



Offers in the region of £450,000

TENURE : FREEHOLD

School Lane, Hill Ridware WS15 3QN

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

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 very well presented, spacious 3 bedroom detached bungalow set in the rural village of Hill Ridware close to Lichfield City and Rugeley town. Boasting a south facing garden, a large driveway, garage, conservatory, gas central heating and double glazing throughout. Along with an en-suite off the main bedroom this property also provides the following accommodation:

Front of property

Well kept lawn and borders. Spacious block paved driveway with parking for a number of vehicles leading down the side of the property to the garage and front door with access to the rear.

Entrance

Composite front door into entrance hall and inner hallway. Carpeted flooring. Spotlights to ceiling with automatic lighting. Radiator. Loft hatch to ceiling with loft ladders fitted (fully boarded, spacious loft). Doors off to all rooms.

Lounge: 20'03" (6.18m) X 12'10" (3.93m)

Rear facing UPVC sliding patio door into conservatory. Carpeted flooring. Electric fire set in stone surround. Light fitting to ceiling. 2 light fittings to wall. Radiator. Open plan through to dining room.

Dining room: 15'04" (4.67m) X 10'04" (3.16m)

Twin aspect rear and side facing windows. Carpeted flooring. Light fitting to ceiling. Radiator. Door to kitchen. Open plan to lounge.

Kitchen: 14'07" (4.44m) max 10'05" (3.18m) min X 13'00" (3.98m) max 6'07" (2.01m) min

Twin aspect rear and side facing windows. Composite door to rear garden. Flotex flooring. Striplight and spotlights to ceiling and under cupboard lights to kitchen units. Range of wall and base units with granite work surfaces and integrated sink with mixer tap. Dishwasher plumbed in. 'Valliant' boiler to wall. Off set utility area with plumbing for washing machine. Doors into entrance hall and dining room.

Guest WC

Flotex flooring. Part tiled walls. Spotlight to ceiling. Radiator. Low level white toilet and sink set in vanity unit.

Conservatory: 13'01" (4.00m) X 9'05" (2.87m)

Of brick, UPVC and glass construction. Patio doors to rear garden. Laminate flooring. Electric panel radiator. Spotlights to ceiling.

Bedroom 1: 17'09" (5.42m) X 11'00" (3.35m)

Front facing bay window and front facing standard window. Carpeted flooring. Spotlights to ceiling. 2 radiators. Door to ensuite.

Ensuite: 6'11" (2.11m) X 4'09" (1.45m)

Carpeted flooring. Fully tiled walls. Spotlights to ceiling. Walk in shower cubicle with glass door. White low level toilet. White sink set in vanity unit. Chrome towel radiator.

Bedroom 2: 17'11" (5.46m) X 8'00" (2.45m)

Side facing window. Carpeted flooring. Spotlights to ceiling. Radiator.

Bedroom 3: 10'07"(3.22m) X 7'10" (2.39m)

Front facing bay window. Carpeted flooring. Spotlights to ceiling. Radiator.

Rear of Property

Fully Enclosed, well maintained, garden sweeping around the rear and side of the property. With lawn and borders, slabbed pathways, side access to the front of the property, side and rear entrances to the garage, separate slabbed seating area outside of the conservatory with rockery.

'The Wendy House': 13'05" (4.09m) X 11'10" (3.62m)

Located in the rear garden separate to the property. Of wood construction. Fully plastered inside with carpeted flooring, light fitting to ceiling and UPVC door and windows.

Garage:

The garage is split into 3 separate areas.

Garage main: 15'10" (4.82m) X 12'04" (3.76m)

Electric up and over door. Fitted with electrics. Side access door to rear garden.

Tool shed section: 8'00" (2.45m) X 4'06" (1.39m) With separate access door.

Bike shed section: 8'00" (2.45m) X 3'01" (0.96m) With separate access door.

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.

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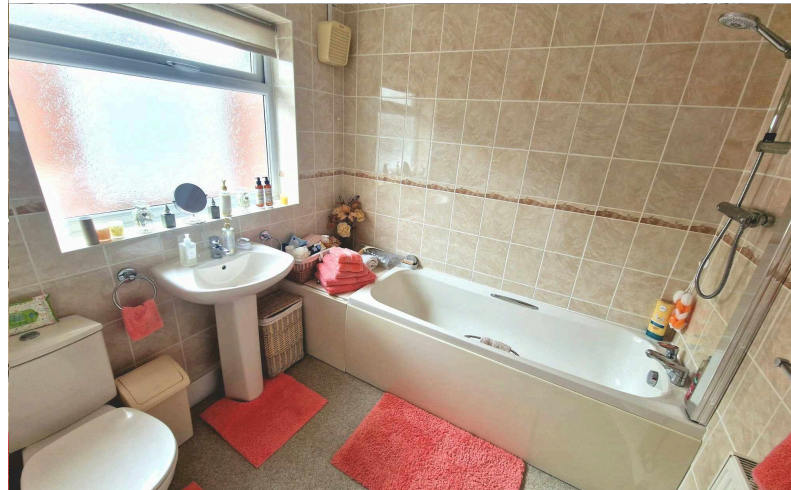
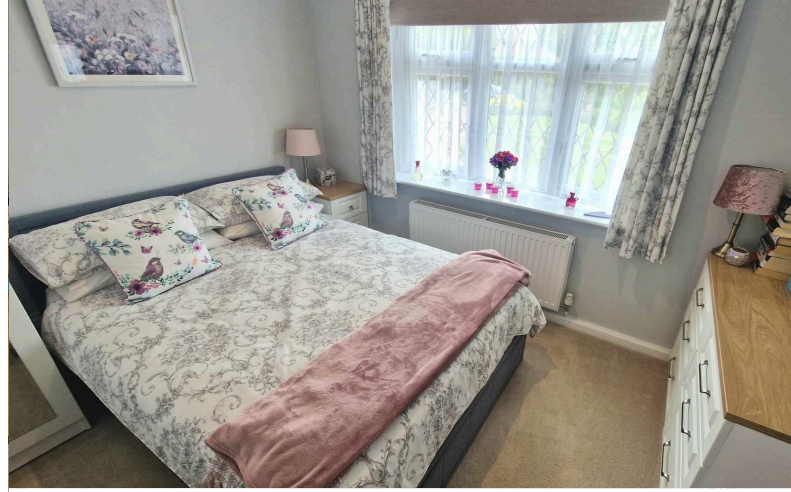
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Energy performance certificate (EPC)

56, School Lane Hill Ridware RUGELEY WS15 3QN	Energy rating	Valid until:	15 November 2026
	C	Certificate number:	9668-6938-6299-5726-2900

Property type Detached bungalow

Total floor area 115 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		84 B
69-80	C	70 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	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Good
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 72% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 201 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£941 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 £196 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 12,564 kWh per year for heating
- 2,371 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

4.1 tonnes of CO₂

This property's potential production

2.2 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: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £56

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

Step 2: Floor insulation (solid floor)

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

Typical yearly saving £91

Potential rating after completing steps 1 and 2 **75 C**

Step 3: Low energy lighting

Typical installation cost £25

Typical yearly saving £16

Potential rating after completing steps 1 to 3 **75 C**

Step 4: Solar water heating

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

Typical yearly saving £34

Potential rating after completing steps 1 to 4 **76 C**

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £271

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

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	Greg Rowbotham
Telephone	07975 522672
Email	greg@gjrpropertysolutionsltd.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/012055
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 November 2016
Date of certificate	16 November 2016
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	9708-6938-6290-5028-2000 (/energy-certificate/9708-6938-6290-5028-2000)
Expired on	9 October 2018

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