



**Walnut Court | Brereton, Rugeley | WS15 1HH**  
Offers Over £210,000

**W** Webbs  
estate agents

## Summary

\*\* NO CHAIN \*\* EXTENDED FAMILY HOME \*\* LOVELY PLOT \*\* DECEPTIVELY SPACIOUS \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* GENEROUS LOUNGE DINER \*\* BREAKFAST KITCHEN \*\* UTILITY ROOM \*\* GUEST WC \*\* FRONT & REAR GARDENS \*\* EXTENSIVE DRIVEWAY \*\*

WEBBS ESTATE AGENTS are proud to offer an excellent opportunity to purchase this extended three-bedroom semi-detached home, perfectly positioned in the popular and well-established area of Brereton, on Walnut Court, Rugeley. Offered with NO UPWARD CHAIN, this property presents a fantastic chance for first-time buyers to step onto the property ladder. Walnut Court is located in the heart of Brereton, a popular suburb of Rugeley, offering a quiet residential feel while being close to a variety of local shops, schools, parks and excellent road and public transport links, including Rugeley Town and Rugeley Trent Valley railway stations. Briefly comprising: Entrance Hallway, Spacious Lounge Diner, Kitchen, Utility Room, Downstairs Cloakroom, Three Bedrooms and a Family Bathroom. Front & Rear Gardens and a private driveway.

## Key Features

- NO UPWARD CHAIN
- THREE BEDROOMS
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY
- SOUGHT AFTER LOCATION
- LOUNGE DINER
- UTILITY ROOM
- REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS

## Rooms and Dimensions

### THROUGH HALLWAY

### GENEROUS LOUNGE DINER

22'8" x 11'6" (6.91m x 3.52m)

### KITCHEN

10'4" x 7'0" (3.15m x 2.15m)

### UTILITY ROOM

8'6" x 6'4" (2.60m x 1.94m)

### GUEST WC

### LANDING

### BEDROOM ONE

11'11" x 10'2" (3.63m x 3.10m)

### BEDROOM TWO

10'9" x 10'3" (3.30m x 3.13m)

### BEDROOM TWO

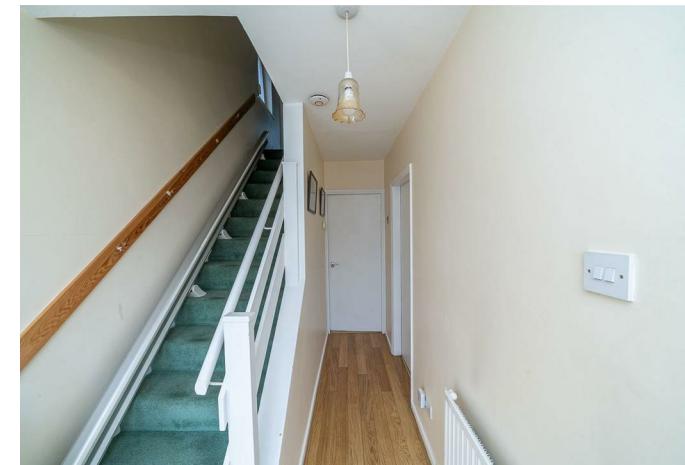
9'1" x 4'9" (2.78m x 1.45m)

### FAMILY BATHROOM

### FRONT & REAR GARDENS

### GENEROUS DRIVEWAY

### Identification Checks (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A	B		Band A	C	
Band B	C		Band B	D	
Band C	D		Band C	E	
Band D	E		Band D	F	
Band E	F		Band E	G	
Band F	G		Band F	H	
Band G			Band G		
All energy efficient - lower running costs			All environmentally friendly - lower CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		