



Plot 36, 5 Chicory Grove

Kidderminster, DY11 6FJ

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A wonderful opportunity to own a new three-bedroom semi-detached home on a part-buy, part-rent basis. Situated in the new Habberley Park Development, this property enjoys convenient access to scenic countryside, local schools and Kidderminster town centre.

- Shared ownership.
- Well-appointed kitchen with various integrated appliances.
- Generous and bright living area with views over the rear garden.
- Fully enclosed garden featuring a spacious patio.
- Parking spaces for two cars and the added advantage of solar panels and an EV charger.

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 50% 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 £389.71, 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.

895 sq ft (83.1 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.



Location

Chicory Grove 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 Severn 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.

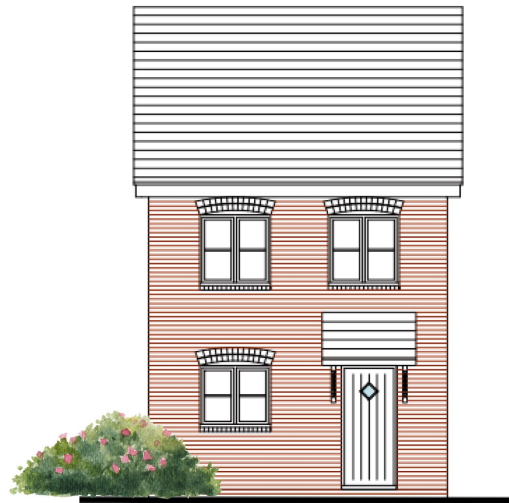
Services

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.





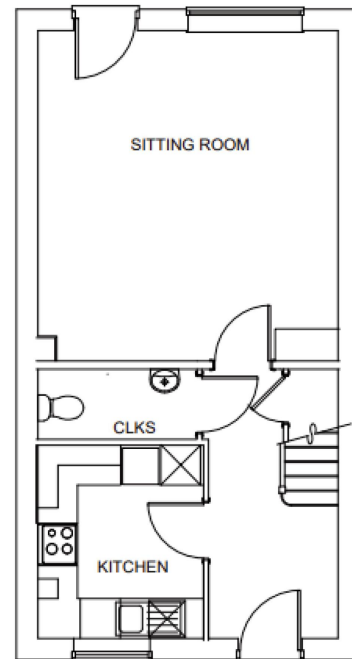
FRONT ELEVATION

Room Sizes

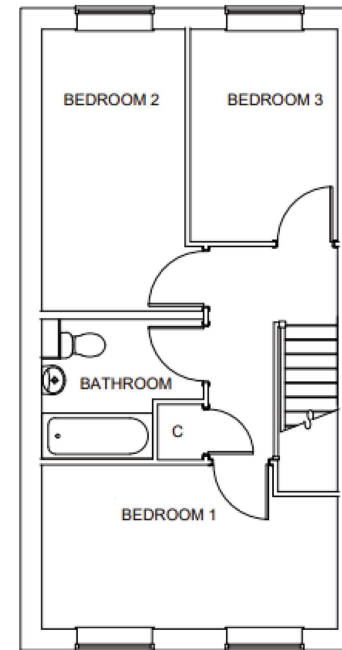
Hallway - 1.9m x 4.4m
 Kitchen - 2.5 x 2.9m
 Cloakroom - 2.4 x 1.4m
 Living/Dining - 4.5 x 4.6m

Bedroom 1 - 4.5 x 2.4m
 Bedroom 2 - 2.2 x 4.2m
 Bedroom 3 - 2.2 x 3.1m
 Bathroom - 2.2 x 2.3m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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