



**Plot 92, 33 Calluna Road**

Kidderminster DY11 6FH

**Andrew Grant**

# Plot 92, 33 Calluna Road

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**2 Bedrooms    1 Bathroom    1 Reception Room**

A wonderful opportunity to own a brand-new two-bedroom home on a part-buy, part-rent basis. Situated in the new Habberley Park Development.

- Shared ownership.
- The kitchen is well-appointed with various integrated appliances.
- Generous and bright living area with views over the rear garden.
- The fully enclosed garden features a spacious patio and shed for additional storage.
- Practical amenities include a ground floor WC, ample parking space for two cars, an EV charger and solar panels.

This is a rare opportunity to purchase a brand-new two-bedroom home on a part-buy, part-rent basis. Buyers can initially acquire 50% of the property, with scope to increase ownership to 100% after one 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 £334.46, which includes buildings insurance and administrative fees. As ownership shares increase, the rental amount decreases proportionately.

**772 sq ft (71.7 sq m)**



## Qualification eligibility criteria

Applicants are not eligible to join the Home Choice Plus housing register unless they meet 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.

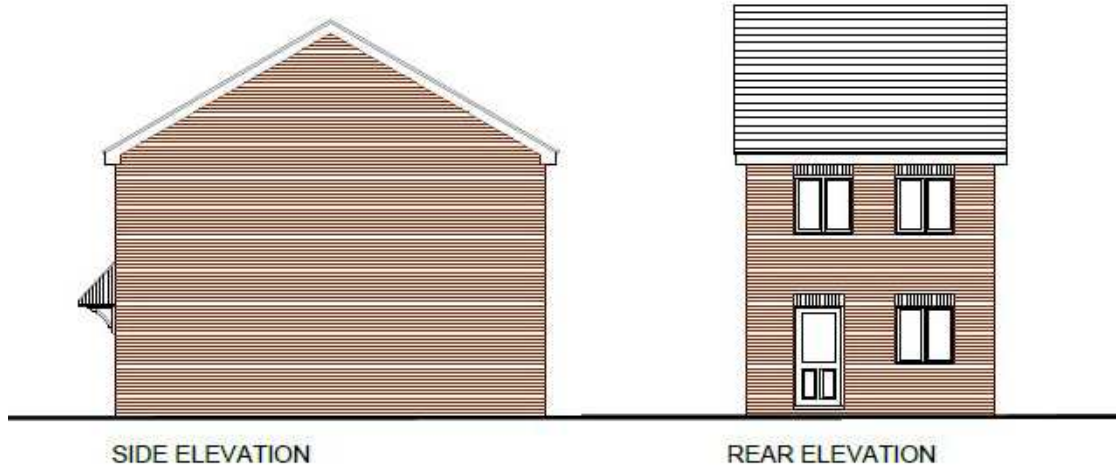


FRONT ELEVATION

# 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 [www.wyreforesthomechoice.org.uk](http://www.wyreforesthomechoice.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](#)
- [IncomeAndExpenditure.pdf](#)

You need to provide documents to support your application, please use the checklist to ensure you have provided everything that is applicable:

- [ApplicationChecklist.pdf](#)
- Register on our housing register - [www.wyreforesthomechoice.org.uk](http://www.wyreforesthomechoice.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](mailto: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 ground floor

Situated at the front of the property, the kitchen offers ample storage within its well-designed cabinets and is fitted with modern appliances, including a cooker, hob, and extractor hood. The living room offers a generous living area with views over the garden. A rear door opens directly onto the patio, making it perfect for entertaining or relaxing. Lastly, a practical cloakroom, fitted with a wash basin and WC, provides convenience for both residents and guests.



## The first floor

The spacious primary double bedroom features two windows at the front, offering an abundance of natural light and a bright, airy atmosphere. The second bedroom is a well-proportioned double bedroom with views of the rear garden, perfect for guests or as a home office. A contemporary family bathroom featuring a bath with shower over, washbasin and WC completes the accommodation. The room is finished with modern fixtures and fittings.



## The garden

The rear garden is fully enclosed, creating a family-friendly outdoor space. It features a patio and lawn, offering ample room for seating, play and relaxation. A garden shed provides valuable additional storage.

## Location

Haberley Park enjoys a desirable setting between Bewdley and Kidderminster, combining easy access to town amenities with nearby Worcestershire countryside. Public footpaths lead to the scenic Haberley Valley and Trimpley Reservoir, offering excellent opportunities for walking and outdoor recreation.

The historic Georgian town of Bewdley is a short drive away and offers independent shops, pubs, restaurants, the Severn Valley Railway, West Midlands Safari Park and access to the Wyre Forest.

Kidderminster provides a wide range of shopping, leisure and dining facilities, together with a railway station offering regular services to Worcester, Birmingham and London.

## Services

Services are TBC.

## Council Tax

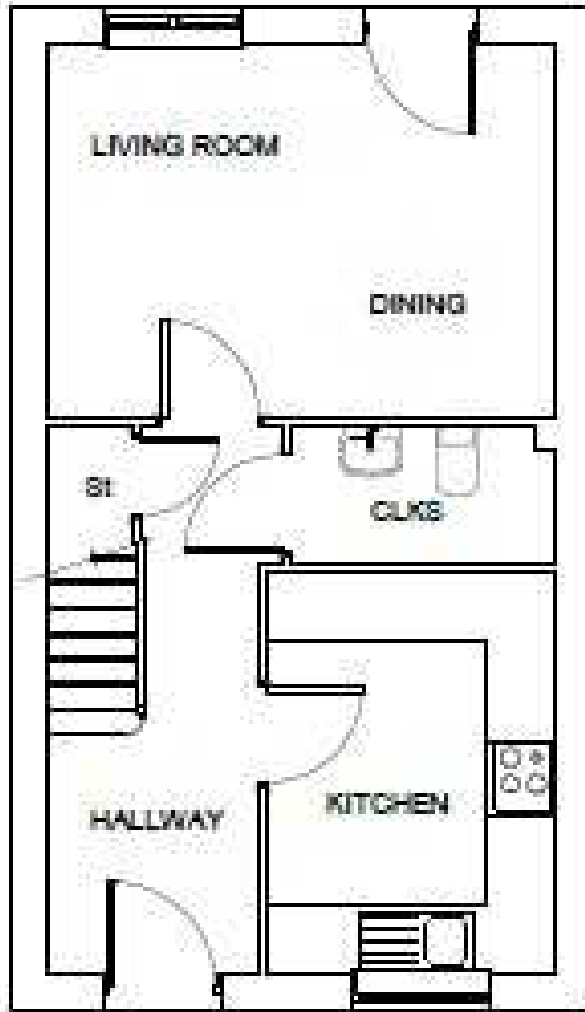
The Council Tax banding for this property is TBC

## 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.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



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