



2 Mike Oborski Close

Kidderminster, DY10 3EB

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A fantastic opportunity to purchase a modern home, being sold on a part buy, part rent basis. Initially the new owner can purchase a 50% share with the option to buy more after one year.

- Modern semi-detached two-bedroom shared ownership home ideal for first-time buyers.
- Spacious reception room and conservatory overlooking the garden.
- Off-road driveway parking with additional on-street availability.
- Quiet cul-de-sac location with easy access to amenities and transport links.

An excellent opportunity to get on the property ladder with this modern two-bedroom semi-detached home, available on a shared ownership basis. Buyers can purchase an initial share of 50%, with the option to increase their share after one year, ultimately reaching full ownership. The home offers well-planned accommodation with a spacious reception room, fitted kitchen, conservatory and ground-floor cloakroom. Upstairs there are two generous double bedrooms and a stylish bathroom. The property also benefits from a private garden and driveway parking, with further space available on the road. The shared ownership scheme is ideal for first-time buyers. On a 50% basis, the monthly rent is £298.76. Situated in a quiet residential cul-de-sac in Kidderminster, the property is conveniently located for local schools, shops, transport links and amenities.

871 sq ft (80.9 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

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>

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:

- [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 – www.homechoiceplus.org.uk

You will then be issued with a letter which we will require sight of, then 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.



The living room

This inviting living room enjoys two large windows that flood the space with natural light. It provides plenty of room for both relaxation and entertaining. A useful storage cupboard is tucked away to one side, and the under-stairs alcove offers a charming spot for shelving or a reading nook. A feature electric log burner creates a cosy focal point, adding both warmth and character.





The kitchen

The kitchen is fitted with a range of wood-effect cabinets offering ample storage and work surface space. It includes an integrated oven, gas hob and extractor, with space and plumbing for a washing machine. A large window brings in natural light, while tiled flooring makes this a practical space for day-to-day use.



The conservatory

This bright and welcoming space offers garden views from every angle and provides a lovely spot for dining or relaxing. French doors open onto the patio, creating a natural flow to the garden. The room is tiled throughout, with space for both a table and additional seating, and has been fitted with blinds for comfort.



The cloakroom

Conveniently located on the ground floor, the cloakroom includes a toilet and wash basin with mosaic tile splashback. A window provides natural ventilation, and the space is complemented by wood-effect flooring, in keeping with the rest of the home.



The primary bedroom

The main bedroom is a generously sized double with dual-aspect rear-facing windows, offering plenty of natural light. Fitted wardrobes allow for convenient storage, with the layout providing flexibility for different arrangements.



The second bedroom

Also a double, the second bedroom overlooks the front of the home and includes a side window for extra light. It's a peaceful space with a pleasant outlook, suitable for guests, a child's bedroom or home office.



The bathroom

The upstairs bathroom includes a bath with shower over, a pedestal basin and toilet. A full-height tiled surround with mosaic accents adds visual interest, and the window provides natural light. There is also space for additional storage if required.



The garden

The garden has been designed for ease of maintenance, featuring a combination of artificial lawn and gravelled seating areas. A section by the conservatory is ideal for outdoor dining, while a central area provides room for loungers or a bistro set. A small pond and a variety of planters add interest and there is a shed for storage tucked neatly to one side. The garden is fully enclosed by fencing, offering a good degree of privacy, with a rear gate for convenient access.





The driveway and parking

A private driveway sits to the side of the property, providing off-road parking. Additional on-street parking is available in-front of the property on this quiet residential road, making access convenient for visitors.

Location

Mike Oborski Close is a quiet residential cul-de-sac located within a popular modern development in Kidderminster. The area is ideal for a wide range of buyers, offering both peace and accessibility. Just a short distance away are local shops, supermarkets and amenities, making daily errands easy.

Kidderminster town centre offers a broader selection of retail outlets, dining options and leisure facilities including gyms, a cinema and the Severn Valley Railway. Families will appreciate the choice of nearby schools and nurseries, while commuters benefit from excellent transport links. Kidderminster Railway Station provides regular direct services to Birmingham, Worcester and beyond, and the nearby road network includes access to the A456 and the M5, offering straightforward travel throughout the region.

The surrounding Worcestershire countryside provides opportunities for outdoor pursuits, with Hartlebury Common and Habberley Valley offering scenic walking trails. Overall, Mike Oborski Close offers the convenience of town living with the comfort of a modern residential setting.

Services

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

Council Tax

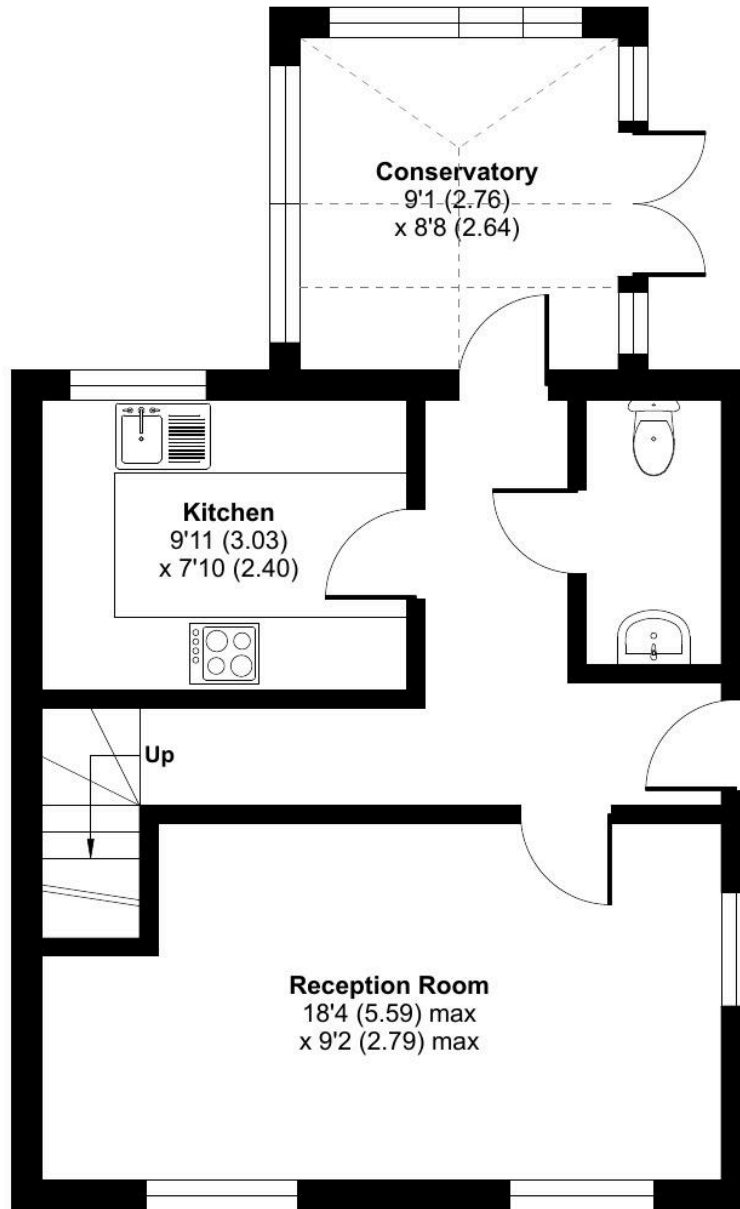
The Council Tax for this property is Band B.



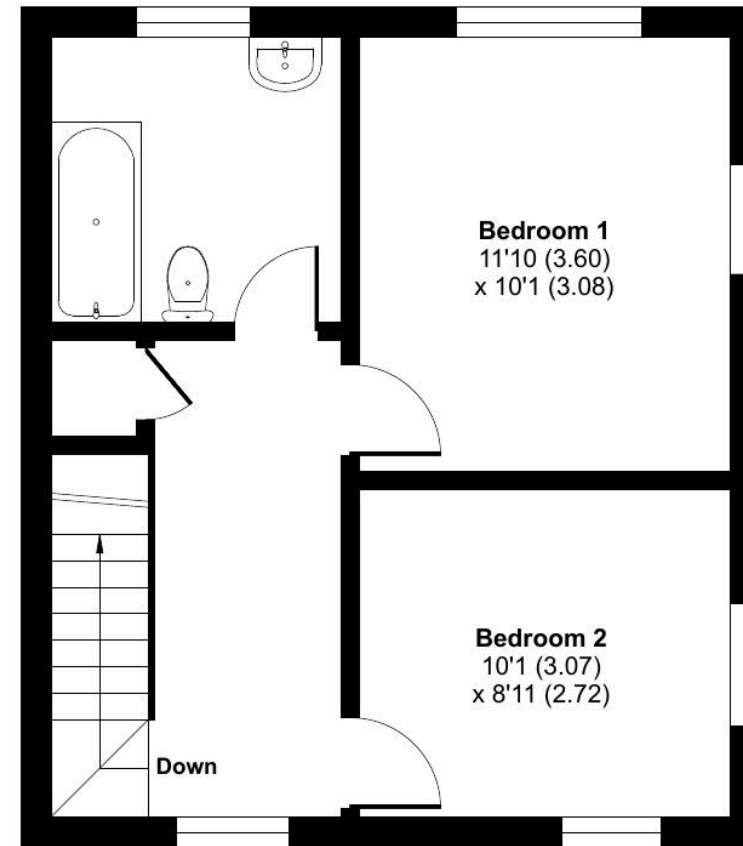
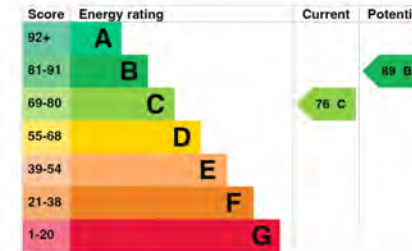
Mike Oborski Close, Kidderminster, DY10

Approximate Area = 871 sq ft / 80.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,



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.



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