



**£252,000**

**TENURE : FREEHOLD**

**Priory Road, Brereton, WS15 1HZ**

**Bedrooms : 2**

**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 2 bedroom semi detached bungalow set in Priory Road, Brereton. This spacious property has a large front with ample parking, a further gated area with parking and detached garage, an enclosed low maintenance rear garden. Boasting gas central heating and double glazing throughout as well as solar panels to the roof space and a homely log burner to the lounge the property also consists of the following accommodation.

#### Front of property

Tarmac driveway leading to further gated parking and garage with side access to the rear. Gravel front for more parking with slabbed potting area leading to front door. Raised beds with shrubs.

#### Entrance hall

UPVC front door into entrance hall. Side facing window. Laminate flooring. Light fitting to ceiling. Door into lounge.

#### Lounge: 15'09" (4.80m) X 13'06" (4.11m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Double radiator. Log burner. Doors off to kitchen and inner hallway. 3 light fittings to wall.

#### Kitchen/ Dining room: 15'08" (4.79m) X smallest - 6'04" (1.93m)- largest -13'09" (4.19m). Dining area/ kitchen 20'01" (6.12m) X 9'05" (2.89m)

'Z' shaped kitchen with side and front facing windows. Laminate flooring with underfloor heating installed. UPVC side door and UPVC double doors to rear. Spotlights ceiling. Range of soft close wall and base units. Plumbing for automatic washing machine. Black resin sink and drainer with mixer tap. Integrated oven and grill with electric hob built into work surface with extractor fan over.

#### Inner hallway

Carpeted flooring. Loft hatch to ceiling (Mostly boarded with pull down ladder) Doors off to bedrooms and shower room. Light fitting to ceiling. Storage cupboard with 'Ariston' boiler under 3 years old.

#### Shower room: 6'02" (1.88m) X 6'03" (1.92m)

Opaque window to kitchen. Vinyl flooring. Fully tiled walls. White suite comprising low level toilet and wash hand basin. White walk in shower with glass surround and electric shower to wall. Electric chrome towel radiator to wall. Light fitting to ceiling. Extractor fan to ceiling.

#### Bedroom 1: 13'10" (4.22m) X 10'01" (3.09m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Built in wardrobe. 2 Light fittings to wall.

#### Bedroom 2: 9'09" (2.97m) X 8'06" (2.60m)

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

#### Rear of property

Slabbed patio area with artificial grass inset. Low maintenance well presented garden. Further tarmacked area to side, gated off with access to the garage and front of property.

Garage: 15'09" (4.82m) X 8'04" (2.54m)

With electric up and over door. Of concrete build. Fitted with electrics.

**Council Tax Band: B**

**EPC Rating: B**

**Construction: Standard Brick Construction**

**Electric Supply: Mains**

**Gas Supply: Mains**

**Water Supply: Mains**

**Sewerage: Mains**

**Broadband and mobile coverage: TBC**

**Solar panels to thr roof at rear**

**Tenure: Freehold**

**Viewings:** Strictly through Southwells 01889-582137 southwellsales@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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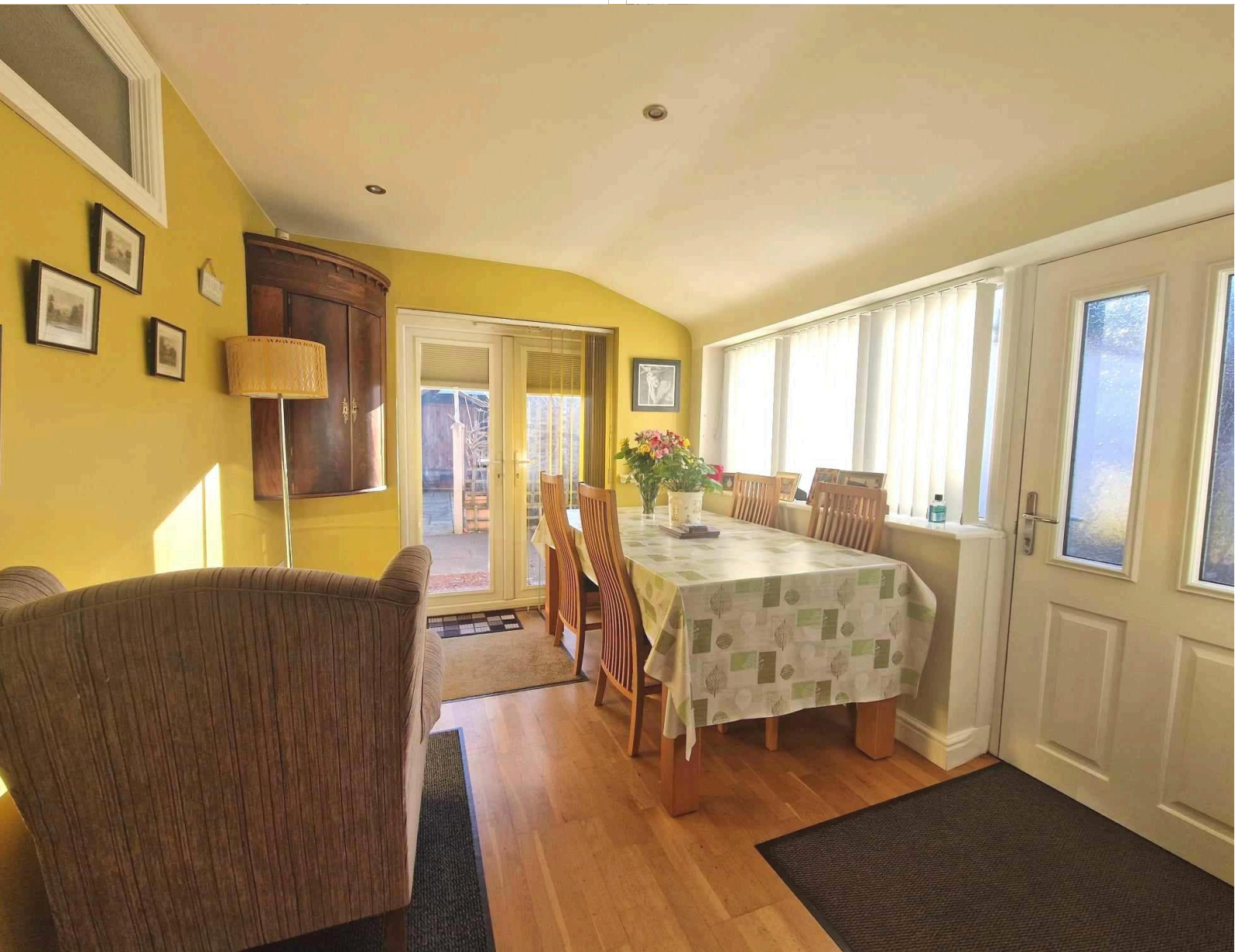
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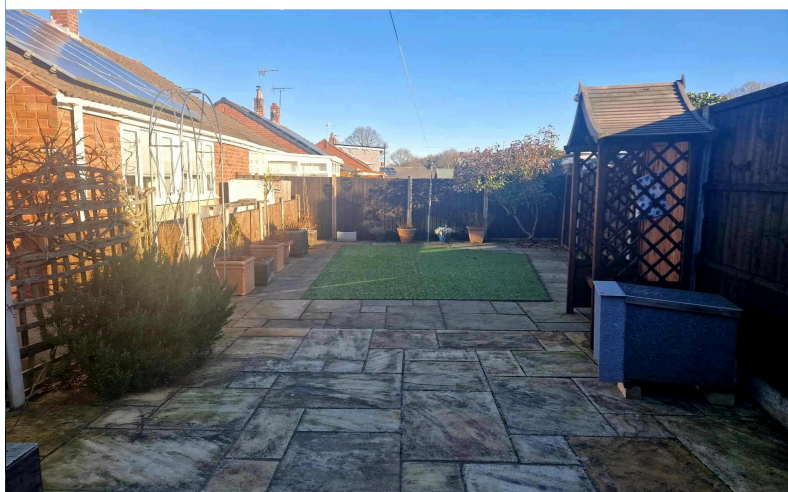
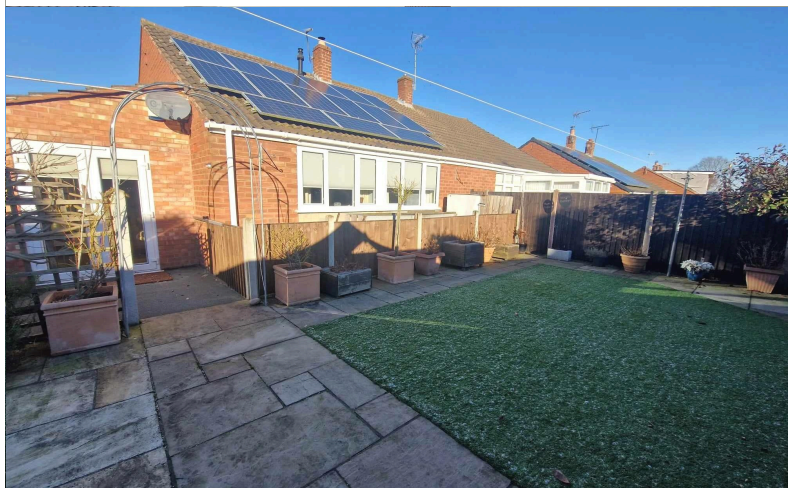
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# Energy performance certificate (EPC)

32 Priory Road Breerton RUGELEY WS15 1HZ	Energy rating <b>B</b>	Valid until: <b>13 February 2034</b>
		Certificate number: <b>3400-6838-0922-7302-3243</b>

**Property type** Semi-detached bungalow

**Total floor area** 70 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 energy rating is B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		92 <b>A</b>
81-91	<b>B</b>	89 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	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 78% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

## Primary energy use

The primary energy use for this property per year is 101 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,162 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 £134 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 7,697 kWh per year for heating
- 1,999 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	1.3 tonnes of CO2
<b>This property's potential production</b>	0.9 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: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £70

Potential rating after completing step 1

90 B

## Step 2: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £63

Potential rating after completing steps 1 and 2

92 A

## 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	<a href="mailto:andyhood@centralsurveyorsmidlands.co.uk">andyhood@centralsurveyorsmidlands.co.uk</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	7 February 2024
Date of certificate	14 February 2024
Type of assessment	<a href="#">▶ RdSAP</a>

## 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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">8472-7622-0509-6391-8996 (/energy-certificate/8472-7622-0509-6391-8996)</a>
Expired on	18 December 2022

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGL

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