



£175,000

TENURE : FREEHOLD

Newman Grove, Brereton, WS15 1BW

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 corner plot end terraced house in Newman Grove, Rugeley. This property is within walking distance to all amenities such as schools, train stations, doctors surgeries and the town centre. This property boasts gas central heating and double glazing throughout, new boiler fitted around 1 year ago, and the following accommodation:

Front of property

Driveway with parking for several vehicles leading to front door with step up to.

Entrance hall

Wood effect composite front door into entrance hall. Carpeted flooring. Radiator. Light fitting to ceiling. Door to lounge. Stairs off.

Lounge: 11'11" (3.63m) X 12'00" (3.65m)

Front facing window. Laminate flooring. Light fitting to ceiling. Radiator. Electric fire set into wall. Understairs storage cupboard.

Kitchen: 13'04" (4.07m) X 8'03" (2.53m)

Rear facing window. Laminate flooring. Strip light to ceiling. Range of wall and base units. Stainless steel sink and drainer with mixer tap. Plumbing for automatic washing machine. Plumbing for gas oven. Doorway into side entrance and downstairs wc.

Guest wc

Laminate flooring. Side facing window with obscured glass. Low level toilet set in vanity unit. Radiator. Light fitting to ceiling.

Side entrance

Laminate flooring. Side facing wood effect door. Light fitting to ceiling.

Stairs & landing

Fully enclosed staircase with wooden handrail. Side facing window. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling (partly boarded). Doors off to all bedrooms. Family bathroom. Airing cupboard containing combi boiler (1 year old).

Bedroom 1: 10'01" (3.09m) X 9'06" (2.89m)

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

Bedroom 2: 11'01" (3.38m) X 7'07" (2.32m)

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

Bedroom 3: 8'08" (2.64m) X 7'11" (2.41m)

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

Family bathroom

Front facing window with obscured glass. Vinyl flooring. Part tiled walls. Panel bath with separate taps. White sink and white low level toilet. Light fitting to ceiling. Extractor fan to wall. Radiator.

Rear of property

With gardens sweeping the entire side of the property through to the rear. With lawns to the side and to the tiered section that is separated by walls and gate leading to a further seating area. Side access gate to road.

Council Tax Band: A

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

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SAMPLE



Energy performance certificate (EPC)

35 Newman Grove Brereton RUGELEY WS15 1BW	Energy rating C	Valid until: 20 March 2034
		Certificate number: 0370-2019-4370-2224-2675

Property type End-terrace house

Total floor area 62 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		87 B
69-80	C	71 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, filled cavity	Average
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 all fixed outlets	Very good
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 218 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,001 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 £126 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:

- 6,380 kWh per year for heating
- 1,889 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	2.4 tonnes of CO ₂
This property's potential production	1.1 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: Floor insulation (solid floor)

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

Typical yearly saving £64

Potential rating after completing step 1

73 C

Step 2: Solar water heating

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

Typical yearly saving £61

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

87 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	21 March 2024
Date of certificate	21 March 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).

Certificate number	8707-7223-1720-0171-1902 (/energy-certificate/8707-7223-1720-0171-1902)
Expired on	11 July 2023

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

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