

**Wagtail Close**  
**Stapleford, Nottingham NG9 8JT**

**50% Shared Ownership**

A 50% SHARED OWNERSHIP PROPERTY -  
A THREE BEDROOM SEMI DETACHED  
HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS IDEAL STARTER HOME 50% SHARED OWNERSHIP PROPERTY SOLD IN CONJUNCTION WITH FUTURES HOUSING GROUP. A THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE NOW ESTABLISHED POPULAR RESIDENTIAL 'FIELD FARM' DEVELOPMENT IN STAPLEFORD.

The accommodation is split over two floors and comprises entrance hall with useful ground floor WC, spacious front to back bay fronted living room and spacious full length kitchen/diner to the ground floor. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, enclosed garden and off-street parking.

As previously mentioned, the property is located in this now established and popular residential development known as 'Field Farm' in Stapleford on the border with Trowell. There is easy access to excellent nearby schooling, transport links, shops, services, amenities and open countryside.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

12'9" x 6'8" (3.90 x 2.05)

Composite and double glazed front entrance door, turning staircase rising to the first floor with useful understairs storage cupboard. Doors to WC, living room and dining kitchen.

## WC

5'9" x 2'11" (1.76 x 0.90)

Incorporating a two piece suite comprising wash hand basin and low flush WC.

## LIVING ROOM

16'11" x 12'2" (5.16 x 3.71)

Double glazed bay window to the side (with fitted blinds), further double glazed window to the front (with fitted blinds), radiator, media points.

## DINING KITCHEN

16'10" x 8'9" (5.15 x 2.68)

Modern fitted kitchen with built-in appliances including oven, hob and extractor hood, space and plumbing for washing machine and fridge/freezer. Double glazed window to the front (with fitted blinds), double glazed French doors to the side opening to the garden. Space for dining table and chairs, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, two radiators into the kitchen.

## FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom, radiator, loft access point with lightweight aluminium pull-down loft ladders to a boarded and lit loft space (making an ideal storage area).

## BEDROOM ONE

17'7" x 12'1" (5.38 x 3.70)

Double glazed windows to both the front and side (with fitted blinds), radiator.

## BEDROOM TWO

8'10" x 8'10" (2.71 x 2.70)

Double glazed window to the side (with fitted blinds), radiator.

## BEDROOM THREE

8'10" x 7'8" (2.70 x 2.34)

Double glazed window to the front (with fitted blinds), radiator.

## BATHROOM

8'2" x 5'8" (2.51 x 1.74)

White three piece suite comprising wash hand basin with mixer tap, push flush WC, panel bath with glass screen and mixer shower over. Partial wall tiling, extractor fan, radiator, double glazed window.

## OUTSIDE

The property has the benefit of off-street parking for two vehicles and offers an enclosed rear garden with patio and lawn. There is also the benefit of an external water tap and gated access leading to the parking spaces. The property boundary includes front grassed area and pathway up to the property.

## AGENTS NOTE

The property is being sold on a shared ownership basis and is subject to legibility. The share is 50% of the true and full market value. Rent is payable total £374.30 PCM for the remaining share. For an application form and further information, contact Robert Ellis on 0115 949 0044.

## SHARED OWNERSHIP

The price shown is for 50% share of the full value of the property.

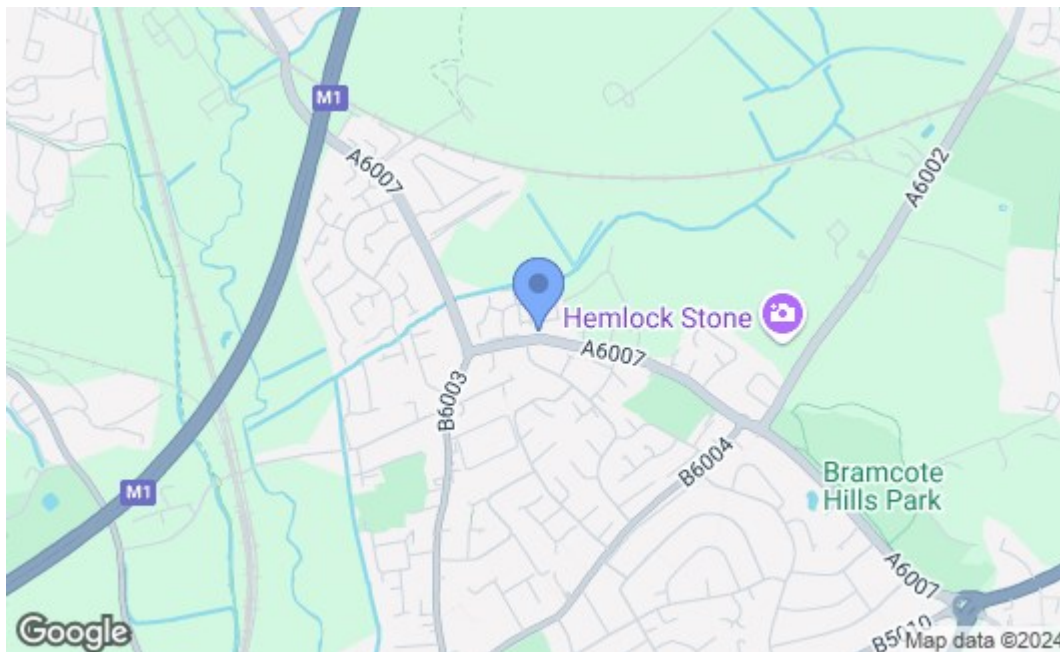
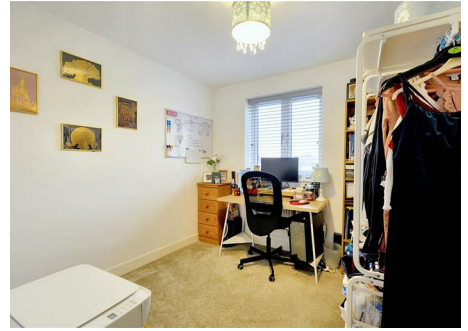
## SERVICE CHARGE/GROUND RENT

We understand that the service charge and ground rent as a total combined of £374.30 PCM. We ask that you confirm this information with the Housing Group via your Solicitor prior to completion.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road continue left onto Pasture Road and follow the road to the mini roundabout. Take a right hand turn at the mini isolated onto Ilkeston Road and take a left turn into 'Field Farm'. Follow the bend in the road to the right and continue to the end of the road until you reach Wagtail Close. The property can then be found at the end of the cul de sac.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.