



£165,000

TENURE : FREEHOLD

Speechly Drive, Rugeley. WS15 2PT

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
southwellssales@gmail.com | 01889582137
Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**
SALES & LETTINGS

Southwells are pleased to bring to the market this 3 bedroom semi detached house in Speechly Drive, Rugeley. Set within walking distance to shops, schools and doctors surgery, this property boasts gas central heating, double glazing and an enclosed rear garden as well as the following accommodation:

Front of property

Front lawn with slabbed path to UPVC front door into entrance porch.

Entrance porch

UPVC front door into. Laminate flooring. Light fitting to wall. Side facing window. Door into lounge.

Lounge: 16'04" (5.00m) X 10'09" (3.30m)

Front facing window. Carpeted flooring. 2 light fittings to ceiling. Radiator. Door into dining room.

Dining room: 13'08" (4.17m) X 9'00" (2.74m)

Rear facing UPVC sliding patio doors to rear garden. Laminate flooring. Light fitting to ceiling. Radiator. Door off to kitchen. Stairs off.

Kitchen

Rear facing UPVC window and door to rear garden. Laminate flooring. Light fitting to ceiling. Range of wall and base units. Integrated 'Hotpoint' gas cooker & hob. Plumbing for automatic washing machine. Stainless steel sink and drainer with mixer tap.

Stairs & landing

Open staircase with carpeted flooring and metal handrail. Light fitting to ceiling. Loft hatch to ceiling. Storage cupboards built in. door off to all bedrooms and family bathroom.

Family bathroom: 7'10" (2.39m) X 5'08" (1.74m)

Rear facing opaque window. Vinyl flooring. Part tiled walls. Light fitting to ceiling. Radiator. White suite comprising low level toilet, wash basin, and panel bath with shower over.

Bedroom 1: 10'04" (3.16m) X 10'05" (3.19m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Built in storage.

Bedroom 2: 9'00" (2.76m) X 10'11" (3.32m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Bedroom 3: 8'03" (2.53m) X 7'00" (2.14m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Rear of property

Enclosed rear garden with lawn, slabbed patio area. Path to rear entrance gate. Side access gate to front of property.

Tenure: Freehold

Council tax: Band B

EPC Rating: C

Viewings strictly through Southwells

01889582137

southwellssales@gmail.com

Disclaimer:

Southwell's for their selves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwell's has any authority to make or give any warranty whatever in relation to this property.

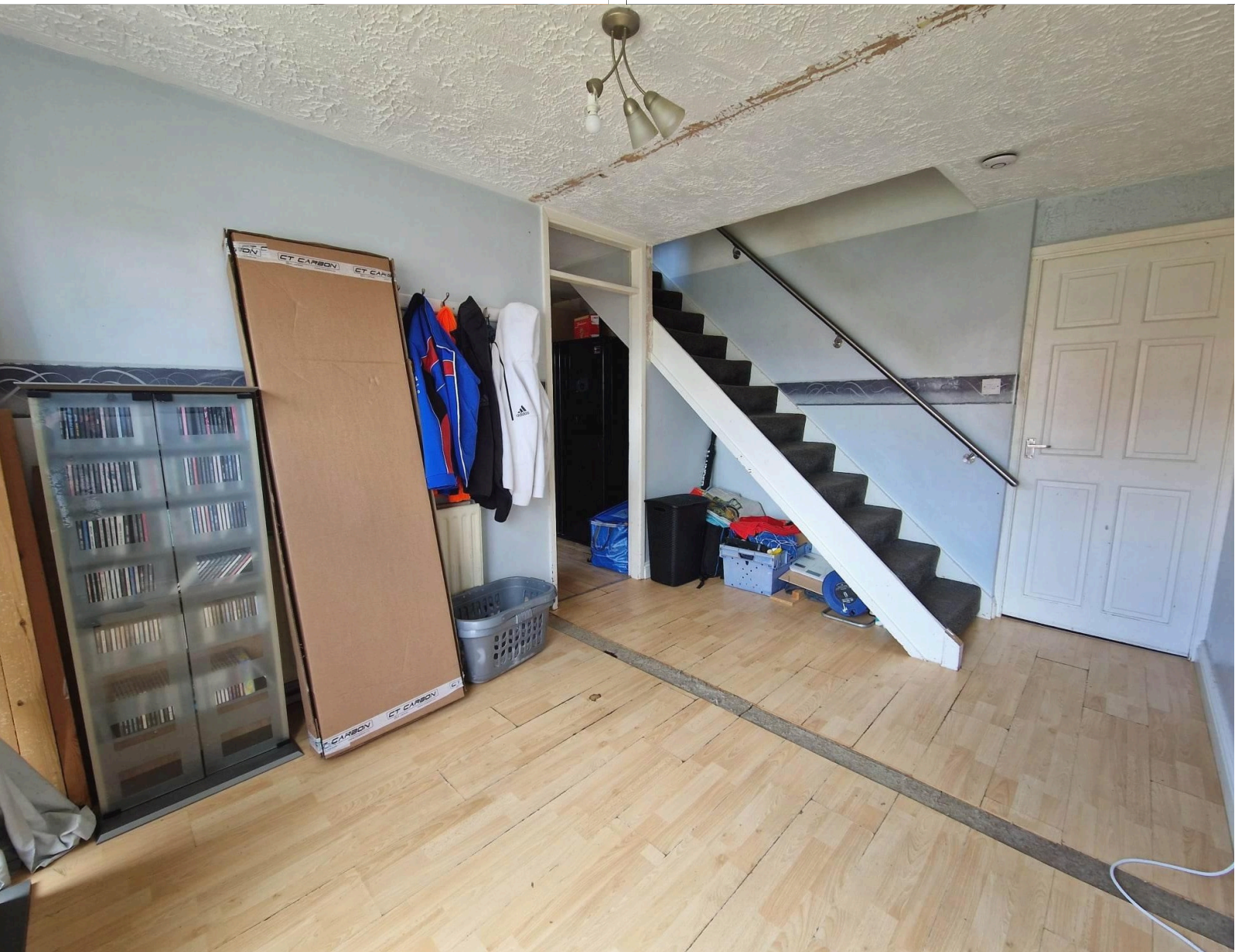
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Energy performance certificate (EPC)

27 Speechly Drive
RUGELEY
WS15 2PT

Energy rating

C

Valid until: 4 April 2033

Certificate
number: 0330-2114-6270-2727-1541

Property type

Semi-detached house

Total floor area

79 square metres

Rules on letting this property

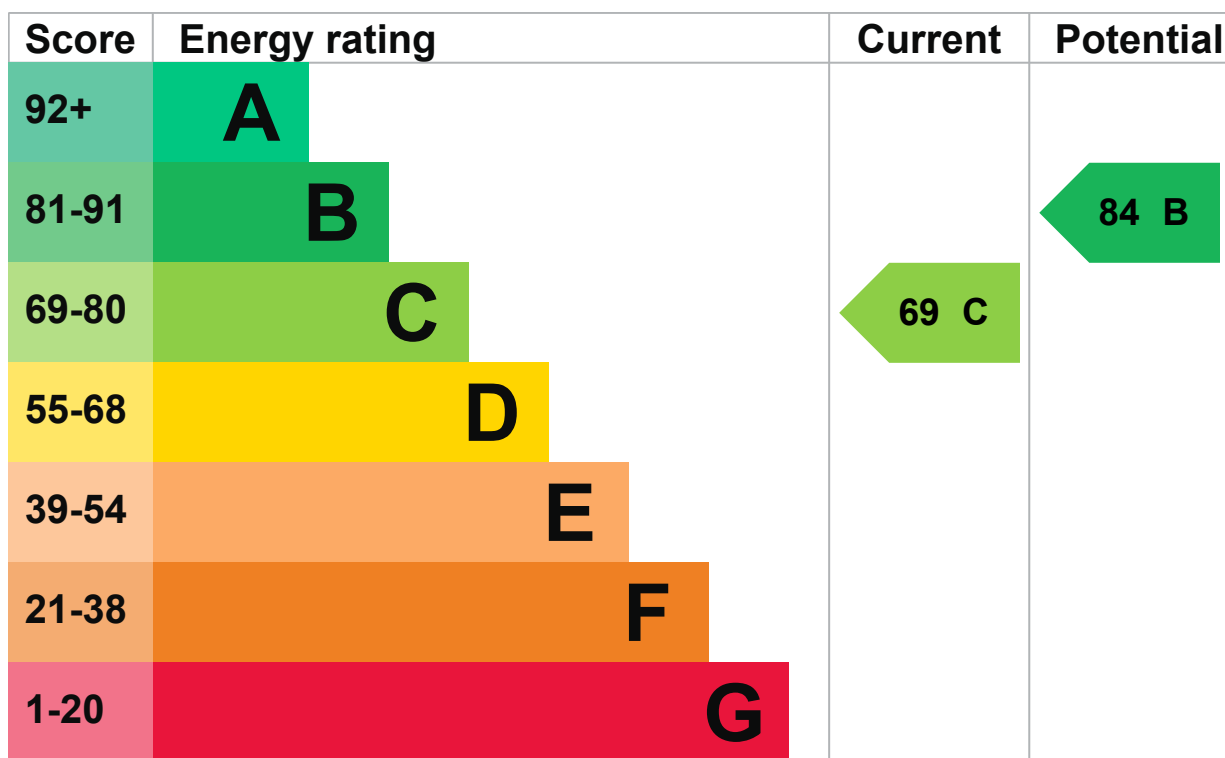
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|----------------------|--|-----------|
| Wall | Timber frame, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 150 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 75% of fixed outlets | Very good |

| Feature | Description | Rating |
|-------------------|--------------------------------|--------|
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 231 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,644 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £262 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 9,188 kWh per year for heating
- 2,104 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

3.2 tonnes of CO₂

This property's potential production

1.8 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Party wall insulation

Typical installation cost

£300 - £600

Typical yearly saving

£62

Potential rating after completing step 1

70 C

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£87

Potential rating after completing steps 1 and 2

71 C

Step 3: Low energy lighting

Typical installation cost

£10

Typical yearly saving

£27

Potential rating after completing steps 1 to 3

72 C

Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£85

Potential rating after completing steps 1 to 4

73 C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£648

Potential rating after completing steps 1 to 5

84 B

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home.](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Andrew Hood

Telephone

07753 749948

Email

andyhood@centralsurveyorsmidlands.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/020912

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

24 March 2023

Date of certificate

5 April 2023

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.