



Plot 73, 4 Erlestoke Close
Bewdley, DY12 1DT

Andrew Grant

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Sandbourne Gardens, Bewdley, DY12 1DT

3 Bedrooms 1 Bathroom 1 Reception Room

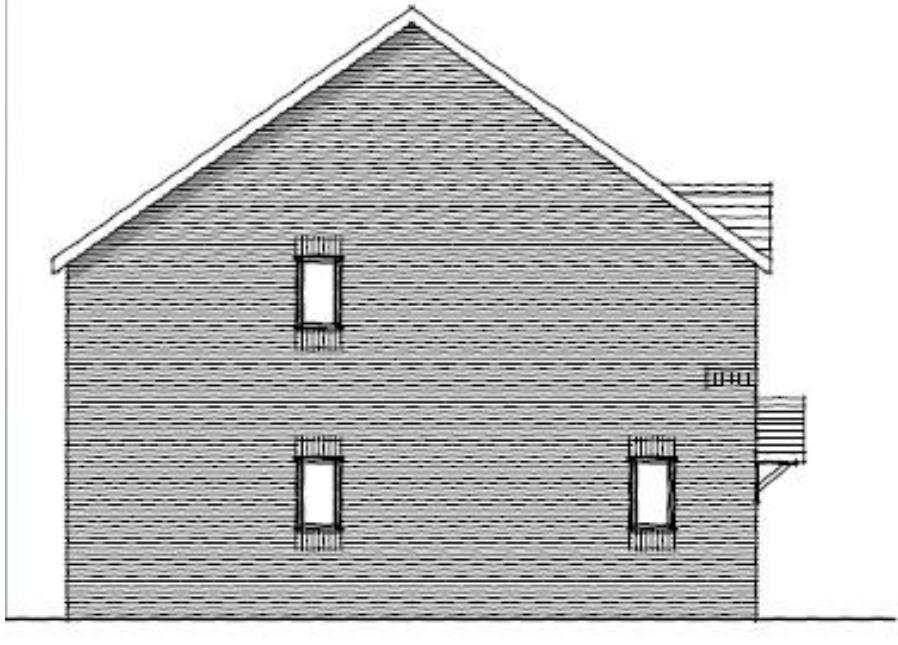
Modern three bedroom home in Sandbourne Gardens offering balanced living space, private garden, practical layout and access to Bewdley amenities, available through shared ownership.

- Contemporary three bedroom house within Sandbourne Gardens development
- Generous living room and kitchen dining arrangement supporting daily life
- Rear garden laid to lawn ready for outdoor use
- Parking provisions set within the wider development layout
- Positioned in Bewdley with access to local services and routes

The ground floor provides a central hall, cloakroom, living room and a separate kitchen dining room, fitted with Nordic Blue units and Carbon Steel worktops. Upstairs includes three bedrooms, plus a family bathroom. A unique opportunity to secure a brand new home through a part buy part rent scheme allows purchasers to acquire a 40% share initially, with scope to increase ownership to 100% after one year as rent reduces proportionately. With a monthly rent of £389.86 on a 40% share, including buildings insurance and administration, this Community Housing Group initiative supports buyers seeking an affordable route onto the property ladder.

Approximately 821.2 sq ft (76.3 sq m)





SIDE ELEVATION



REAR ELEVATION

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

Nestled on the banks of the River Severn, Bewdley is a picturesque Georgian town known for its character, riverside setting, and proximity to the Wyre Forest. The historic centre offers a selection of independent shops, pubs, cafés, and restaurants, with further amenities available nearby in Kidderminster.

Families benefit from several well-regarded schools, including St Anne's C of E Primary School, Bewdley Primary School, and The Bewdley School, along with independent options in Kidderminster and Worcester.

Transport links are convenient, with Kidderminster station around 3 miles away offering services to Birmingham, Worcester, and onward connections to London. The A456 and A449 provide easy access across the Midlands, and the M5, M42, and Birmingham International Airport are all within comfortable reach.

Services

Services are TBC.

Broadband Speed: TBC

Mobile Coverage: TBC

Flood Risk (Long-term forecast): TBC

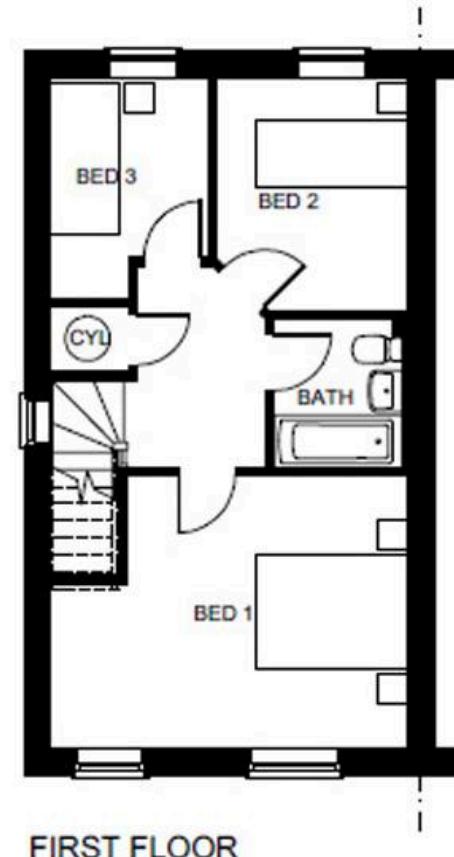
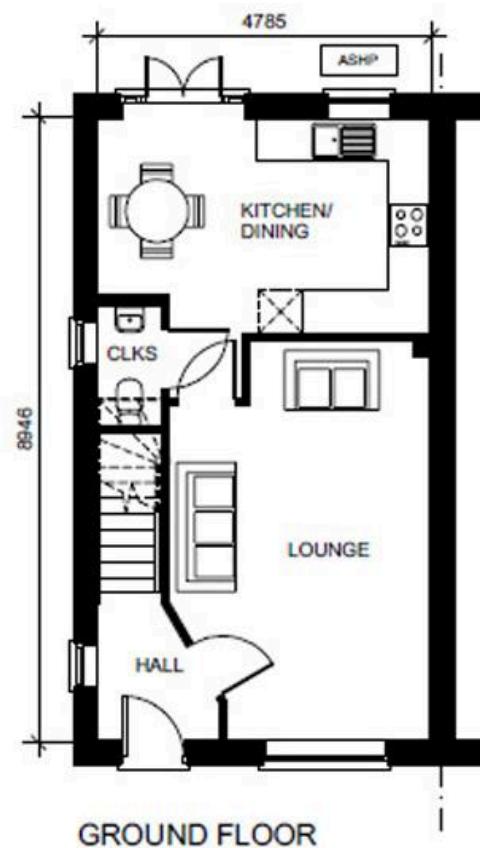
Council Tax

The Council Tax for this property is TBC

Agent Note

The property is leasehold with a lease length of 99 years.





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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