



£320,000

TENURE : FREEHOLD

Chichester Close, Rugeley. WS15 1GQ

Bedrooms : 4

Bathrooms : 3

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 proud to bring to the market this well presented 4 bedroom detached house set in Chichester Close on the popular Lower Birches Estate in Rugeley. The property benefits from gas central heating and double glazing along with the following accommodation

Front of property

Tarmac driveway with easy to maintain slate gravel front containing mature shrubs and bushes. Side gate to rear garden. Entrance to garage. Arched canopy to front door with courtesy light.

Entrance hall

Carpeted flooring. 2 light fittings to ceiling. Radiator. Internal door to garage. Doors off to dining room, lounge, kitchen and guest wc. Stairs off.

Guest wc: 4'05" (1.36m) X 3'08" (1.12m)

Tiled flooring. Light fitting to ceiling. Extractor to ceiling. Radiator. White low level toilet and wash hand basin. Splash tiling above sink.

Lounge: 15'06" (4.72m) X 12'02" (3.72m)

UPVC sliding patio doors to rear garden. Carpeted flooring. 2 light fittings to ceiling. Gas coal effect fire set in marble surround. Radiator.

Dining room: 9'11" (3.03m) X 9'08" (2.95m)

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

Kitchen: 15'03" (4.66m) X 8'02" (2.49m)

Rear facing window and back door to rear garden. Tiled flooring. Radiator. 2 light fittings to ceiling. Range of white wall and base units with granite effect worksurfaces. Stainless steel sink and draining board with mixer tap. Integrated NEFF washing machine. Integrated NEFF gas hob and oven. Storage cupboard.

Stairs & landing

Wooden handrail and banister. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Loft being partially boarded. Doors off to all bedrooms, bathroom and airing cupboard containing water tank.

Family bathroom: 5'06" (1.69m) X 6'09" (2.06m)

Rear facing obscured window. Vinyl flooring. Part tiled walls. Standard bath with separate taps. White low level toilet and wash hand basin. Light fitting to ceiling. Radiator.

Bedroom 1: 12'06" (3.81m) X 13'02" (4.03m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Built in wardrobes. Door to en-suite.

En-suite: 5'01" (1.57m) X 5'05" (1.66m)

Front facing obscured window. Tiled flooring. Fully tiled walls. Walk in shower cubicle with glass surround and shower to wall. White low level toilet. White sink with mixer tap set in vanity unit. Light fitting to ceiling. Extractor to wall. Radiator.

Bedroom 2: 9'00" (2.76m) X 10'03" (3.12m)

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

Bedroom 3: 13'03" (4.04m) X 7'11" (2.41m)

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

Bedroom 4/Study: 8'04" (2.55m) X 6'04" (1.94m)

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

Garage: 16'07" (5.07m) X 7'10" (2.40m)

With up & over door. Fitted with electrics. Newley installed 'Main' boiler fitted to wall.

Rear of property

Fully enclosed rear garden with gated side access. Well maintained with lawn and mature borders with slabbed patio area.

Council Tax Band: D

EPC Rating: C

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

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

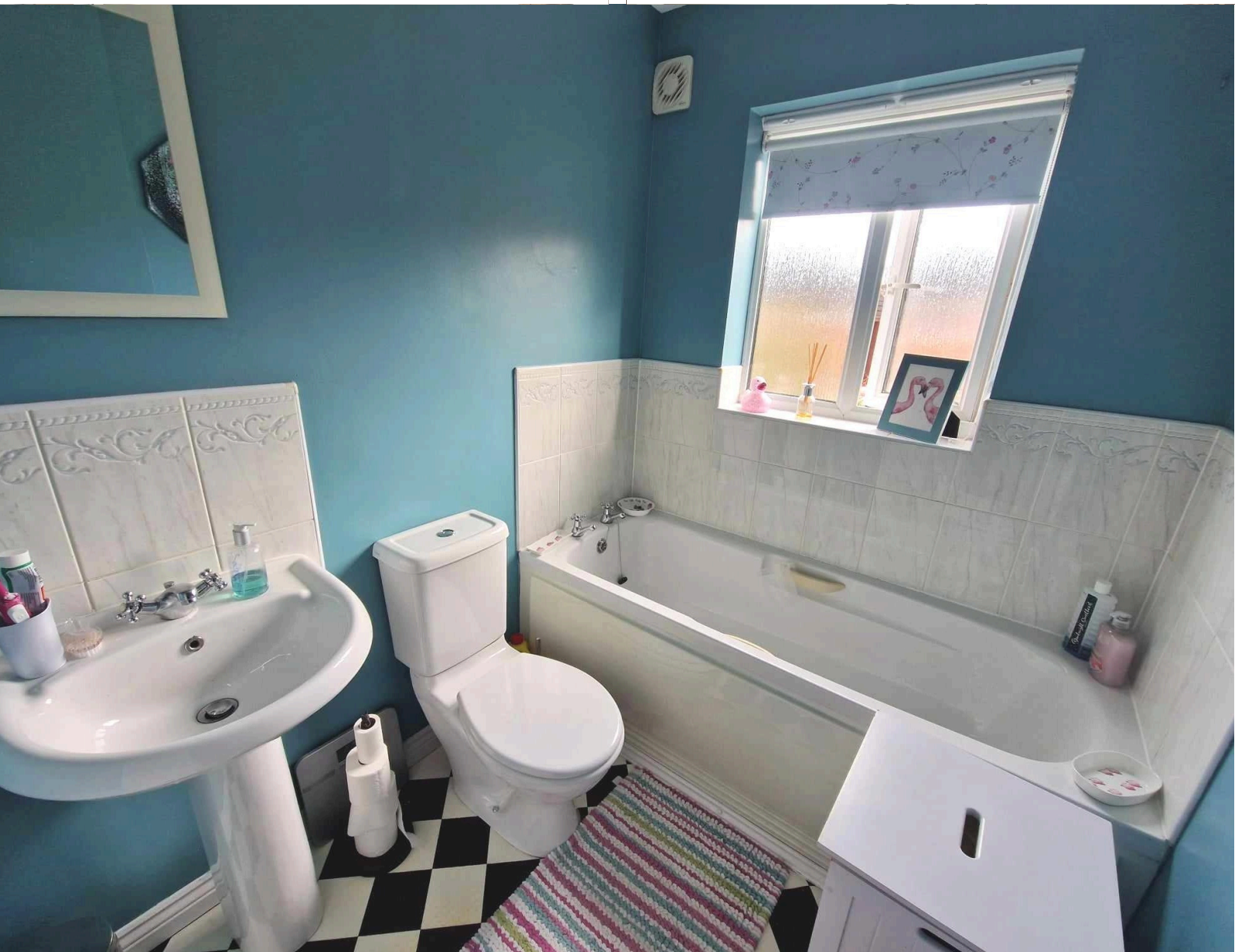
Southwells

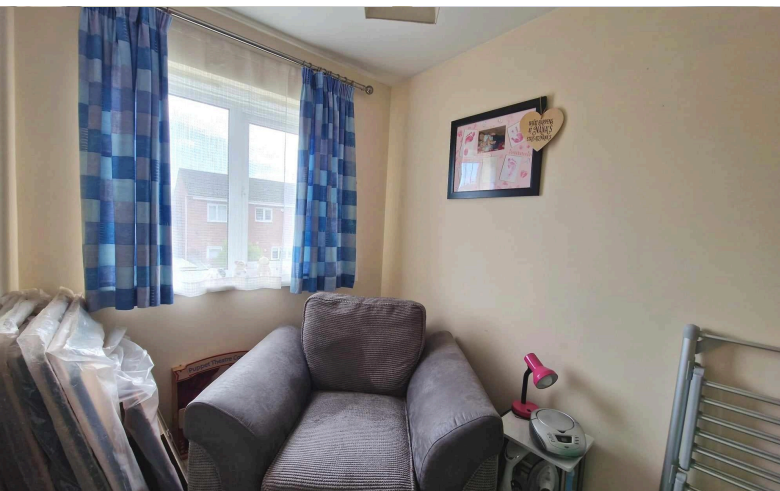
5 Horsefair, Rugeley, Staffs WS15 2EJ

southwellssales@gmail.com | 01889582137

Website: <https://www.southwellsproperties.co.uk/>







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





SAMPLE



Energy performance certificate (EPC)

8 Chichester Close RUGELEY WS15 1GQ	Energy rating C	Valid until: 20 February 2034
		Certificate number: 2434-0122-0300-0365-5292

Property type	Detached house
Total floor area	116 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, insulated (assumed)	Good
Roof	Pitched, 200 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 73% of fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 189 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,572 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 £122 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:

- 10,660 kWh per year for heating
- 2,740 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	3.9 tonnes of CO ₂
This property's potential production	2.7 tonnes of CO ₂

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: Low energy lighting

Typical installation cost £15

Typical yearly saving £35

Potential rating after completing step 1 **72 C**

Step 2: Solar water heating

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

Typical yearly saving £87

Potential rating after completing steps 1 and 2 **74 C**

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £546

Potential rating after completing steps 1 to 3 **82 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	15 February 2024
Date of certificate	21 February 2024
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.

[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

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/)