



A collection of just three individually  
designed two-bedroom homes





We are delighted to offer to the market these new two-bedroom semi-detached homes in the much sought-after village of Blakedown.

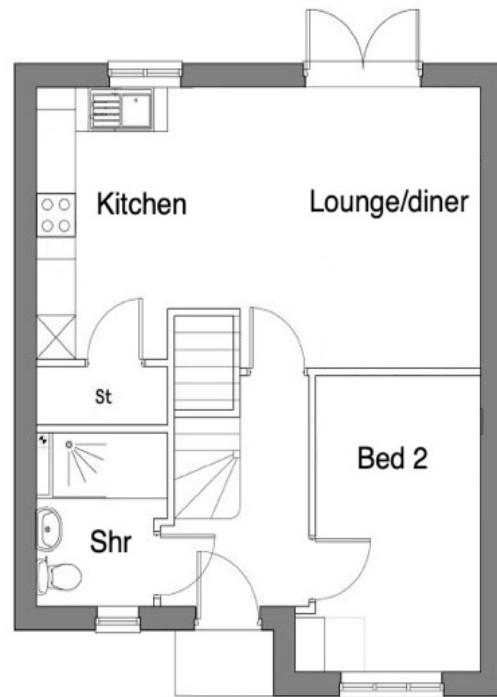
Offering open plan living, an en-suite to the Master Bedroom, patio doors to the rear garden and parking for two cars these homes really are something special.



Blakedown village is nestled amongst the Worcestershire countryside yet offers great access to the towns of Kidderminster and Stourbridge and the local amenities they have to offer. Catch the train at the village station and you will be in the heart of Birmingham to enjoy its retail, entertainment and culinary surprises within just 37 minutes.

In the village itself you will find two pubs, a recreation centre, primary school and church plus lots of walking opportunities!

# The Lyttleton Floor Plans

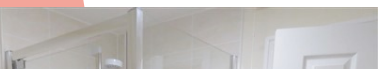


Kitchen/Lounge/Diner	6.60m x 3.40m
Bedroom 1	3.90m x 3.20m
Bedroom 2	3.70m x 2.80m

# The Lyttleton - Specification



- ▶ Fitted Kitchen with built in hob, oven and extractor
- ▶ Master bedroom with en-suite
- ▶ Double doors to turfed rear garden
- ▶ Allocated parking for 2 cars
- ▶ Gas central heating
- ▶ EPC Band C



# Values, rent and other costs

Plot No.	Postal Address	Beds	House Type	Full Market Value	Min Share Value* (40%)	Rent Per Month (40%)	Other Charges Per Month **
1	23a Sculthorpe Road, Blakedown, DY10 3JL	2	Detached Bungalow	£ 255,000	£ 102,000	£ 350.63	£ 80.47
2	23b Sculthorpe Road, Blakedown, DY10 3JL	2	Semi - Detached Bungalow	£ 230,000	£ 90,000	£ 320.83	£ 78.37
3	23c Sculthorpe Road, Blakedown, DY10 3JL	2	Semi - Detached Bungalow	£ 230,000	£ 90,000	£ 320.83	£ 78.37

\* Other share sizes available up to 75%

\*\* Other charges includes service charge, building insurance and management fee

You will need a minimum 5% deposit for mortgage purposes and funds to pay for solicitor fees, moving costs & furnishings.

# Location map and site plan



Sculthorpe Road, Blakedown, Kidderminster, DY10 3JL

## **Shared Ownership makes home ownership more affordable**

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share of between 40% and 75% of the home, you then pay a subsidised rent on the remaining share.

As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing.

Buying a shared ownership home is very similar to buying a home on the open market. You'll need a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees.

You will need to register with the Help to Buy agent for the area you're looking to buy in, and there are certain eligibility criteria you'll need to meet too.

You'll need to be earning no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

## To find out more contact:



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**All photographs and images in this brochure are for illustration purposes only. Photographs are from a previous development to show finish – layouts may slightly differ. Due to the nature of construction, room sizes may vary, and these dimensions are not intended to be used for carpet sizes.**