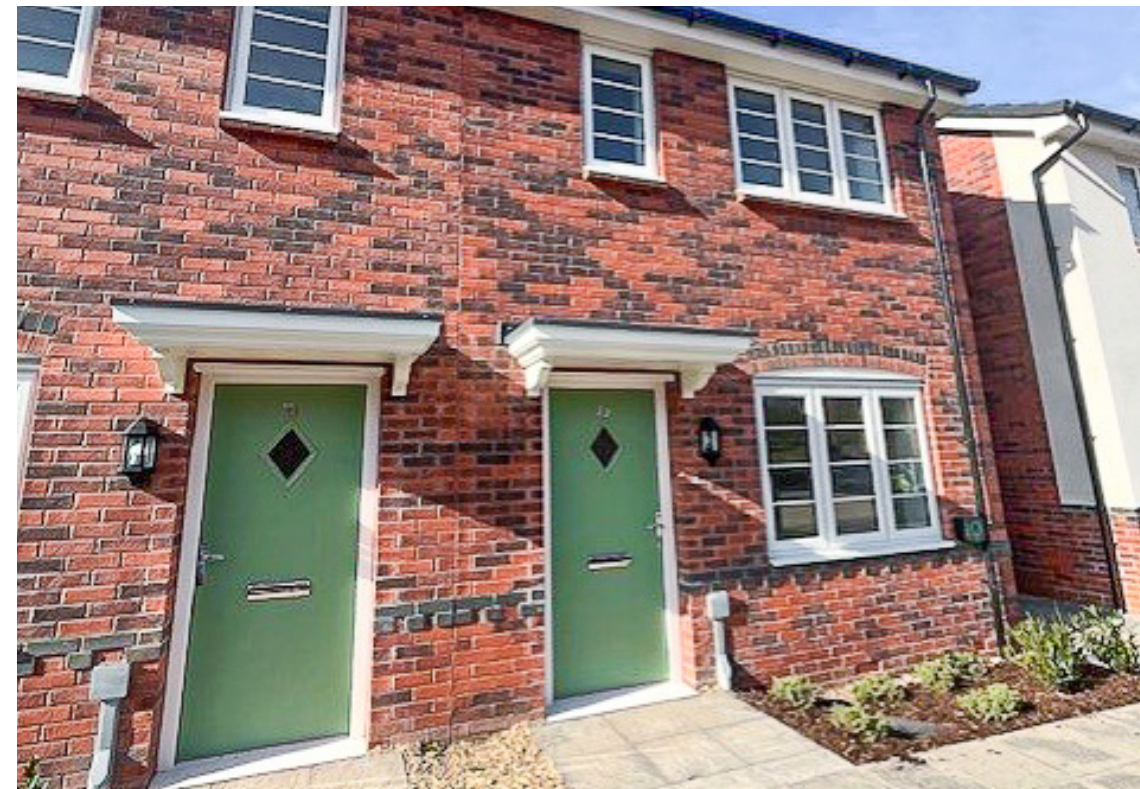
You need to provide documents to support your application, please use the checklist to ensure you have provided everything that is applicable:

- [ApplicationChecklist.pdf](#) (communityhousing.co.uk)
- Register on our housing register Home Choice Plus – www.homechoiceplus.org.uk
- 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

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.





Living room

Upon entering the property you are greeted by the spacious lounge with stairs to the first floor, offering an inviting and comfortable area for relaxation. A large window allows natural light to flood in and a door provides access to the hallway, where a storage cupboard and cloakroom can be found.

Kitchen/dining room

The kitchen is thoughtfully designed with modern family living in mind. It is fitted with platinum kitchen units complemented by carbon steel worktops for a stylish finish. The kitchen includes an integrated cooker, hob and hood. Positioned at the rear of the property with direct access to the garden, it benefits from a large window, ensuring a bright and airy space.

Cloakroom

The ground floor cloakroom is conveniently located off the hallway between the living room and kitchen and features a low-level WC and washbasin, adding practical convenience.



First floor

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

Principal bedroom

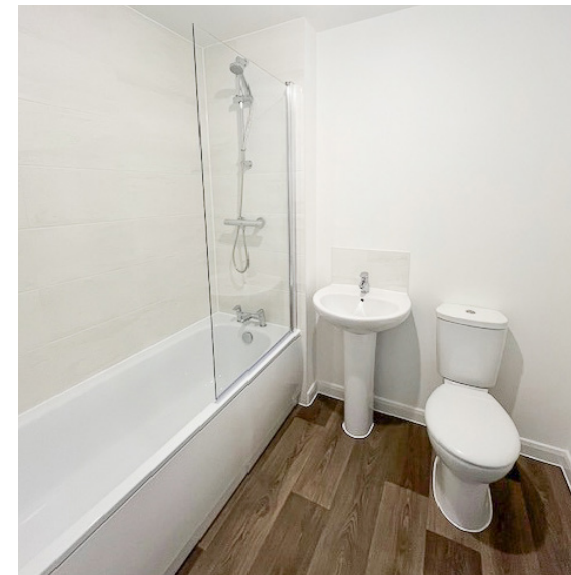
The generously sized principal bedroom enjoys views of the front of the property from two windows, allowing for an abundance of natural light. A built-in cupboard allows for convenient storage.

Bedroom two

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

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

The Mortimer Manor Development is ideally nestled next to the stunning Worcestershire countryside, between Bewdley and Kidderminster. This sought-after location offers a perfect balance of rural tranquillity and easy access to Kidderminster town centre. Residents benefit from proximity to the scenic Habberley Valley, with public footpaths leading to beauty spots like the enchanting wooded landscapes and Trimpley Reservoir along the River Severn—ideal for countryside walks.

Just a short drive away, the historic Georgian town of Bewdley offers independent shops, charming pubs and restaurants, and attractions such as the Severn Valley Steam Railway and West Midlands Safari Park. The breathtaking 6,000-acre Wyre Forest Nature Reserve, perfect for walking, cycling, and horse riding, borders the town.

Kidderminster provides a range of amenities, including high-street shops, supermarkets, and diverse dining options. Well connected for travel, the town's train station offers regular services to Worcester, Birmingham, and London.

Services

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

Council Tax

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

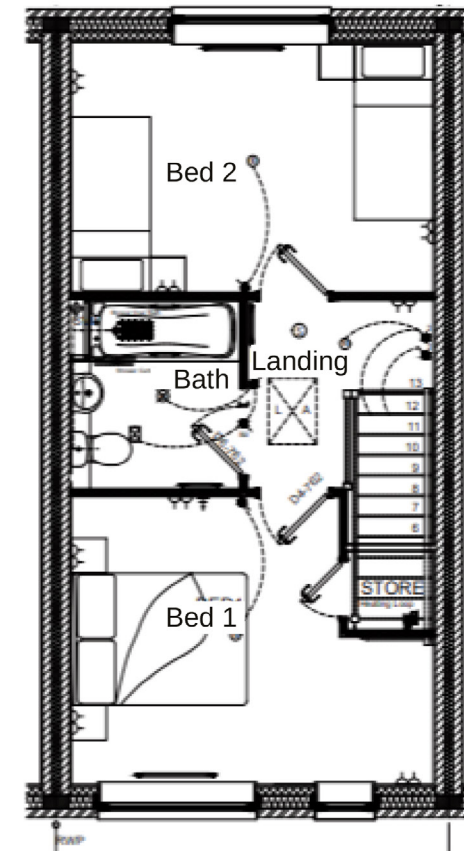
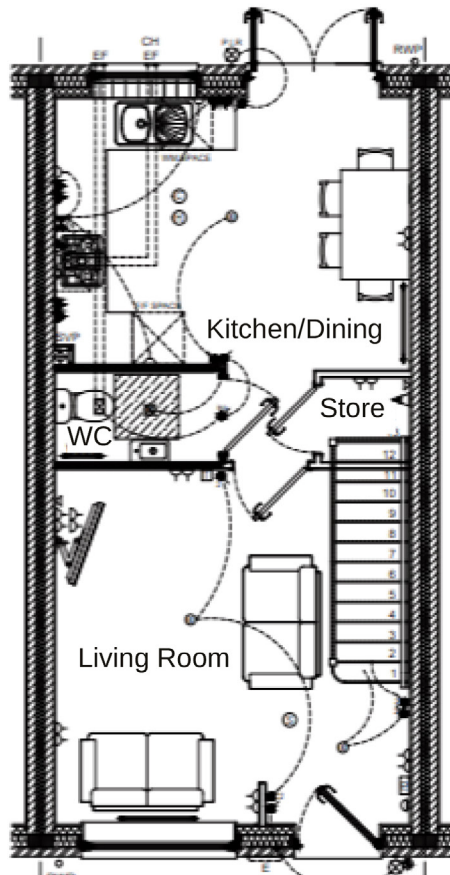
Disclaimer

The images shown are for illustrative purposes and depict similar properties previously sold by Community Housing.



Wribbenhall Gardens DY12

For identification only - Not to scale



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.

