STONEWATER

BATH ROAD

Kempsey, Worcester, Worcestershire WR5 3HR

3 bedroom houses with private gardens and parking for Shared Ownership

AVAILABLE TO RESERVE OFF PLAN

P7710

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Stonewater, with Living Space Housing, is proud to present **14 three bedroom homes for shared ownership** at their Bath Road development close to the village of Kempsey on the outskirts of Worcester. Each home will benefit from the installation of an air-source heat pump and PV solar panels making it potentially more cost-effective to run while also helping to lower carbon emissions. Each house has its own private rear garden and allocated, off-road parking.

The village of Kempsey lies just to the south of the development, and offers a range of local amenities including a Morrison's daily store and post office, a doctor's dispensing surgery, a farm shop, a church, playing fields and a community centre. It is also surrounded by open, tranquil countryside which is criss-crossed by a network of footpaths and bridleways.

Kempsey has a primary school for pupils aged five to 11-years-old which is rated 'Good' by Ofsted. Dyson Perrins Church of England Academy, a secondary school also rated 'Good' is located slightly further away in Malvern.

Worcester City centre is approximately two-and-a-half miles or a 10-minute drive from the development. This beautiful, ancient cathedral city, on the banks of the River Severn, is rich in heritage and culture while offering a wealth of modern day amenities. A great choice of shops is on offer including those in the Crowngate Shopping Centre which is home to 60 high street favourites and independent retailers. There is also a regular outdoor market held in Angel Place in the heart of Worcester's shopping district.

In addition to its extensive choice of shops the City centre also offers an excellent selection of cafés, bars and restaurants as well as two multi-screen cinemas, two theatres and the Worcester City Art Gallery and Museum.

Local transport links are excellent, with a number of bus routes to destinations such as Worcester, Upton-upon-Severn and Hanley Castle within walking distance of the site.

The nearest train station is Worcester Parkway, a 'park and ride' station with parking for 500 cars considered one of the best connected in England. The station is served by two lines: Cross Country and the Cotswold Line to Oxford and London. From here passengers can catch regular direct services to Worcester Shrub Hill (eight minutes travelling time), Birmingham New Street (27 minutes), Bristol Parkway (54 minutes) and London Paddington (two hours and one minute).

- Kempsey Surgery 1.4 miles
- Morrisons Daily store 1.5 miles
- Kempsey Primary School 1.7 miles
- Crowngate Shopping Centre 2.6 miles
- Worcester Parkway station 4.1 miles
- Dyson Perrins CofE Academy 7.5 miles

SITE PLAN

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Nash Crescent
Russell Grove
Russell Grove
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PLOT 13

17 Nash Crescent, Worcester, Worcestershire WR5 3GZ

CGI's are representative of the house type and not necessarily the specified plot as some details including finishes and roof colour may vary.

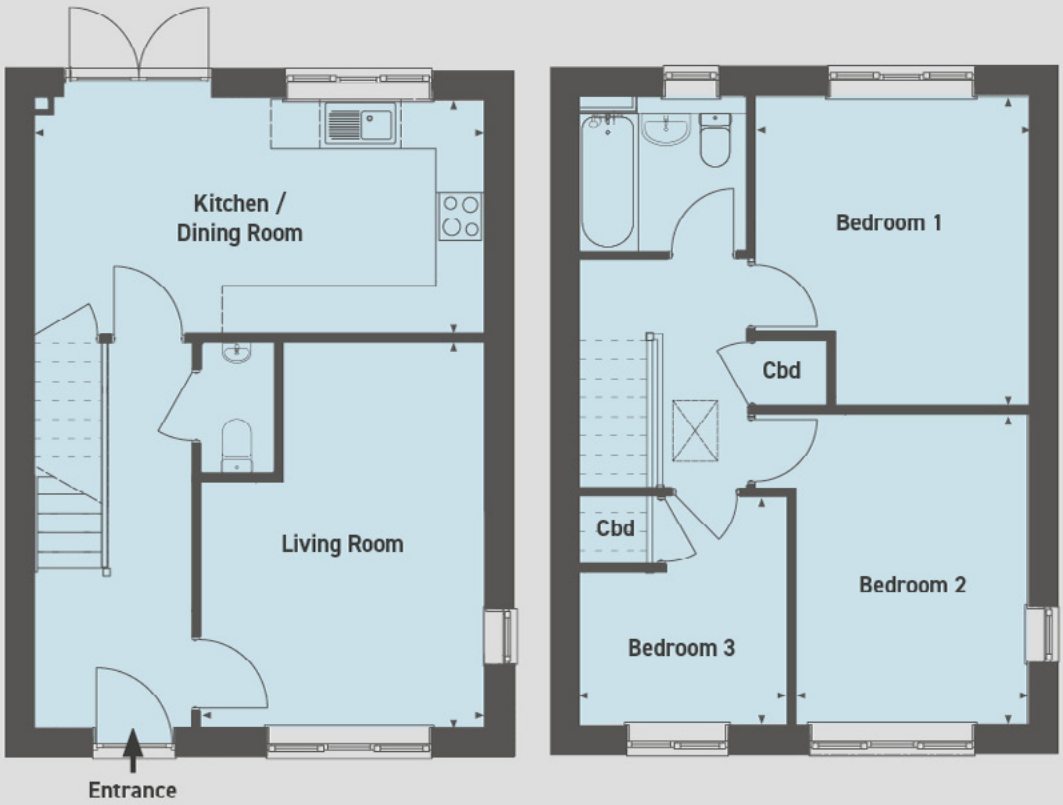
3 bed semi-detached house

Driveway parking for 2 cars
Turfed rear garden
Downstairs WC

£126,000 for a 40% share

Open Market Value: **£315,000**
Monthly Rent: **£433.12**

Service Charge: **£103.89 per month**



Ground floor

Living Room
4.77m x 3.54m (15'6" x 11'6")

Kitchen / Dining Room
5.59m x 2.93m (18'3" x 9'6")

First floor

Bedroom 1
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Bedroom 2
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Bedroom 3
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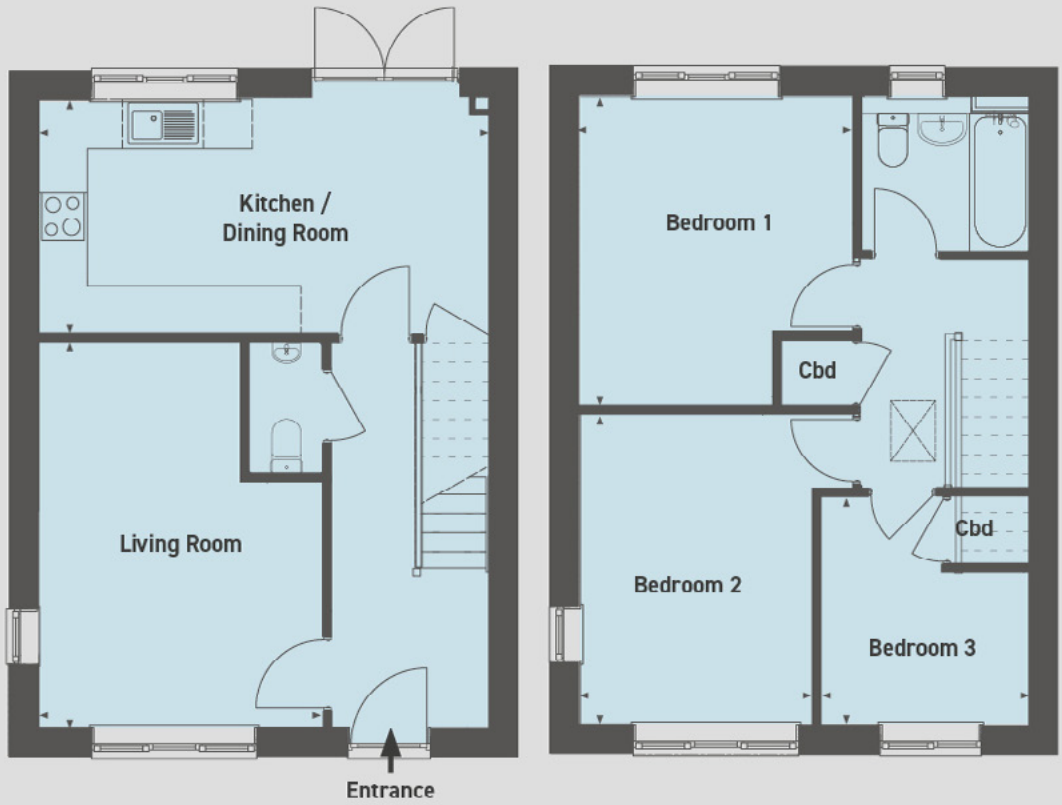

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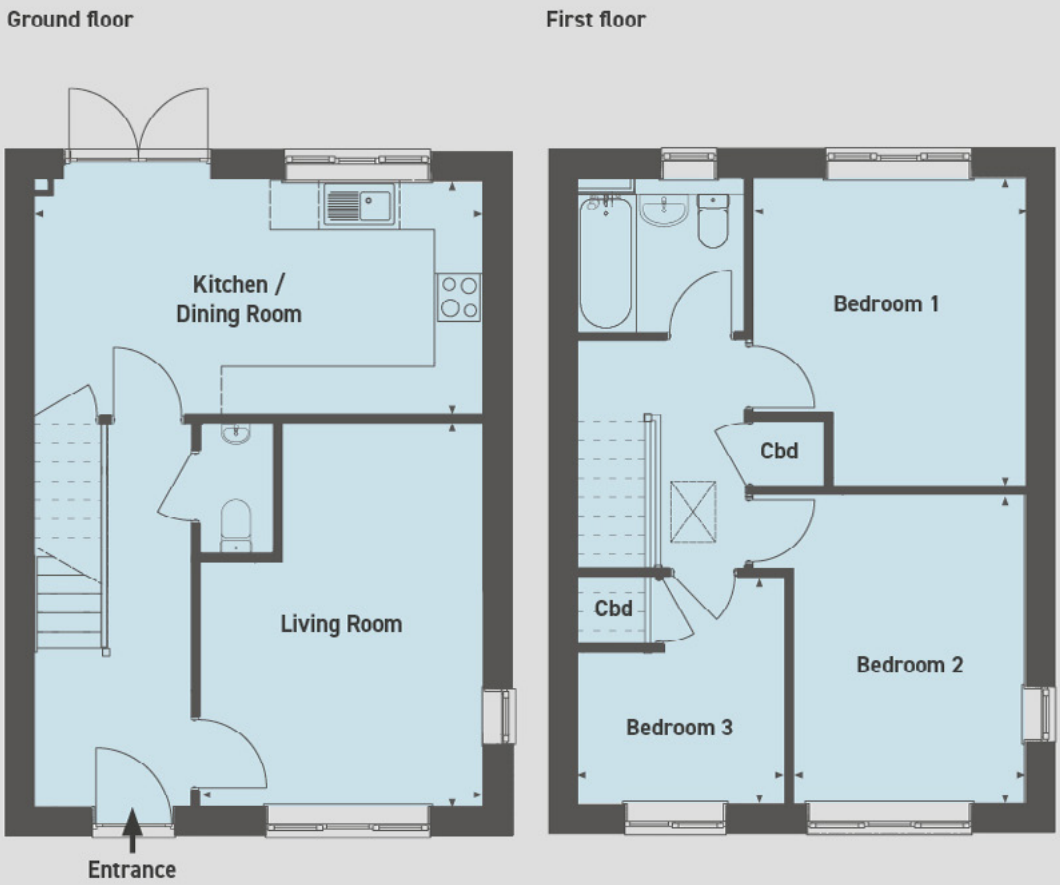

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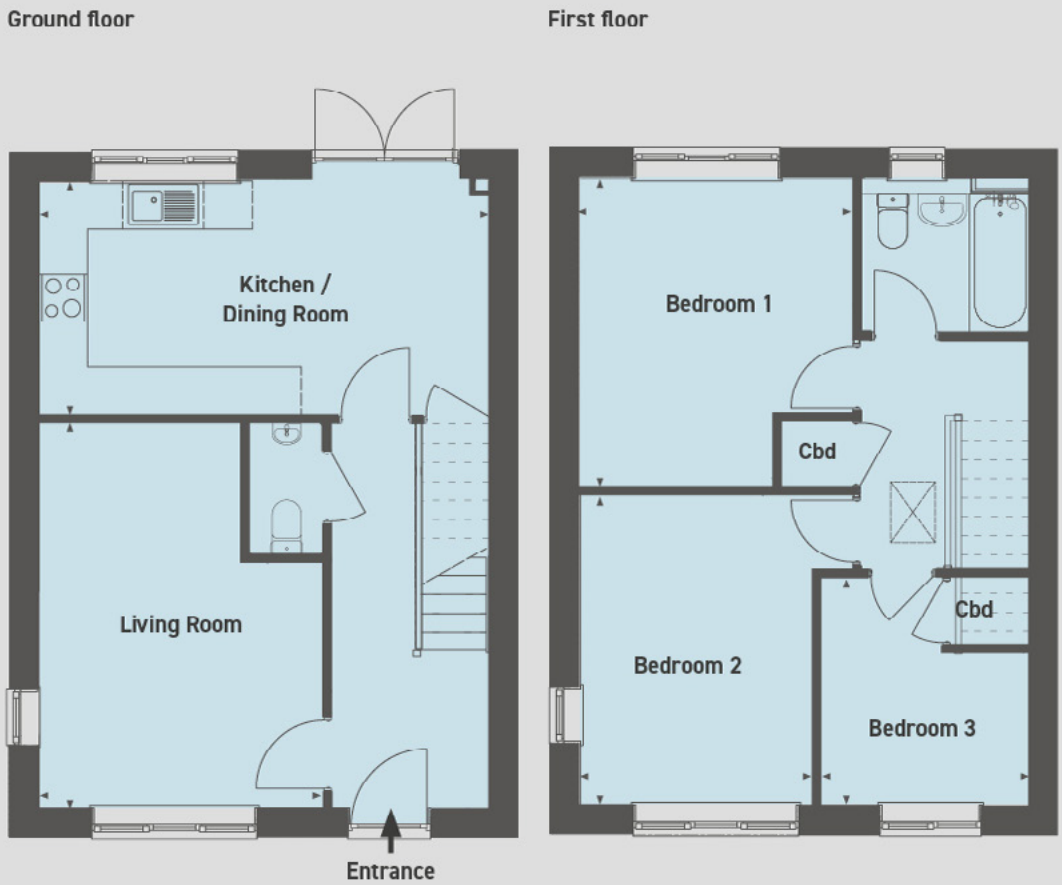

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PLOT 26

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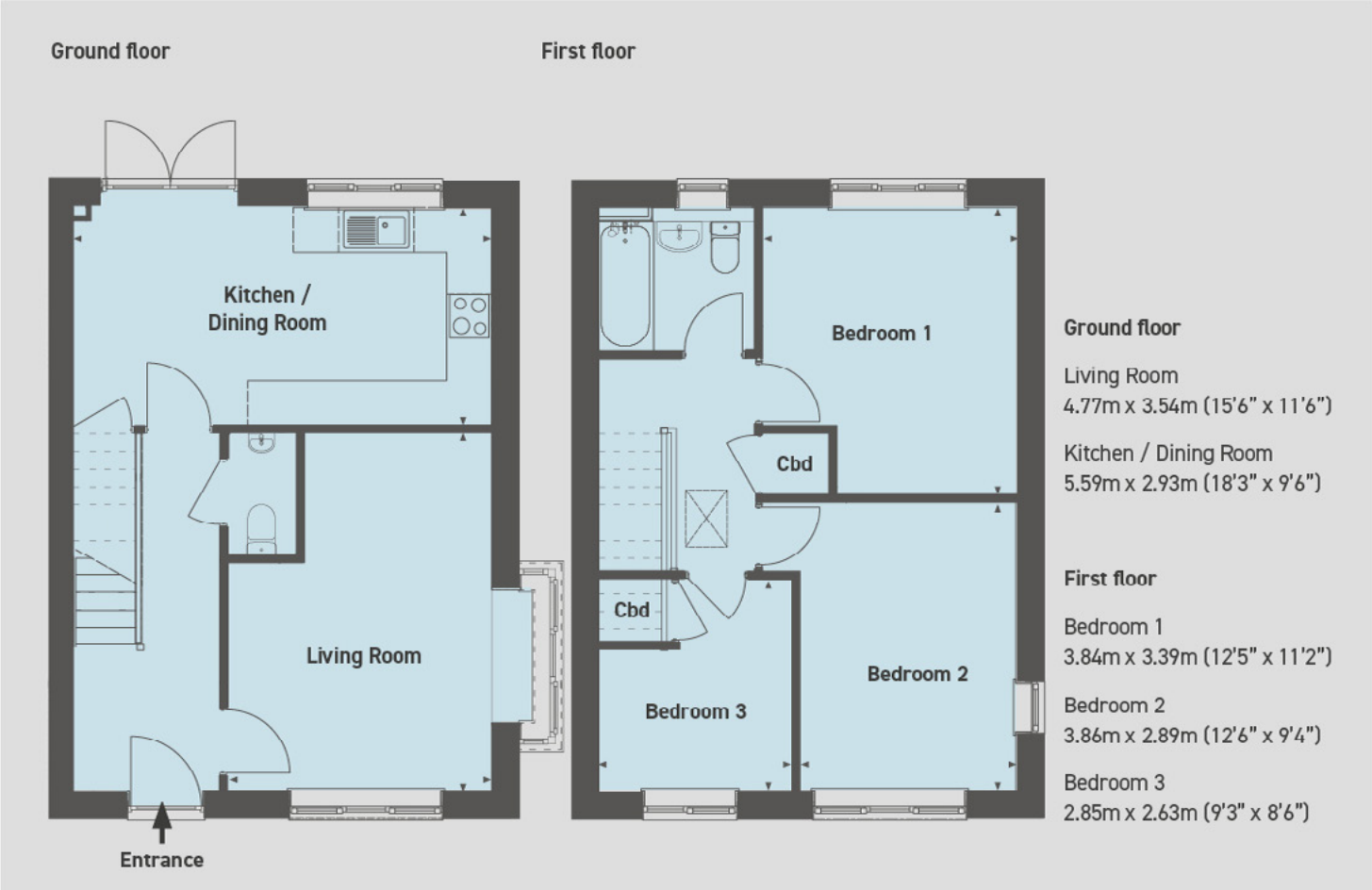

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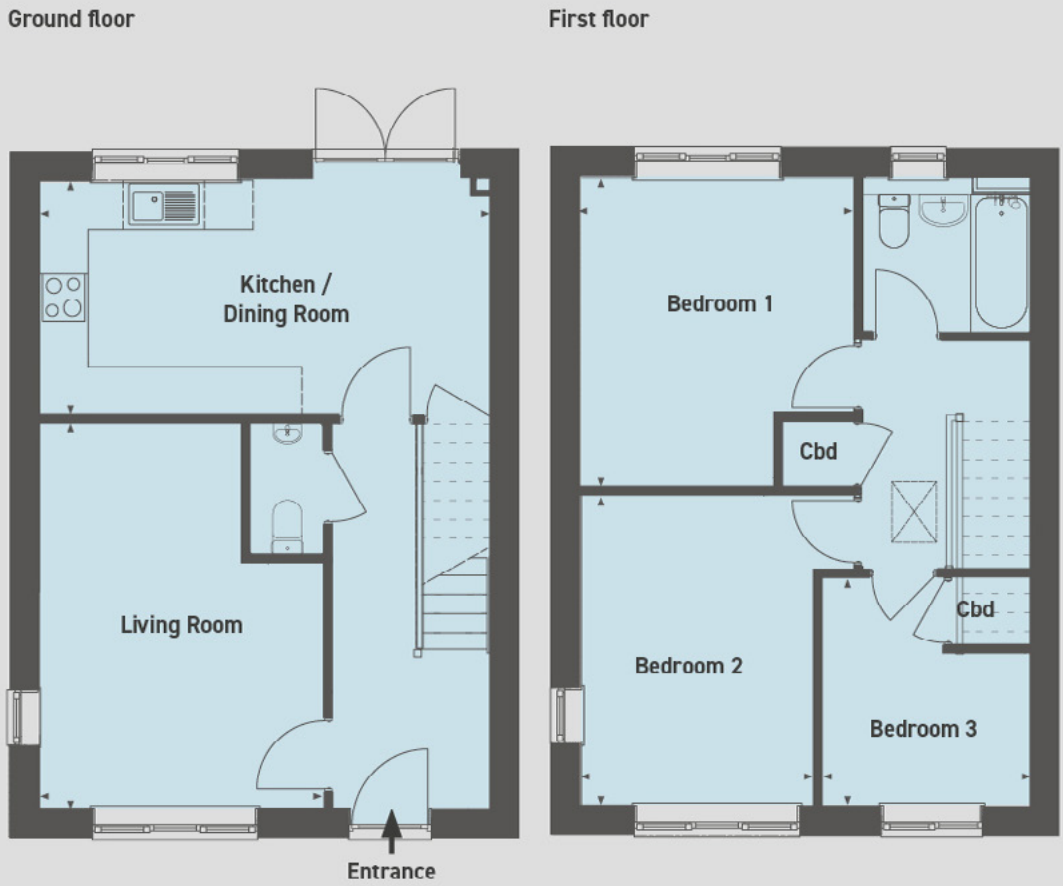

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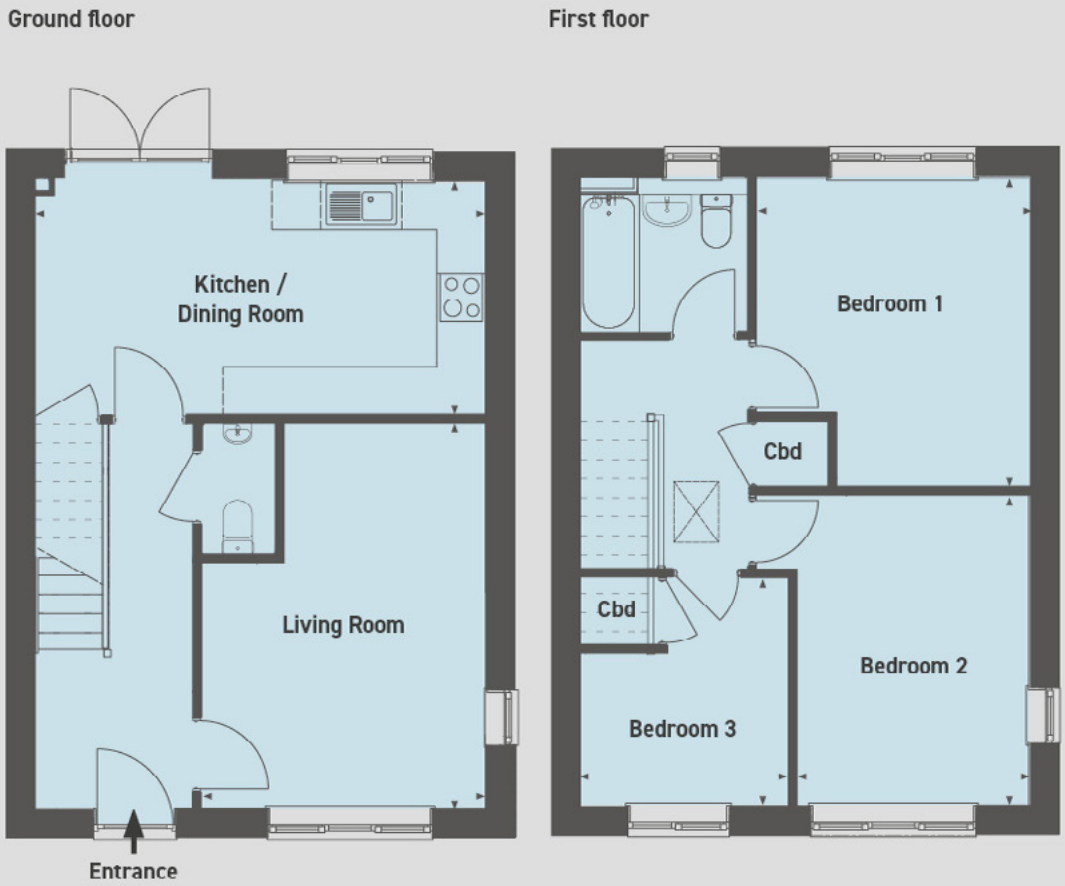

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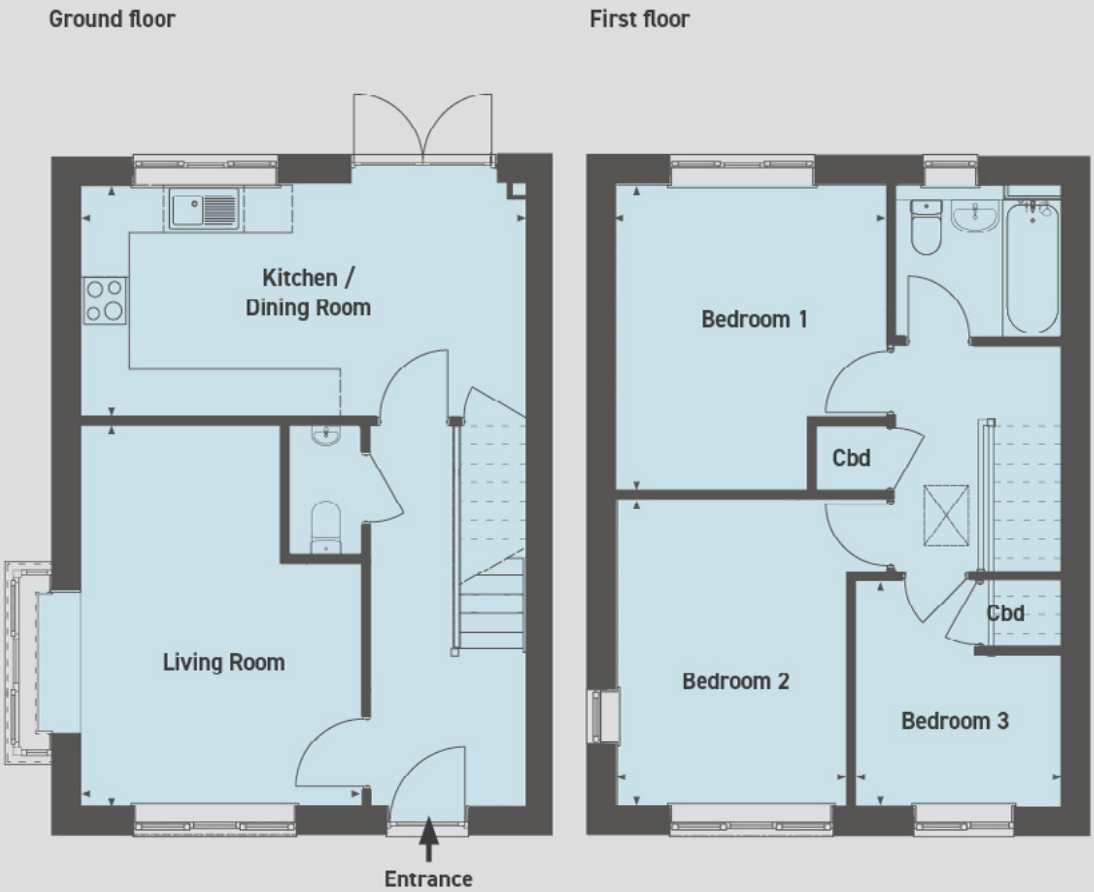

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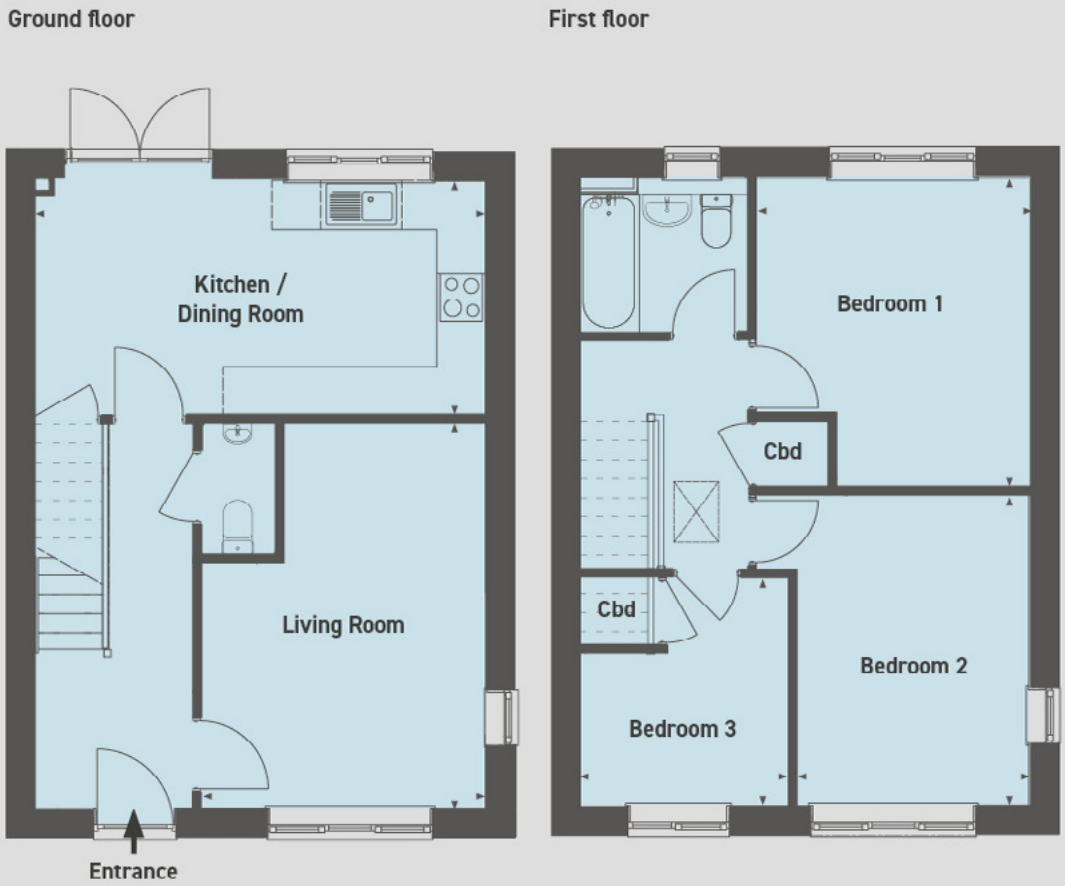

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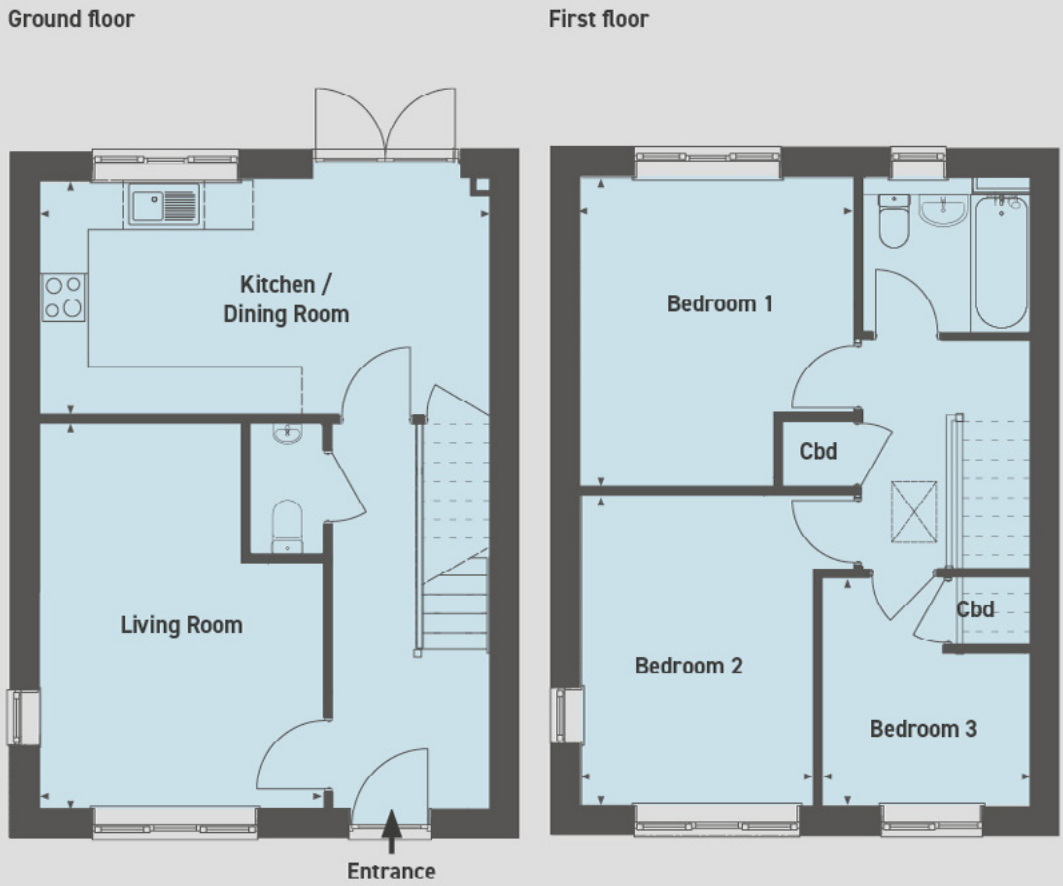

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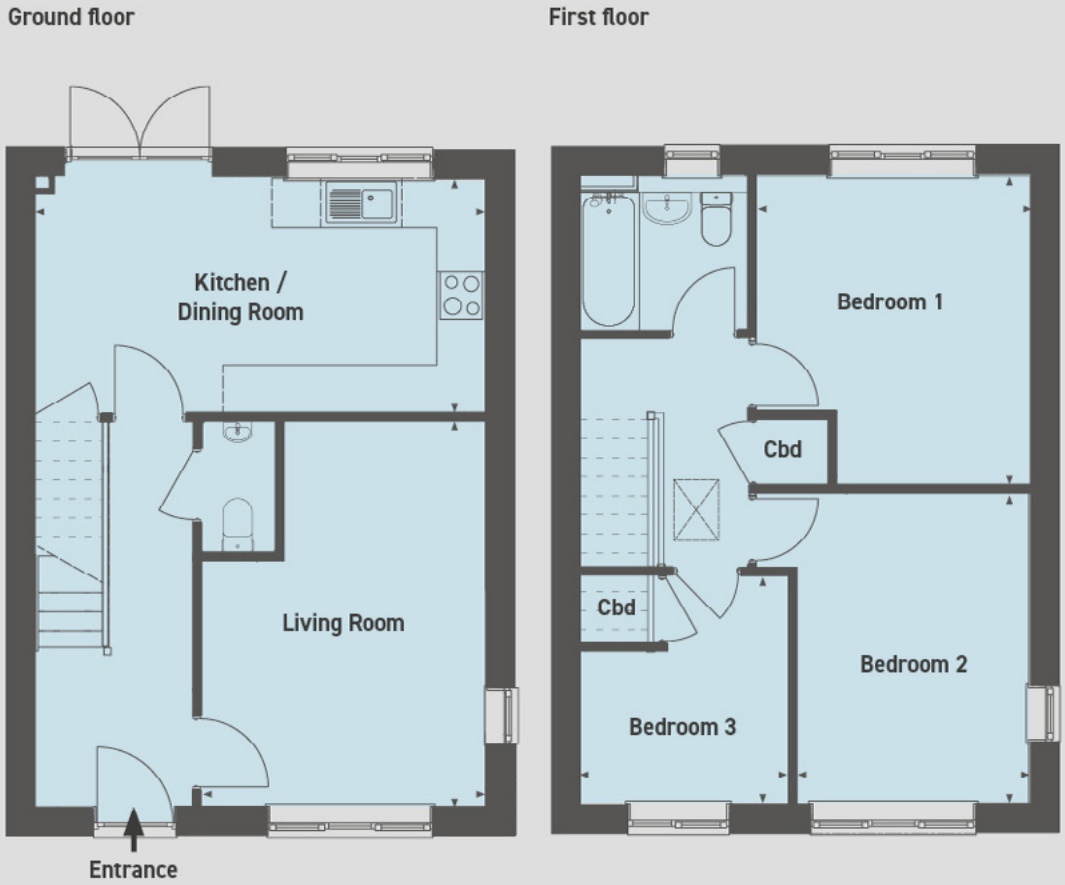

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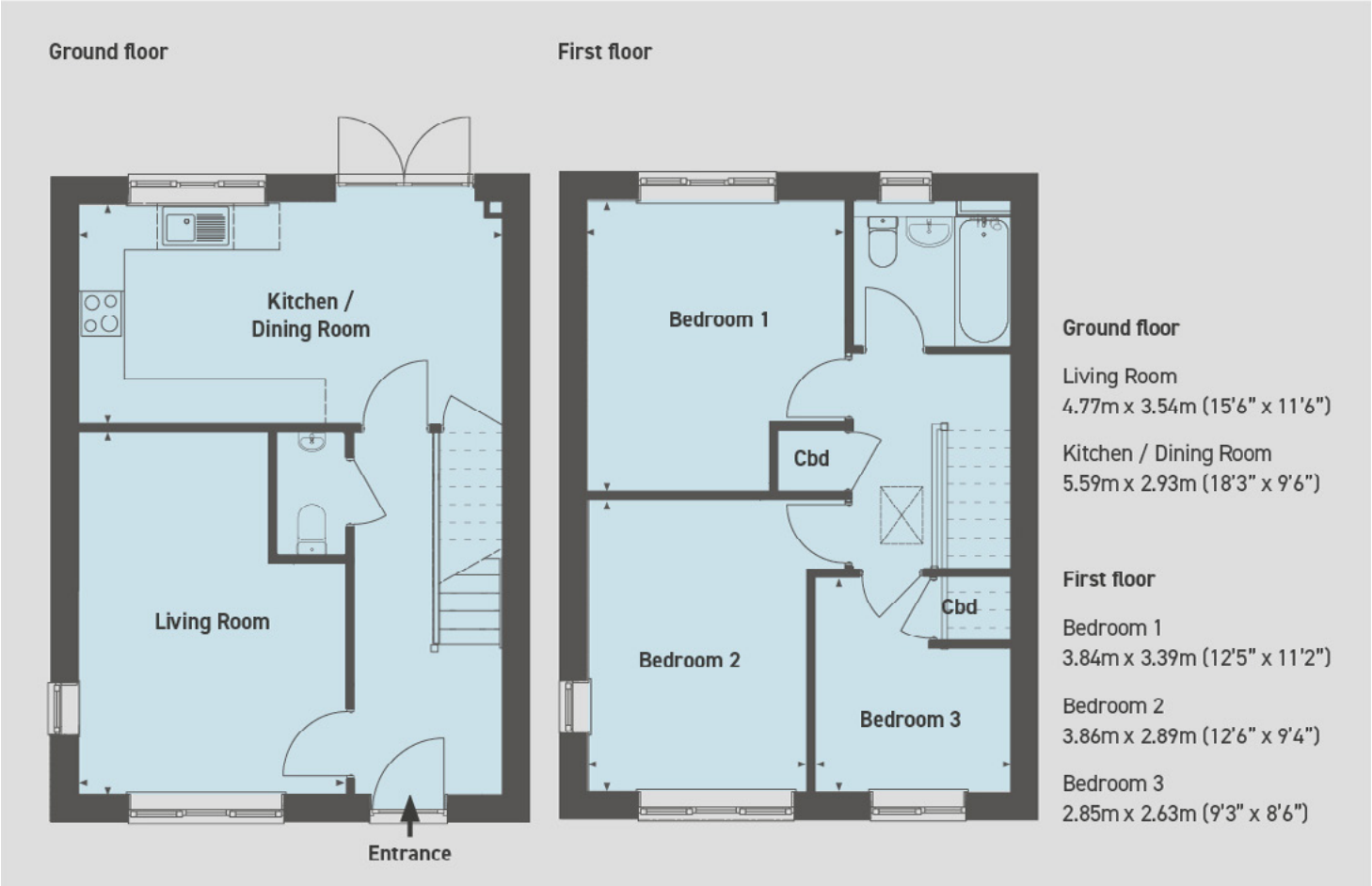

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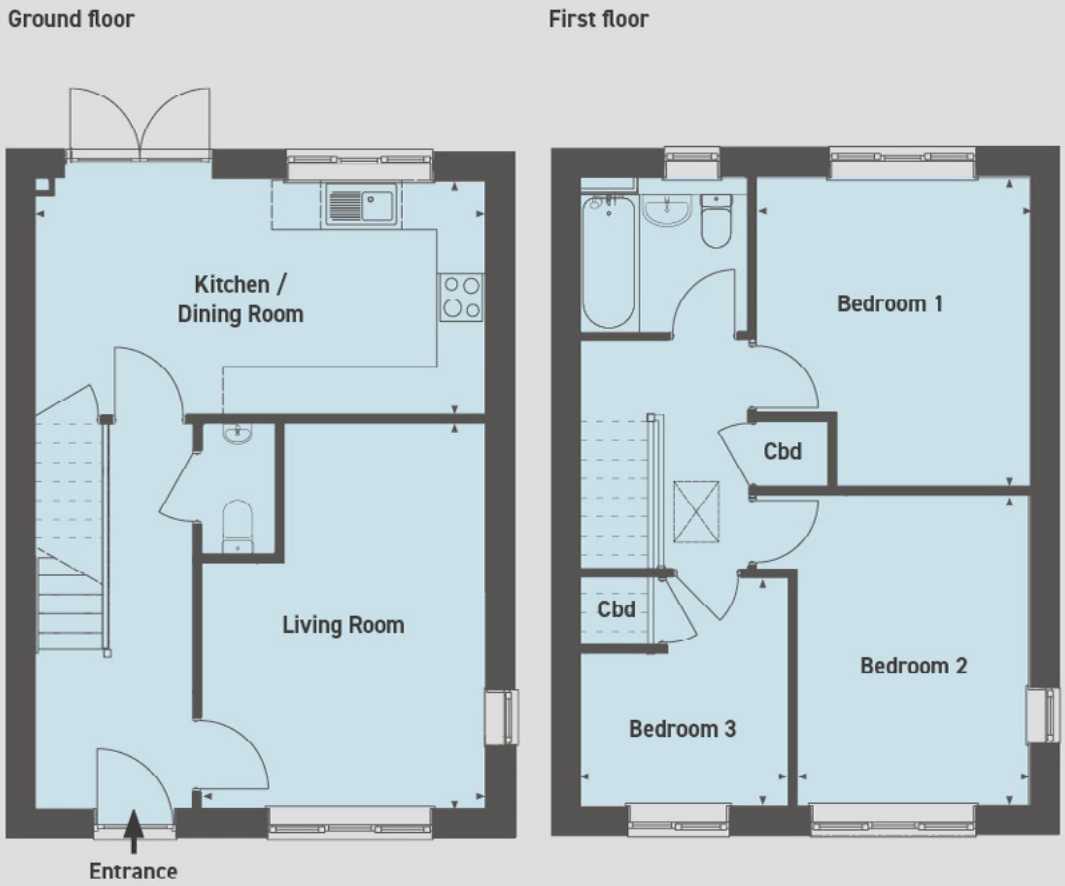

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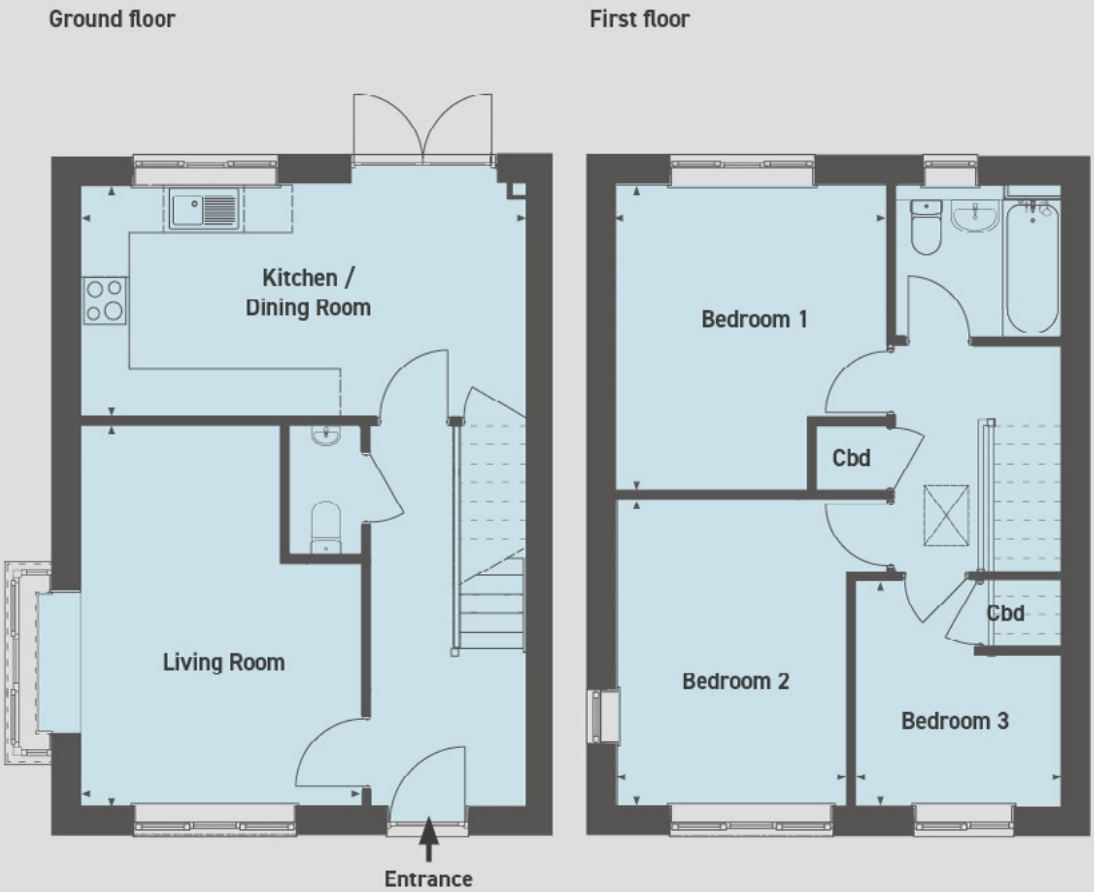

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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