



Cocketts Nook | Rugeley | WS15 2RB

£975 PCM

 **Webbs**  
estate agents

## Summary

Webbs Estate Agents are pleased to offer to let this spacious and well presented family home, situated on a popular development, close to local amenities.

In brief, the accommodation comprises of; entrance hall, lounge, dining room, kitchen, three generous bedrooms and bathroom.

Further benefitting from gas central heating and double glazing.

Externally, the property has a garden to the front, an enclosed garden to the rear, a garage and off-road parking.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS

#### Entrance

5'10" x 5'4" (1.80 x 1.63)

#### Living Room

12'1" x 16'1" (3.70 x 4.91)

#### Dining Room

10'11" x 8'3" (3.35 x 2.54)

#### Kitchen

10'11" x 7'5" (3.33 x 2.27)

#### Landing

8'6" x 2'10" (2.60 x 0.87)

#### Bedroom

11'1" x 9'9" (3.39 x 2.99)

#### Bedroom

12'2" x 8'0" (3.71 x 2.46)

#### Bedroom

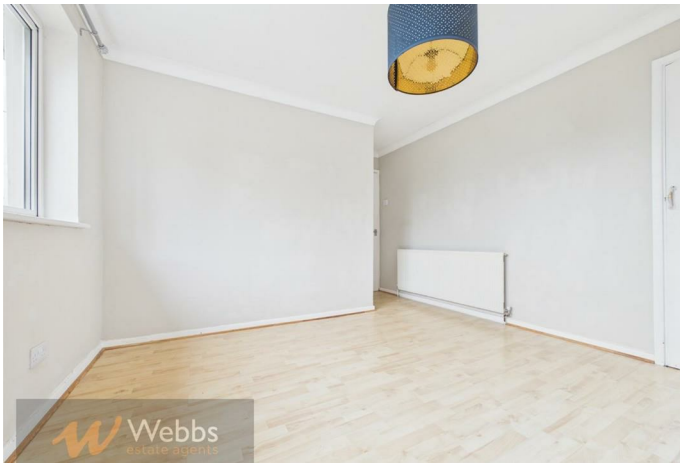
9'2" x 7'10" (2.81 x 2.40)

#### Bathroom

8'1" x 6'2" (2.48 x 1.90)

### TENANCY INFORMATION & IMPORTANT NOTES







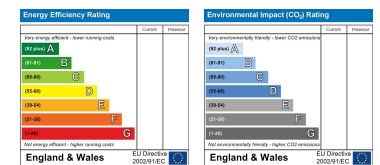
Approximate total area<sup>(1)</sup>  
78.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbsestateagents.co.uk | www.webbestateagents.co.uk

