



85 Shaw Hedge Road

Bewdley, DY12 1EX

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A modern 50% shared ownership home with an open-plan reception space, smart kitchen and private garden in popular Bewdley.

- Two-bedroom home offered for 50% shared ownership.
- Spacious living and dining room opening onto the rear garden via French doors
- Level rear garden with patio, lawn and timber shed for storage
- Block-paved driveway providing off-street parking and access to the front entrance
- Situated in Bewdley with access to local amenities, schooling and transport links

This well-presented home offers an excellent opportunity for first-time buyers and those seeking a manageable shared-ownership property. The accommodation includes a fitted kitchen, a generous living and dining room opening onto the garden, two bedrooms and a modern bathroom. Outside there is off-road parking at the front and an enclosed rear garden with patio, lawn and a useful shed. With a monthly rent of £307.61 on a 50% share, including buildings insurance and services charges, this Community Housing Group initiative supports buyers seeking an affordable route onto the property ladder.

816 sq ft (75.8 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.

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

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.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

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.





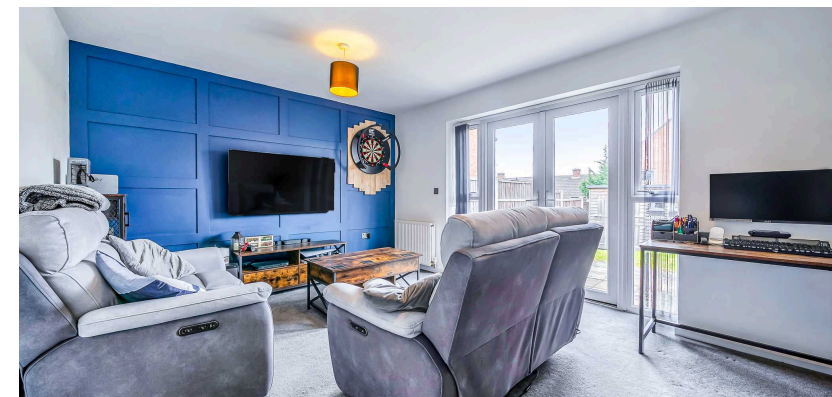
The kitchen

Serving as the heart of day-to-day cooking, the kitchen is equipped with a comprehensive range of matching wall and base cabinets and work surfaces. It features an integrated oven with gas hob and stainless-steel extractor hood, together with a stainless-steel sink set beneath a front window. The practical U-shaped layout provides space for appliances and flows into the entrance hall.



The living room and dining room

Forming the main reception area, this expansive space is arranged for both relaxation and dining. French doors open directly onto the rear patio and lawn, complemented by a further window to the garden. The generous floor area accommodates distinct seating and dining zones and connects conveniently with the hallway and kitchen.





The cloakroom

Ideal for guests and everyday convenience, the ground-floor cloakroom includes a low-level WC and a wall-mounted washbasin. It is located off the entrance hall, away from the main living areas.



The primary bedroom

This generous main bedroom provides a comfortable and peaceful retreat on the first floor. Twin front-facing windows brighten the room, and a built-in storage cupboard helps to keep belongings organised. Its substantial footprint easily accommodates a large bed and additional furniture, while access to the family bathroom is close by.



The second bedroom

The second bedroom suits guests, children or home working equally well. A window looks over the rear garden, and the simple rectangular shape allows flexibility for a variety of uses or furnishings.



The bathroom

Serving both bedrooms, the first-floor bathroom presents a clean white suite comprising a panelled bath with shower over and a clear glass screen, a pedestal washbasin and a low-level WC. Neutral tiling surrounds the bath area, and an obscured side window provides ventilation and natural light.



The garden

Extending the living space outdoors, the rear garden is designed for low-maintenance enjoyment. French doors from the living area open onto a paved patio, which leads to a level lawn enclosed by timber fencing. A paved pathway runs down the side, and a substantial timber shed provides useful storage.





The driveway and parking

To the front of the home, a block-paved driveway offers off-street parking directly outside the entrance. A small shrub border softens the approach, and a gated side pathway gives access to the rear garden.

Location

Bewdley is a sought-after riverside town on the edge of the Wyre Forest, known for its attractive Georgian streets and independent shops. Residents benefit from a range of local amenities including supermarkets, cafés, pubs and healthcare facilities, as well as primary and secondary schooling within the wider area. Leisure opportunities include walking along the River Severn and exploring nearby countryside, while transport links via road and bus connect Bewdley with Kidderminster, Worcester and beyond.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 8000Mbps and upload speeds up to 8000Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, EE, Three and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is B.

Agent Note

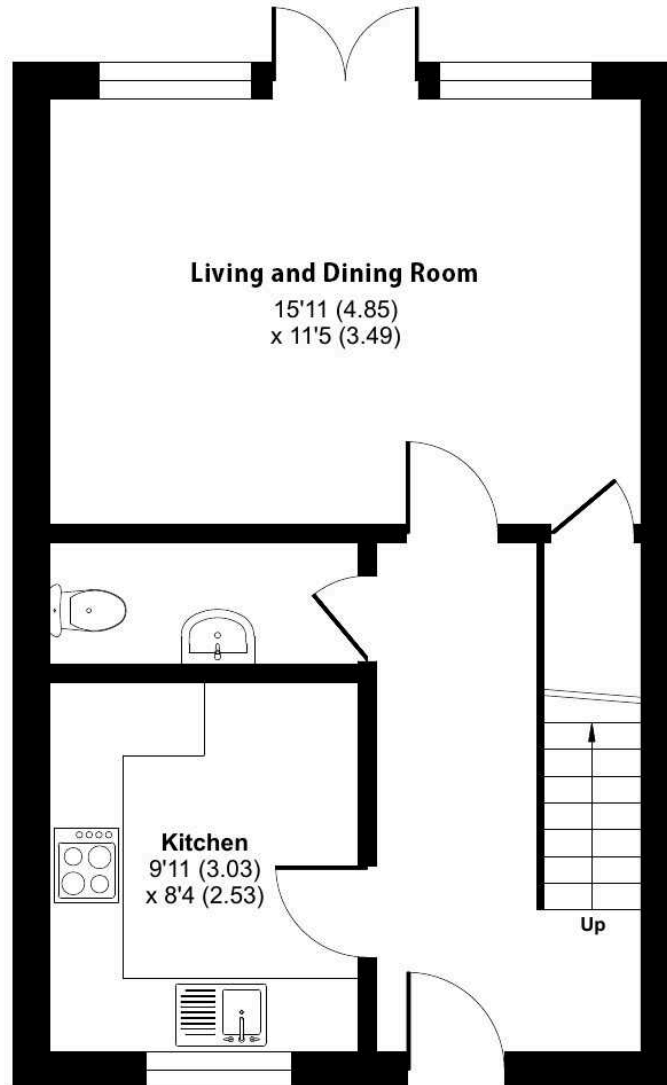
Please be aware that this property is governed by a Rural Restricted Lease. This means that if you purchase all of the property (100%) it will still remain a Leasehold property. If you have purchased in excess of 80% of the property, the terms of the lease state that The Community Housing Group have to buy it back. This type of lease is used to ensure that social housing remains in rural areas. In addition, the property can only be marketed and sold as a shared ownership property.



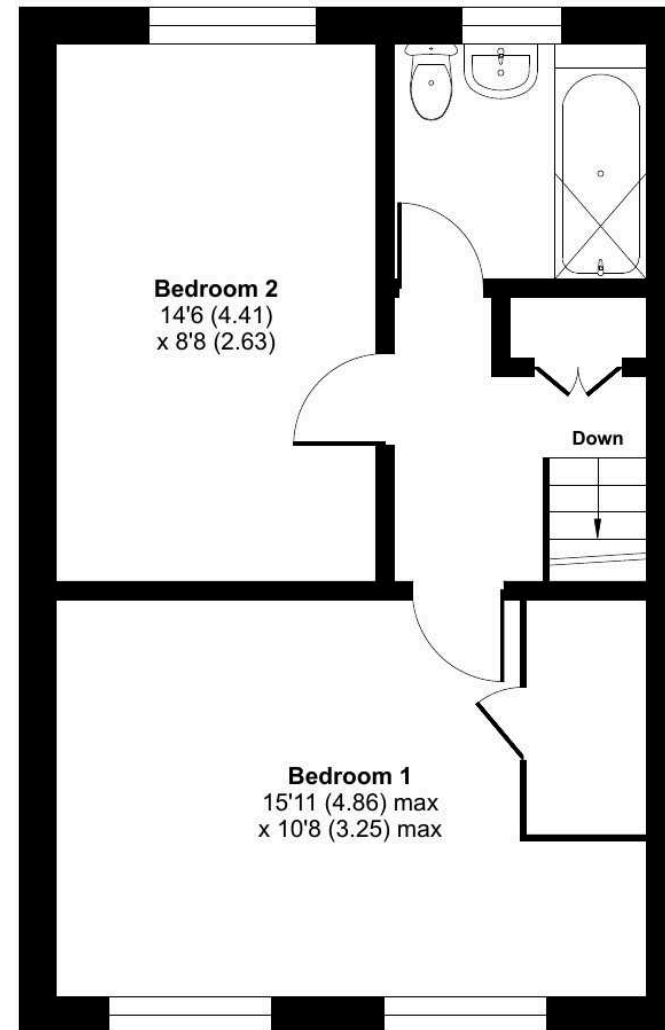
Shaw Hedge Road, Bewdley, DY12

Approximate Area = 816 sq ft / 75.8 sq m

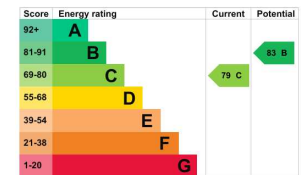
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1436320



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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