



£149,950

TENURE : FREEHOLD

John ball Close, Rugeley. WS15 2NN

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 mid terrace house set in John Ball Close, Rugeley. Close to all amenities such as doctor surgery, schools, bus routes, this property boasts gas central heating and the following accommodation:

Front of property

Fully enclosed front garden with lawn and slabbed path to front door into porch.

Entrance porch

Of UPVC & glass construction. Wooden front door into porch. Vinyl flooring. Wooden internal door to entrance hall.

Entrance hall

Carpeted flooring. Light fitting to ceiling. Radiator. Door to lounge. Door to kitchen. Stairs off.

Lounge: 20'09" (6.33m) X 10'10" (3.31m)

Twin aspect front & rear facing windows. Laminate flooring. 2 radiators. 2 light fittings to ceilings. Marble & wood fireplace.

Kitchen: 13'11" (4.26m) X 8'08" (2.64m)

Rear facing window and wooden door to rear garden. Vinyl flooring. Light fitting to ceiling. Radiator. Range of wall & base units with stainless steel sink and drainer with mixer tap. Plumbing for automatic washing machine. Electric cooker. Understairs storage cupboard.

Stairs & landing

Partially enclosed stairway with wooden balustrade. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Doors off to all upstairs rooms.

Bedroom 1: 10'08" (3.25m) X 11'11" (3.63m)

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

Bedroom 2: 13'00" (3.98m) X 8'06" (2.61m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Storage cupboard containing combi boiler.

Family bathroom: 7'06" (2.29m) X 6'04" (1.93m)

Rear facing obscured glass window. Vinyl flooring. Spotlights to ceiling. Extractor fan to ceiling. White suite comprising low level toilet, sink, panel bath with 'Triton' electric shower over and glass shower screen. Radiator.

Rear of property

Fully enclosed rear garden with double gates at the rear to allow access for parking. With lawn and patio area along with brick

built outside storage (12'03" (3.74m) X 4'00" (1.22m).

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

Construction: Wimpey No-fines

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

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)

9 John Ball Close RUGELEY WS15 2NN	Energy rating D	Valid until: 25 January 2034
		Certificate number: 0400-5253-0022-1327-3943

Property type Mid-terrace house

Total floor area 77 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 D. 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		
55-68	D	60 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	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
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 312 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

Additional information

Additional information about this property:

- System build present

How this affects your energy bills

An average household would need to spend **£1,662 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 £601 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:

- 10,020 kWh per year for heating
- 2,079 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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

4.2 tonnes of CO₂

This property's potential production1.6 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 £52

Potential rating after completing step 1 **61 D**

Step 2: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £89

Potential rating after completing steps 1 and 2 **63 D**

Step 3: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £277

Potential rating after completing steps 1 to 3 **70 C**

Step 4: Solar water heating

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

Typical yearly saving £60

Potential rating after completing steps 1 to 4 **71 C**

Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

Typical yearly saving £124

Potential rating after completing steps 1 to 5 **74 C**

Step 6: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving

£546

Potential rating after completing steps 1 to 684 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	25 January 2024
Date of certificate	26 January 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 \(/service-performance\)](#)

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