



**£365,000**

**TENURE : FREEHOLD**

**Brinkburn Close, Rugeley. WS15 2QF**

**Bedrooms : 4**

**Bathrooms : 1**

**Reception Rooms : 1**

**Southwells**

5 Horsefair, Rugeley, Staffs WS15 2EJ

[southwellssales@gmail.com](mailto:southwellssales@gmail.com) | 01889582137

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

 **SOUTHWELLS**  
SALES & LETTINGS

Southwells are pleased to bring to the market this 4 bedroom extended detached house situated in the desirable area of Etching Hill in Rugeley. The property boasts an end position with sweeping driveway to front and side and garage.

#### Front of Property

Spacious block paved driveway leading to front door and garage door. With lawn sweeping from the front of the property round to the side.

#### Entrance

UPVC double glazed front door into entrance hall

Large spacious entrance hall with carpeted flooring. Spotlights to ceiling, radiator to wall. Internal door to garage and doors off to Bedroom 1, lounge, dining room and guest W.C.

Lounge: 17'03" (5.25m) x 10'10" (3.30m)

Twin aspect front and side facing windows. Carpeted flooring. 2 x light fittings to ceiling. Radiator to wall. Electric fire set in surround. Door off to stairs.

#### Guest W.C.

Tiled flooring, light fitting to ceiling. White toilet and wash hand basin to wall.

Dining Room: 11'08" (3.56m) x 8'00" (2.44m)

Open plan to kitchen and sun room. Side facing window, laminate flooring. Light fitting to ceiling. Radiator to wall

Sun Room: 10'11" (3.34m) x 9'09" (2.98m)

Rear facing French doors to rear garden. Side facing window, laminate flooring, radiator to wall. Light fitting to ceiling.

Kitchen: 19'01" (5.83m) x 6'05" (1.97m)

Rear facing window. Tiled flooring, part tiled walls. 2 x light fittings to ceiling. Range of wall and base units with granite effect surfaces, integrated washing machine, dishwasher, electric cooker and hob and fridge (not currently working) Radiator to wall.

Bedroom 1: 13'09" (4.21m) x 11'05" (3.50m)

On the ground floor this master bedroom has rear facing French doors to the garden as well as a rear facing window. Carpeted flooring, light fitting to ceiling. Radiator to wall. Walk in wardrobe and en-suite

En-suite: 7'01" (2.18m) x 4'02" (1.28m)

Wet room style with drain away in the floor to shower area. Sheet tiling to walls. Glass shower screen with waterproof style shower to wall White toilet, white sink set in vanity unit. Towel radiator to wall. Spotlights to ceiling.

### Stairs and Landing

Fully enclosed stairway off the lounge with wooden handrail. Velux window to ceiling. Carpeted flooring, stairs off to all upstairs rooms and large storage cupboard. Loft hatch to ceiling with loft fully boarded and loft ladder.

### Bedroom 2: 13'00" (3.96m) x 9'02" (2.81m)

Front facing window carpeted flooring, light fitting to ceiling. Radiator, built in wardrobes.

### Bedroom 3: 9'01" (2.78m) x 8'08" (2.66m)

Rear facing window. Carpeted flooring, light fitting to ceiling. Built in wardrobes.

### Bedroom 4: 8'08" (2.65m) x 7'01" (2.16m)

Rear facing window. Carpeted flooring, light fitting to ceiling. Radiator

### Bathroom: 7'10" (2.40m) x 5'05" (1.65m)

Side facing obscured glass window. Vinyl flooring, fully tiled walls, light fitting to ceiling. 'P' shaped bath with glass shower screen and fittings for shower over. White toilet, white sink in vanity unit, towel radiator to walls.

### Garage: 14'06" (4.42m) x 8'09" (2.68m)

With up and over door and internal door to the property. Fitted with lighting and electrics with 'Ariston' combi boiler to the wall

### Rear of Property

Fully enclosed rear garden with gated access to the side of the property with maintainable lawn, mature fruit trees. Slabbed patio area, garden shed, small pond.

**Tenure: Freehold**

**Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com**

**Council Tax Band: C**

**EPC Rating: D**

**Construction: Standard Brick Construction**

**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)

2 Brinkburn Close RUGELEY WS15 2QF	Energy rating <b>D</b>	Valid until: <b>29 October 2034</b>
		Certificate number: <b>5234-4420-9409-0101-3226</b>

Property type	Detached house
Total floor area	120 square metres

## Rules on letting this property

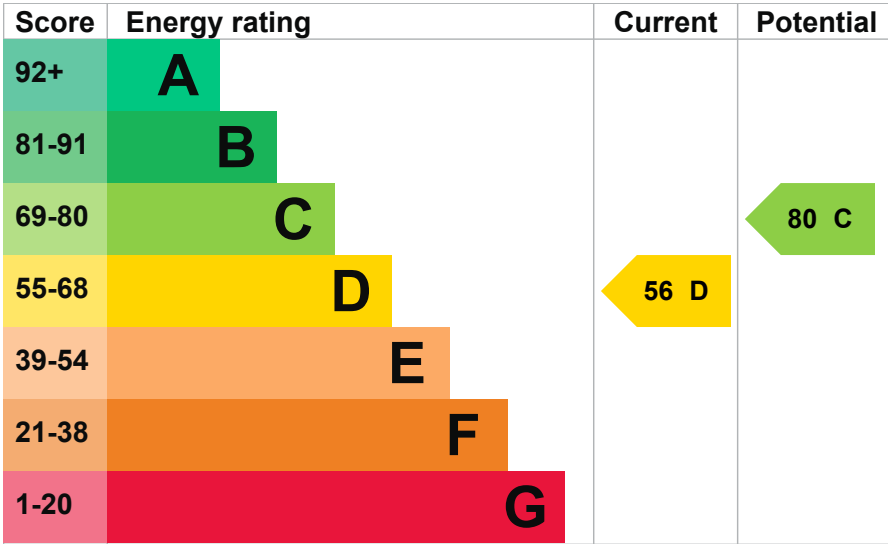
Properties can be let if they have an energy rating from A to E.

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 C.

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



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, 150 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Poor
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, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 296 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£2,128 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 £814 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:

- 20,065 kWh per year for heating
- 2,017 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is E. 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 CO2
This property produces	6.2 tonnes of CO2
This property's potential production	2.7 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.



# Steps you could take to save energy

► [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	£147
Potential rating after completing step 1	<b>59 D</b>

## Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£414
Potential rating after completing steps 1 and 2	<b>67 D</b>

## Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£181
Potential rating after completing steps 1 to 3	<b>70 C</b>

## Step 4: Low energy lighting

Typical installation cost	£20
Typical yearly saving	£26
Potential rating after completing steps 1 to 4	<b>71 C</b>

## Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£46
Potential rating after completing steps 1 to 5	<b>72 C</b>

## Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£440

## 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	Mark Barfoot
Telephone	07709157220
Email	<a href="mailto:markjb1979@gmail.com">markjb1979@gmail.com</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/032628
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	29 October 2024
Date of certificate	30 October 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

## OGL

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