



**Nooks Croft | Rugeley | WS15 1FA**  
Offers Over £240,000

**Webbs**  
estate agents

## Summary

WEBBS ESTATE AGENTS are pleased to offer this beautifully presented three-bedroom semi-detached home, situated in the highly sought-after area of Brereton, with views of the picturesque Trent & Mersey Canal to the front. This property offers a perfect blend of modern living and natural beauty. Viewing is essential to fully appreciate the deceptive accommodation on offer. Location & Lifestyle The property benefits from a prime location, close to a wealth of amenities including shops, schools, parks, and excellent transport links, making it ideal for families and professionals alike. Living Space Large Entrance Hall Downstairs WC Lounge/Dining Room Modern Fitted Kitchen First Floor Landing Three Bedrooms Family Bathroom Rear Garden Tandem Parking for Two Vehicles

## Key Features

- POPULAR LOCATION
- THREE BEDROOMS
- KITCHEN
- PARKING FOR TWO VEHICLES ( TANDEM )
- BEAUTIFULLY PRESENTED THROUGHOUT
- ON THE BANKS OF THE TRENT & MERSEY CANAL
- LOUNGE DINING ROOM
- DOWNSTAIRS CLOAKROOM
- CLOSE TO AMENITIES
- VIEWING ESSENTIAL

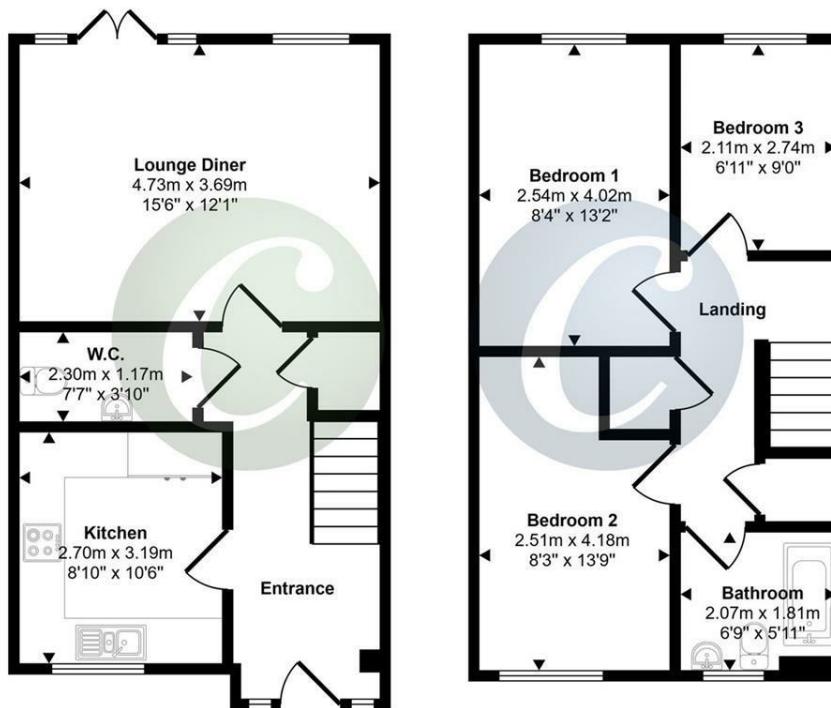
## Rooms and Dimensions

### Identification Checks (R)





Approx Gross Internal Area  
80 sq m / 863 sq ft



Ground Floor  
Approx 40 sq m / 435 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

