



## Plot 12, 15 Iviatt Way

Bewdley, DY12 1DT

Andrew Grant

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Sandbourne Gardens, Bewdley, DY12 1DT

**2 Bedrooms   1 Bathroom   1 Reception Room**

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

- Contemporary two 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 two 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 £415.54 on a 40% share, including buildings insurance and administration, this Community Housing Group initiative supports buyers seeking an affordable route onto the property ladder.

**603 sq ft (56 sq m)**



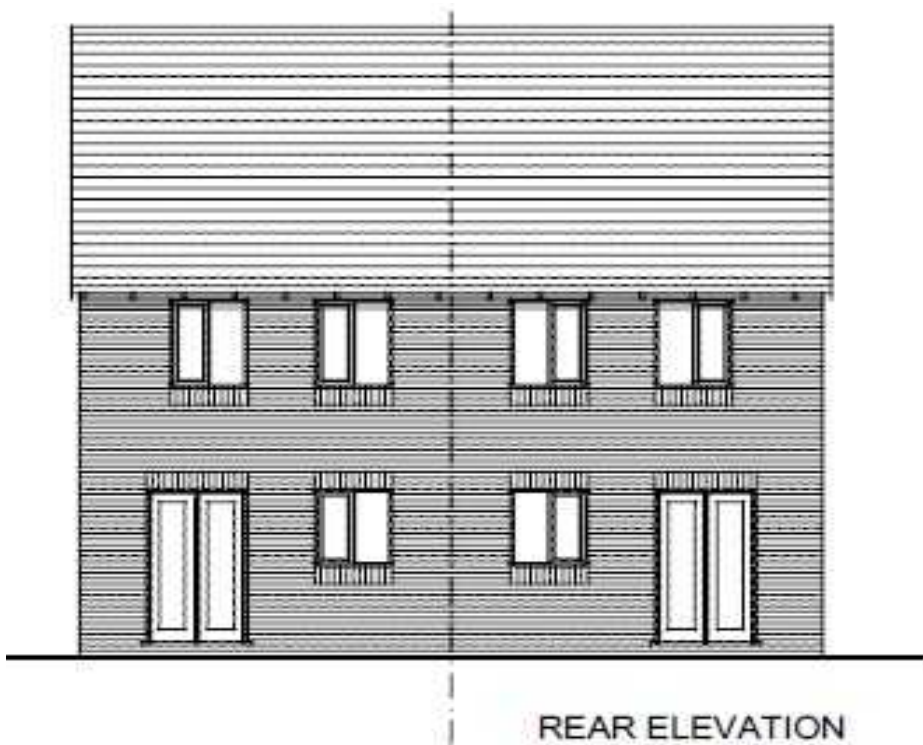


## Qualification eligibility criteria

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.







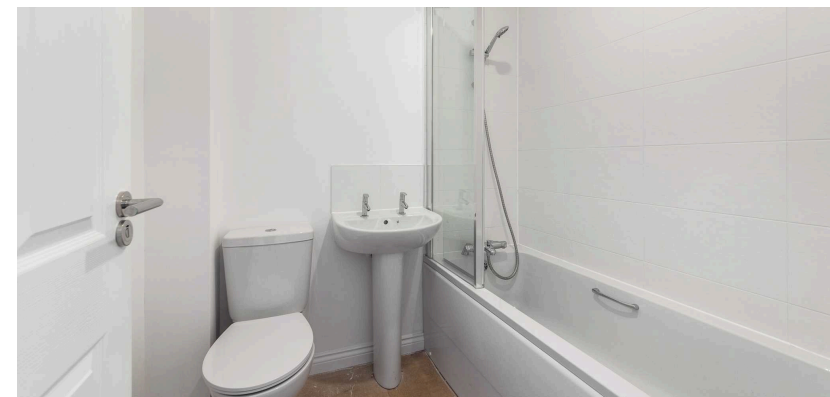
## The ground floor

The ground floor is arranged to provide a practical and well-connected layout, beginning with an entrance hall that gives access to the living room and staircase. The kitchen and dining space is set to the rear in an open layout, fitted with contemporary Nordic Blue units and contrasting Carbon Steel work surfaces. To the front, the living room is a well-proportioned space with a straightforward layout that allows for flexible furniture arrangement, and cloakroom is positioned in-between the kitchen and living room, adding everyday convenience.



## The first floor

The primary bedroom is a comfortable double with good natural light and space for standard furniture. The second bedroom is a versatile room suitable as a guest room, nursery or additional bedroom, also benefiting from good natural light. The bathroom is fitted with a white suite including a bath with shower over, pedestal basin and WC, with tiled walls around the bath area for a clean and practical finish.



# 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

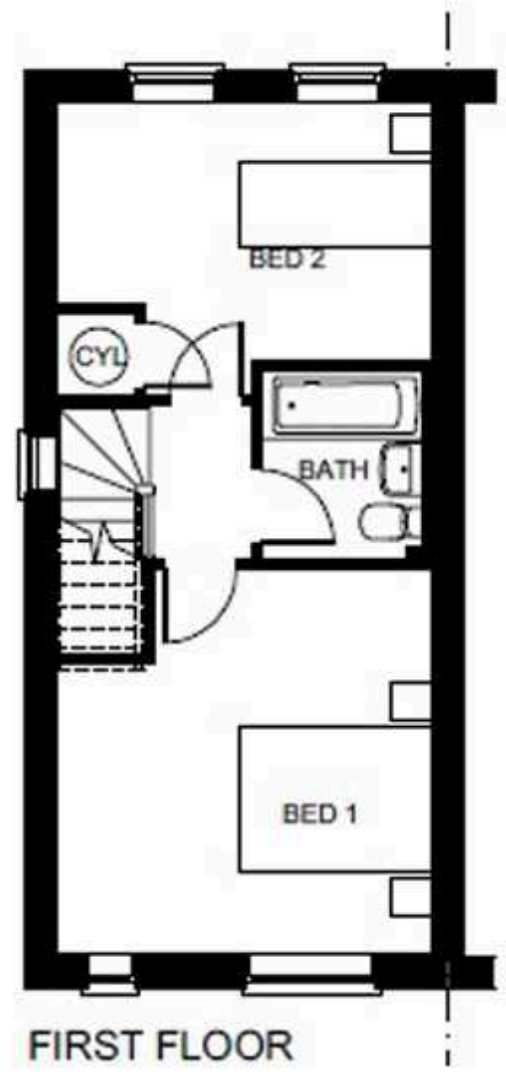
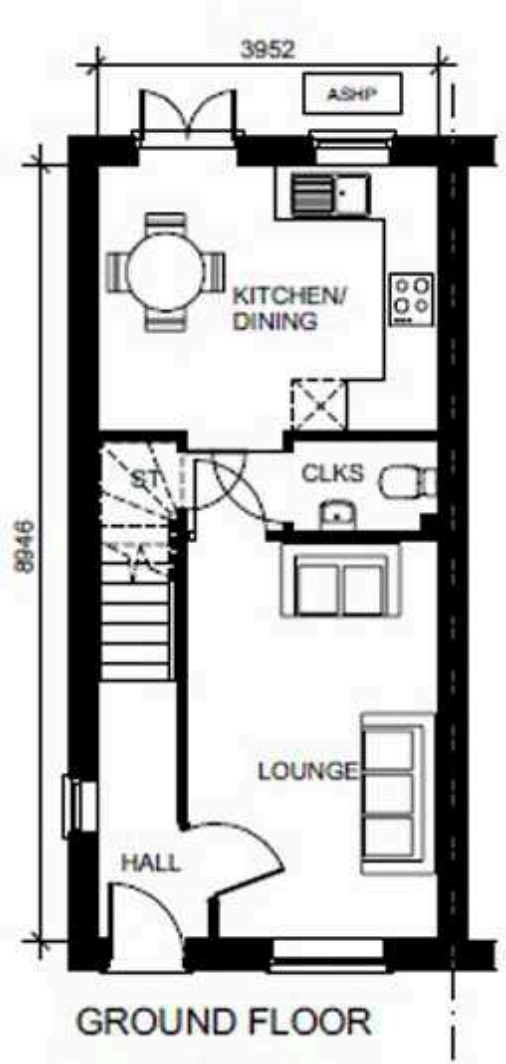
# Council Tax

The Council Tax for this property is TBC

# Agent Note

The property is leasehold with a lease length of 990 years. The photography used are a representation of other properties in the development.





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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