



# Springbrook Gardens Blakedown

Worcestershire, DY10 3LH

Springbrook Gardens is a brand new development consisting of 2 & 3 bedroom homes in Worcestershire.



own it  
your way







# Welcome to Springbrook Gardens, Blakedown

Springbrook Gardens is located on the outskirts of the popular market town of Kidderminster, offering modern living with a rural landscape.



Living in Springbrook Gardens, Blakedown, is a safe place to live and raise a family, ideally located just off the A456 and adjacent to Blakedown Railway Station, with regular services to Stratford-upon-Avon, Birmingham and Worcester. Kidderminster and Worcester centres are within daily easy commuter distance. There is also hourly bus services, stopping a few minutes' walk from the development to the surrounding area.

Springbrook Gardens offers flexible living with schools, parks, shops and other essential amenities right on your doorstep. The vibrant town of Kidderminster is a short journey away offering a wide variety of entertaining activities and great places to visit for all ages.

If you have children, then you're going to find an excellent choice of schools.

If you enjoy exploring the outdoors then Brinton Park and Spennells Valley Nature Reserve are easily accessible, or you may be sporty then Kidderminster is a thriving hub for fitness, offering plenty of gyms, pools, and leisure centres, many of which are accessible and welcoming to visitors of all abilities and ages.

Springbrook Gardens is ideal for first time buyers, growing families or if you are looking to down size.

Please note:  
Miles and times shown are a average based on normal driving conditions.

Kidderminster  
**3.9** miles  
13 minutes

Stourbridge  
**5.3** miles  
17 minutes

Bromsgrove  
**9.5** miles  
20 minutes

Birmingham  
**15.2** miles  
38 minutes

Worcester  
**17.5** miles  
35 minutes

Redditch  
**19.6** miles  
33 minutes



# Providing excellent homes across the Midlands



whg provide affordable homes for rent, shared ownership and sale across the Midlands. We work in partnership with our customers to keep their homes safe, secure and comfortable.



## Who are we?

whg is one of the Midlands' leading housing associations, owning and maintaining around 22,000 homes across the region in local authority areas such as Walsall, Telford, Wolverhampton, Worcestershire and Staffordshire amongst others.

Our shared ownership sales team work with high quality developers to get people into brand new homes at affordable prices. We offer new build homes with a range of property types and styles to get you onto the property ladder.

Our friendly team is here to help if you are looking to buy a home but cannot afford to buy outright. We can also help whether you are a first time buyer, relocating to a higher value area or looking to right-size.

We will be with you during the journey of buying your home, from suggesting potential financial advisors all the way to putting you in touch with carpet fitters and handing the keys to your new home on sales completion.

## Our homes

We own and maintain around 21,000 homes, from flats in tower blocks to detached family homes and purpose-built wellbeing schemes for people aged 55+.

Every year we invest millions of pounds in our homes and neighbourhoods. Our in-house

team of qualified trades colleagues carry out day-to-day repairs and maintenance while trusted commercial partners undertake large scale refurbishment programmes on our behalf. This includes replacing kitchens and bathrooms and fitting energy efficient heating systems.

Our resource and influence to make a positive difference for our customers and communities. We believe passionately that everyone has the right to a safe and secure affordable home and that this is the foundation for a successful life.

**We are committed to doing everything we can**





# Buying your new home through shared ownership



We understand that getting on the property ladder in the current market is difficult - whether you're saving for a large deposit or stuck in a rental trap and feel it is an impossible task, then shared ownership can help.



## What is shared ownership?

Shared ownership is a popular affordable housing scheme that allows someone to purchase share in a property, paying a mortgage on the share they own and a subsidised rent on the remainder.

Since the purchaser only needs a mortgage based on the share they're purchasing - typically between 10% and 75% of the property's full market value - the deposit required is often much lower than purchasing outright. Likewise, the subsidised rent means it's generally cheaper going through shared ownership rather than privately renting.

At any point, the purchaser can increase their share via 'staircasing', with the ultimate goal being full ownership, however, if the purchaser never wishes to do this, they will always remain as a shared owner.

## How does shared ownership work?

Shared ownership is an affordable house scheme available through housing associations, local councils and private developers.

So, how does shared ownership work? You can apply for a shared ownership mortgage to buy your share or pay using savings, it really depends on what works for you.

If you need a deposit, you'll generally need between 5% and 10% of the share amount, not the full market value.

Based on a full property value of £220,000, this means a 5% deposit for a 40% share (£88,000) may be as little as £4400.

This makes shared ownership much more accessible compared with the costs you'd pay through traditional purchase methods. You then pay mortgage payments based on your share and below-market value rent on the remainder. As you purchase larger shares of the property through staircasing, your rent goes down and your mortgage payments go up.





# Springbrook Gardens Site Plan

**The Clevemont**  
2 Bed Semi-Detached Bungalow  
Plots 32 & 33

**The Shermont**  
2 Bed Mid-Terrace House  
Plot 42

**The Hayton**  
3 Bed End-Terrace House  
Plots 43

Plot 41 Rental Property





# The Clevemont

## Plots 32 & 33

2 Bed Semi-Detached Bungalow

The Clevemont is a modern two bed semi-detached bungalow consisting of a well appointed kitchen with spacious dining/living area with French doors to the rear garden. The property benefits from a front aspect outlook main bedroom, also and a modern bathroom suite fitted.

**whg**  
shared  
ownership



### Key Features

#### Kitchen

- Modern fitted kitchen with oven hob & extractor
- Washing machine, fridge/freezer
- Vinyl flooring

#### Bathroom

- Modern bathroom suite with shower over bath
- Shower screen to the bath
- Vinyl flooring

#### General

- Carpets included
- Designated parking spaces
- Turfed rear garden
- Excellent transport links to Kidderminster, Worcester & Birmingham
- Within easy reach of major roads & train station

For further information  
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

# The Clevemont

## Plots 32 & 33

2 Bed Semi-Detached Bungalow



Ground floor

### Ground Floor

|                          |               |                |
|--------------------------|---------------|----------------|
| Living/Dining<br>Kitchen | 6.85m x 3.76m | 22'6" x 12' 4" |
| Bedroom 1                | 4.49m x 3.59m | 14'9" x 11' 9" |
| Bedroom 2                | 3.59m x 2.55m | 11'9" x 8' 4"  |
| Bathroom                 | 2.64m x 2.08m | 8'8" x 6' 10"  |

**Total Floor Area:** 68.33m<sup>2</sup> - 735.48 sq.ft

*Room dimensions shown above are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. whg reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice.*

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# The Shermont

## Plot 42

2 Bed Mid-Terrace House

The Shermont is a modern two bed mid-terrace home consisting of a well appointed kitchen/dining with access to the rear garden. The spacious living area benefits from a front aspect outlook. Upstairs there are two bedrooms and a modern bathroom suite fitted.

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### Key Features

#### Kitchen

- Modern fitted kitchen with oven hob & extractor
- Washing machine, fridge/freezer
- Vinyl flooring

#### Bathroom

- Modern bathroom suite with shower over bath
- Shower screen to the bath
- Vinyl flooring

#### General

- Carpets included
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# The Shermont

## Plot 42

2 Bed Mid-Terrace House

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Ground floor



First floor

### Ground Floor

|                |               |                 |
|----------------|---------------|-----------------|
| Kitchen/dining | 4.02m x 3.63m | 13'2" x 11' 11" |
| Living         | 4.11m x 3.03m | 13'6" x 9' 11"  |

### First Floor

|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 1 | 4.02m x 3.32m | 13'2" x 10' 11" |
| Bedroom 2 | 4.02m x 3.49m | 13'2" x 11' 5"  |
| Bathroom  | 2.19m x 1.98m | 7'2" x 6' 6"    |

**Total Floor Area:** 73.38m<sup>2</sup> - 789.85 sq.ft

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# The Hayton

## Plot 43

3 Bed End-Terrace House

The Hayton is a modern three bed end-terrace home consisting of a well appointed kitchen/dining with access to the rear garden. The spacious living area benefits from a front aspect outlook. Upstairs there are three bedrooms and a modern bathroom suite fitted.

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### Key Features

#### Kitchen

- Modern fitted kitchen with oven hob & extractor
- Washing machine, fridge/freezer
- Vinyl flooring

#### Bathroom

- Modern bathroom suite with shower over bath
- Shower screen to the bath
- Vinyl flooring

#### General

- Carpets included
- Designated parking spaces
- Turfed rear garden
- Excellent transport links to Kidderminster, Worcester & Birmingham
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# The Hayton

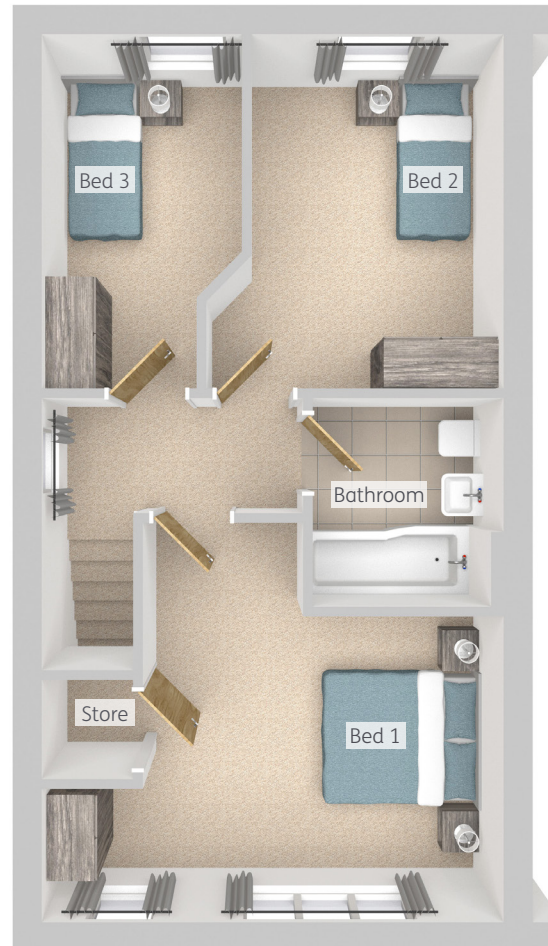
## Plot 43

3 Bed End-Terrace House

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Ground floor



First floor

### Ground Floor

|                |               |                |
|----------------|---------------|----------------|
| Kitchen/dining | 4.72m x 3.28m | 15'6" x 10' 9" |
| Living         | 4.36m x 3.72m | 14'4" x 12' 2" |

### First Floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 4.72m x 3.14m | 15'6" x 10' 4" |
| Bedroom 2 | 3.67m x 2.60m | 12'0" x 8' 6"  |
| Bedroom 3 | 3.67m x 2.06m | 12'0" x 6' 9"  |
| Bathroom  | 2.19m x 1.98m | 7'2" x 6' 6"   |

**Total Floor Area:** 86.15m<sup>2</sup> - 927.28 sq.ft

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# Springbrook Gardens

## Price list



| Plot No | The Clevemont - 2 Bedroom Semi-Detached Bungalow             | Full Market Value      | 40% Share Value | 40% Monthly Rent Amount | Monthly Service Charge |
|---------|--------------------------------------------------------------|------------------------|-----------------|-------------------------|------------------------|
| Plot 32 | 35 Pauline Hayward Drive, Blakedown, Kidderminster DY10 3GU. | Not currently released |                 |                         |                        |
| Plot 33 | 37 Pauline Hayward Drive, Blakedown, Kidderminster DY10 3GU. | Not currently released |                 |                         |                        |
| Plot No | The Shermont - 2 Bedroom Mid-Terrace House                   | Full Market Value      | 40% Share Value | 40% Monthly Rent Amount | Monthly Service Charge |
| Plot 42 | 17 Pauline Hayward Drive, Blakedown, Kidderminster DY10 3GU. | £272,500               | £109,000        | £374.68                 | £35.70                 |
| Plot No | The Hayton - 3 Bedroom End-Terrace House                     | Full Market Value      | 40% Share Value | 40% Monthly Rent Amount | Monthly Service Charge |
| Plot 43 | 15 Pauline Hayward Drive, Blakedown, Kidderminster DY10 3GU. | £325,000               | £130,000        | £446.87                 | £35.70                 |

**Please note:**

Prices and dates quoted above where correct at the time of going to print, whg reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.



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