



63 Chestnut Grove

Kidderminster, DY11 5QB

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

This spacious semi-detached home features a large garden, private parking and shared ownership potential in a quiet location near local amenities.

- Modern semi-detached three-bedroom shared ownership home ideal for first-time buyers.
- Bright and functional layout with generous room sizes throughout.
- Private and enclosed rear garden with lawn, patio, and shed.
- Driveway parking for multiple vehicles with additional on-street space.
- Quiet location close to schools, shops and local amenities.

An excellent opportunity to purchase a generously proportioned three-bedroom semi-detached home in a quiet residential area in Kidderminster. Available on a shared ownership basis, buyers can acquire an initial 50% share with the option to increase their ownership after one year, offering a flexible route to full property ownership. This well presented home occupies a large corner plot with both front and rear gardens, private driveway parking and a spacious interior layout. The property includes three bedrooms, a bathroom, a comfortable reception room, a kitchen and separate dining room. Situated close to a range of local amenities including schools, shops and transport links, the location provides convenience for everyday living. The home is perfect for first-time buyers looking to step onto the property ladder. On a 50% basis, the monthly rent is £298.76, this includes rent, building insurance and service charges.

920 sq ft (85.4 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 kitchen

The kitchen is well proportioned with ample work surface and storage space. It includes a built-in oven with hob and extractor, plumbing for a washing machine and room for further appliances. Three windows provide ample natural light and a side door offers access to the garden.





The dining room

Situated just off the kitchen, the dining room is ideal for both family meals and entertaining. It features dual windows that allow in plenty of light from the garden and is well positioned at the rear of the property.





The living room

This spacious living room is located at the front of the property and features three large windows for a bright and airy feel. A central fireplace provides a warm focal point, and there's plenty of room for seating. Direct access to the dining room and hallway allows for a natural flow through the ground floor.



The primary bedroom

A generously sized main bedroom situated at the front of the property. It easily accommodates a double bed with space for wardrobes and additional storage. A large window overlooks the front garden.



The second bedroom

The second bedroom is another well-sized double room with two windows to the rear aspect, allowing for views over the rear garden. It offers plenty of space for furniture and could easily serve as a guest room or second main bedroom.



The third bedroom

This third bedroom is ideal as a bedroom, nursery or home office. Located at the front of the property, it benefits from a pleasant front garden outlook.



The bathroom

The bathroom includes a panelled bath with shower over, wash basin and WC. A window provides ventilation and light, and part-tiled walls ensure practicality.



The garden

The property benefits from a large, private rear garden that wraps around the side and rear of the home. A paved patio with gravel borders provides an ideal seating and entertaining area, enclosed by mature hedging for privacy. Beyond this, the garden opens to a generous lawn with a swing set, shed and storage units. The outdoor space is secure and versatile, making it well suited to children, pets, and gardening enthusiasts alike.







The driveway and parking

The property enjoys private off-road parking via a front driveway, with space for multiple vehicles. Additional on-street parking is also available directly outside.

Location

Chestnut Grove is a quiet residential street in Kidderminster, popular with families and first-time buyers due to its convenient location and community feel.

The area is within easy reach of both primary and secondary schools, as well as local convenience stores, takeaways, parks and community facilities. Just a short drive away, the town centre offers a wider range of shopping and dining options, along with supermarkets, high street brands and leisure amenities.

Kidderminster benefits from strong transport links, including a railway station with direct services to Birmingham and Worcester, and excellent road connectivity via the A456 and A449.

For those who enjoy the outdoors, the Wyre Forest and local nature reserves offer walking trails and countryside escapes within easy reach.

Chestnut Grove combines practical day-to-day convenience with a peaceful suburban setting, making it a great choice for young families, professionals and anyone looking to take their first step on the property ladder.

Services

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

Council Tax

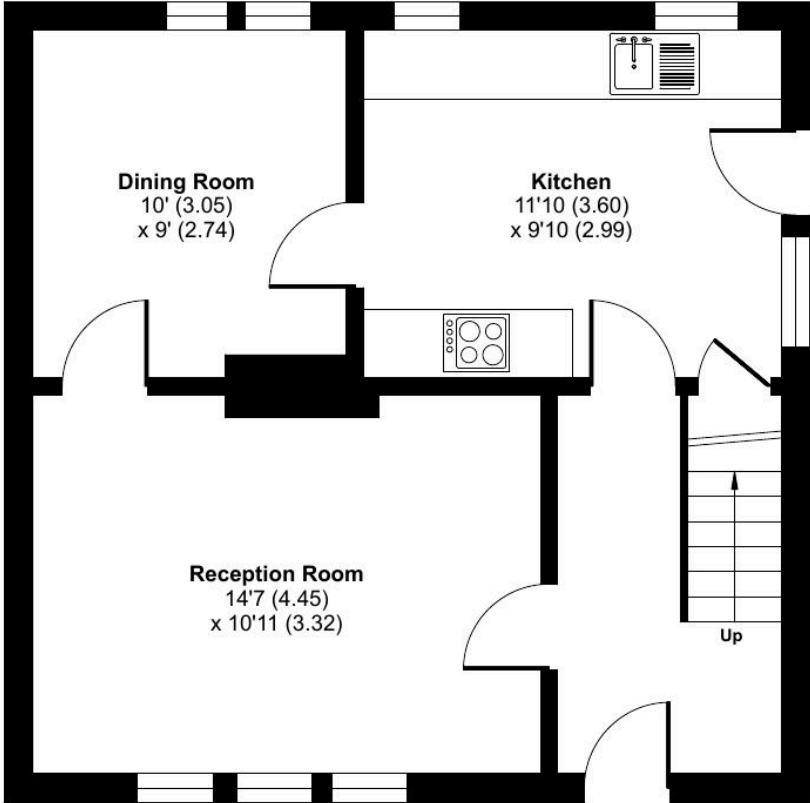
The Council Tax for this property is Band A



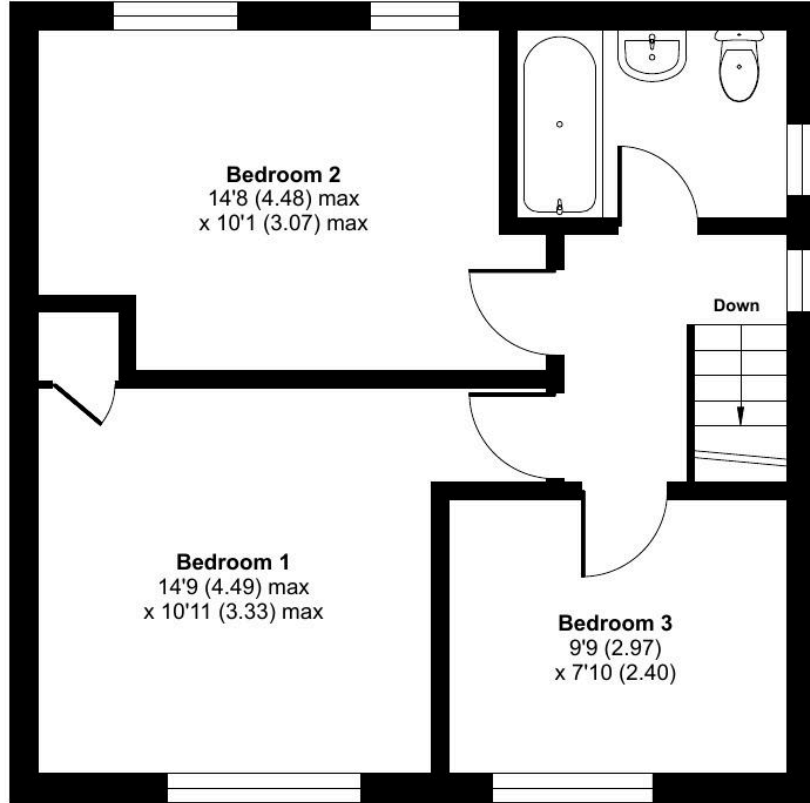
Chestnut Grove, Kidderminster, DY11



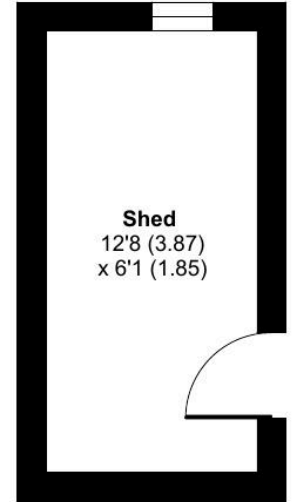
Approximate Area = 920 sq ft / 85.4 sq m
Outbuilding = 77 sq ft / 7.1 sq m
Total = 997 sq ft / 92.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1304932



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com