



**17 Hopesay Close**

Webheath, B97 5FL

**Andrew Grant**



# 17 Hopesay Close

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**2 Bedrooms    1 Bathroom    1 Reception Room**

A smartly presented two-bedroom home with open-plan living, private garden and driveway, offered on a 50% shared ownership basis.

- A modern two-bedroom home available on a 50% shared ownership basis.
- Spacious open-plan kitchen and reception room.
- Two generously sized double bedrooms and a family bathroom.
- Enclosed rear garden with patio and lawn.
- Driveway parking to the front and a convenient location near Redditch.

This modern two-bedroom home presents a fantastic opportunity to step onto the property ladder via a 50% shared ownership scheme with Walsall Housing Group. Tucked away in a quiet residential area, the property is well suited to first-time buyers or downsizers seeking a convenient and manageable home. The interior includes a spacious open-plan kitchen and reception room, cloakroom and two generously sized double bedrooms, along with a well-appointed family bathroom. Outside, there is a good-sized garden to the rear and a private driveway to the front. The current monthly rent for the remaining share is £248.40. With its combination of contemporary accommodation and affordability, this is an excellent option for those seeking quality and value in Webheath.

**720 sq ft (66.9 sq m)**



# Qualification eligibility criteria

Applicants may apply for shared ownership with Walsall Housing Group if they meet the eligibility criteria and cannot rent or buy on the open market. They must meet local connection, income and affordability thresholds, and pass identity and tenancy checks.

You may be considered to have a local connection if you meet any of the following:

- You currently live in the local authority area or were born there.
- You are employed in the area.
- You have close family living in the area.
- You are leaving care.
- You have other special circumstances (to be assessed by Walsall Housing Group).

Eligibility checks also cover housing history, immigration status, and criminal or anti-social behaviour..

## Eligibility

To be eligible for shared ownership you:

- Must be aged 18 or older and living in the UK.
- You must not currently own a home.
- You must not be able to buy or rent a suitable home on the open market.
- Do not earn in excess of £80,000 per annum.
- You must have limited savings and equity (assessed on a case-by-case basis).
- You must be able to afford rent, mortgage and associated costs.
- You must be able to demonstrate a sustainable tenancy.
- You must provide all required documentation, including ID, financial details and proof of local connection.
- You must agree to pay rent in advance before the tenancy begins.
- You must not be excluded due to past tenancy issues, anti-social behaviour or fraud.

## How to apply

To apply for one of Walsall Housing Group's shared ownership homes, you must:

- Complete a full application form.
- Provide financial documentation to verify income, affordability, and any savings or equity.
- Register on the Walsall Housing Group housing register (if open) or be nominated via your Local Authority.
- Provide supporting documents as specified during the application process.

Once an offer is accepted, a financial check will be carried out by Metro Finance. They confirm eligibility, affordability and verify required documents. Contact Metro Finance on 0114 270 1444.

Applications are prioritised by registration date. Offers depend on availability, eligibility and financial checks.

More information and application forms can be found at: <https://www.whg.uk.com/>





## The kitchen/diner

This generously proportioned kitchen is fitted with a range of wall and base units, complete with worktops, a stainless steel sink with mixer tap and drainer, integrated oven and hob with extractor above, and space for a tall fridge freezer, dishwasher and washing machine. There is ample room for a dining table and chairs, while an internal door leads to a useful pantry.







## The living area

Positioned to the front of the home, the reception area benefits from a large window which floods the space with natural light. Carpeted flooring creates a cosy feel and the open layout flows comfortably into the kitchen and dining zone.







## The primary bedroom

The primary bedroom is a generously sized double situated to the front of the home. A built-in wardrobe provides useful storage and the large front-facing window brings in good natural light.





## The second bedroom

Another well-proportioned double room, bedroom two overlooks the rear garden. It also benefits from a built-in wardrobe and an attractive rear aspect.





## The family bathroom

The family bathroom is equipped with a white suite comprising a bath with shower over, WC and wash basin. Full-height tiling around the bath and an obscured window to the side complete the space.





## The garden

The rear garden is an excellent size for a property of this type, with a paved patio area ideal for outdoor dining and a lawn that stretches beyond. Fencing encloses the garden on all sides and a rear gate offers convenient access.







## The driveway and parking

There is a private driveway to the front of the property providing off-street parking. A paved path leads past the lawn to the front door, with gated access continuing round to the rear.



## Location

Webheath is a highly sought-after residential area situated to the south-west of Redditch. Known for its strong community atmosphere, green surroundings and access to excellent schools, it is a particularly popular choice for families. The property is within walking distance of both Webheath Primary Academy and Mount Carmel Catholic School, making it especially convenient for those with young children.

Local amenities include shops, traditional pubs and recreational spaces, all within easy reach. For commuters, the area offers superb connectivity with the M42 and M5 motorways nearby, and Redditch railway station providing regular services to Birmingham and beyond. The surrounding Worcestershire countryside offers a range of scenic walking routes and outdoor pursuits, making Webheath an ideal location for those seeking a balance between town and country living.

## Services

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

## Council Tax

The Council Tax for this property is Band C

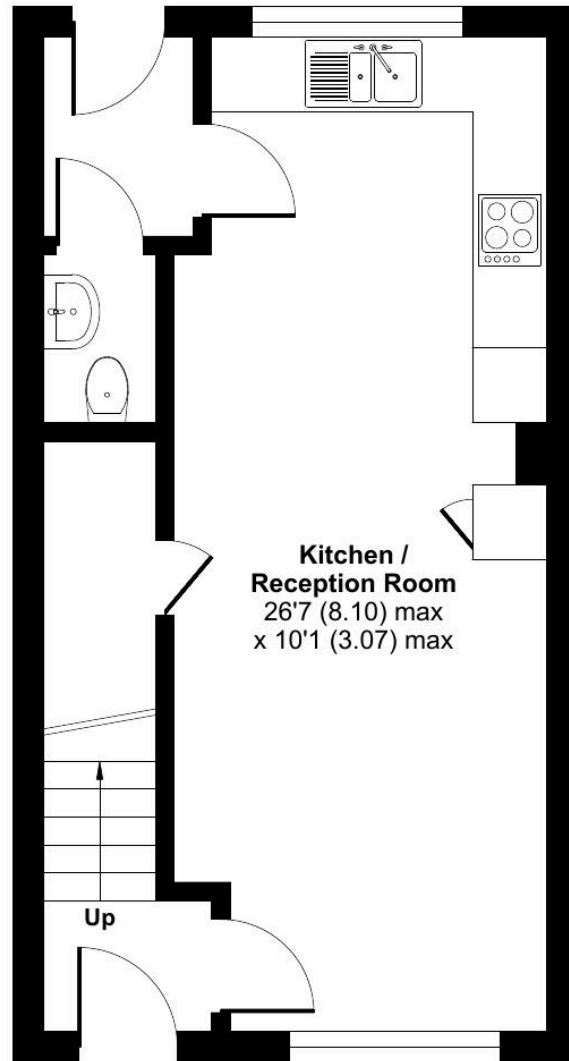




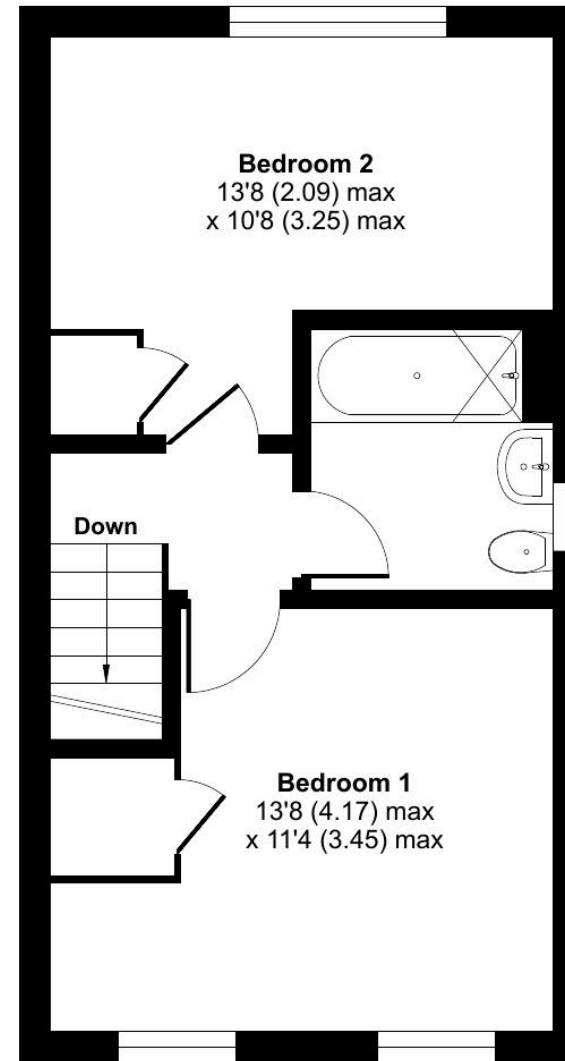
# Hopesay Close, Redditch, B97

Approximate Area = 720 sq ft / 66.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1059088



**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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