



£190,000

TENURE : FREEHOLD

St. Michaels Road, Rugeley, WS15 1ES

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Southwells

5 Horsefair, Rugeley, Staffs WS15 2EJ

southwellssales@gmail.com | 01889582137

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



Southwells are pleased to bring to the market this spacious 3 bedroom semi detached house on St. Michaels Road, Brereton. Close to all local amenities such as schools, shops, doctors surgeries and bus routes. This property boasts from gas central heating and double glazing throughout as well as the following accommodation:

Front of property

Front garden with large concrete driveway providing ample parking, leading to front door and access to rear garden.

Entrance

Steps up to front door leading into entrance hall. With laminate flooring, light fitting to ceiling. Radiator. Stairs off. Understairs storage cupboard. Doors to lounge and guest wc.

Guest WC: 4'11" (1.50m) X 3'00" (0.91m)

Side facing obscured glass window. Laminate flooring. Light fitting to ceiling. Radiator. Low level white toilet.

Lounge: 14'05" (4.41m) X 11'11" (3.64m)

Front facing double glazed window. Carpeted flooring. Light fitting to ceiling. Radiator to wall. Electric fire to wall. Door to dining room.

Dining room: 10'05" (3.19m) X 8'07" (2.62m)

Front facing double glazed window. Laminate flooring. Light fitting to ceiling. Radiator. Archway through to kitchen.

Kitchen: 9'11" (3.03m) X 6'11" (2.11m)

Rear facing UPVC window and door to rear garden. Vinyl flooring. Light fitting to ceiling. Range of wall and base units with integrated electric oven and grill. Electric hob. Stainless steel sink and drainer. Plumbing for automatic washing machine. Pantry style storage cupboard. Doorway through to entrance hallway.

Stairs and landing

Enclosed stairway with carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Doors off to all upstairs rooms.

Bedroom 1: 11'11" (3.36m) X 12'00" (3.66m)

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

Bedroom 2: 11'11" (3.63m) X 8'09" (2.68m)

Front facing window. Laminate flooring. Light fitting to ceiling. Radiator to wall.

Bedroom 3: 8'08" (2.65m) X 8'09" (2.68m)

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

Bathroom: 8'08" (2.64m) X 4'05" (1.35m)

Rear facing obscured glass window. Fully tiled walls and floor. 2 light fittings to ceiling. Standard bath with separate taps, shower over and glass shower screen. White low level toilet and sink with mixer taps. Towel radiator to wall.

Rear of property

Fully enclosed large rear garden. With a block paved patio and raised lawn along with brick built out houses installed with electrics.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: B

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.

Southwells

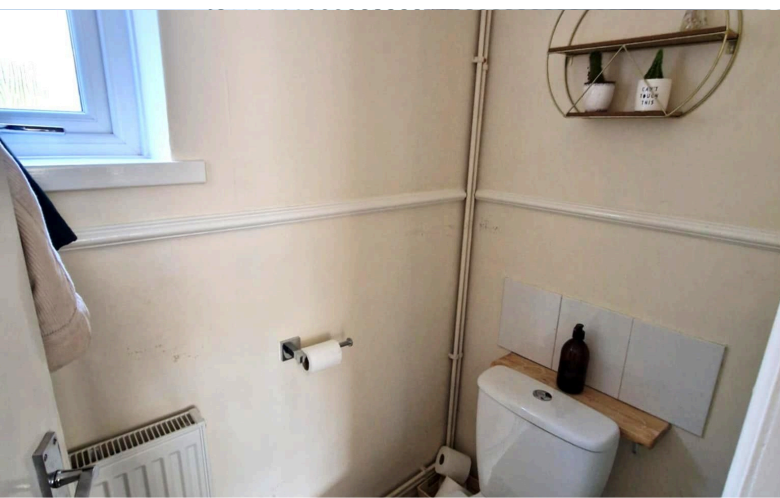
5 Horsefair, Rugeley, Staffs WS15 2EJ

southwellssales@gmail.com | 01889582137

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









Energy performance certificate (EPC)

82 ST MICHAELS ROAD
RUGELEY
WS15 1ES

Energy rating

D

Valid until: 28 February 2031

Certificate number: 9634-3004-7202-4229-1204

Property type

Semi-detached house

Total floor area

82 square metres

Rules on letting this property

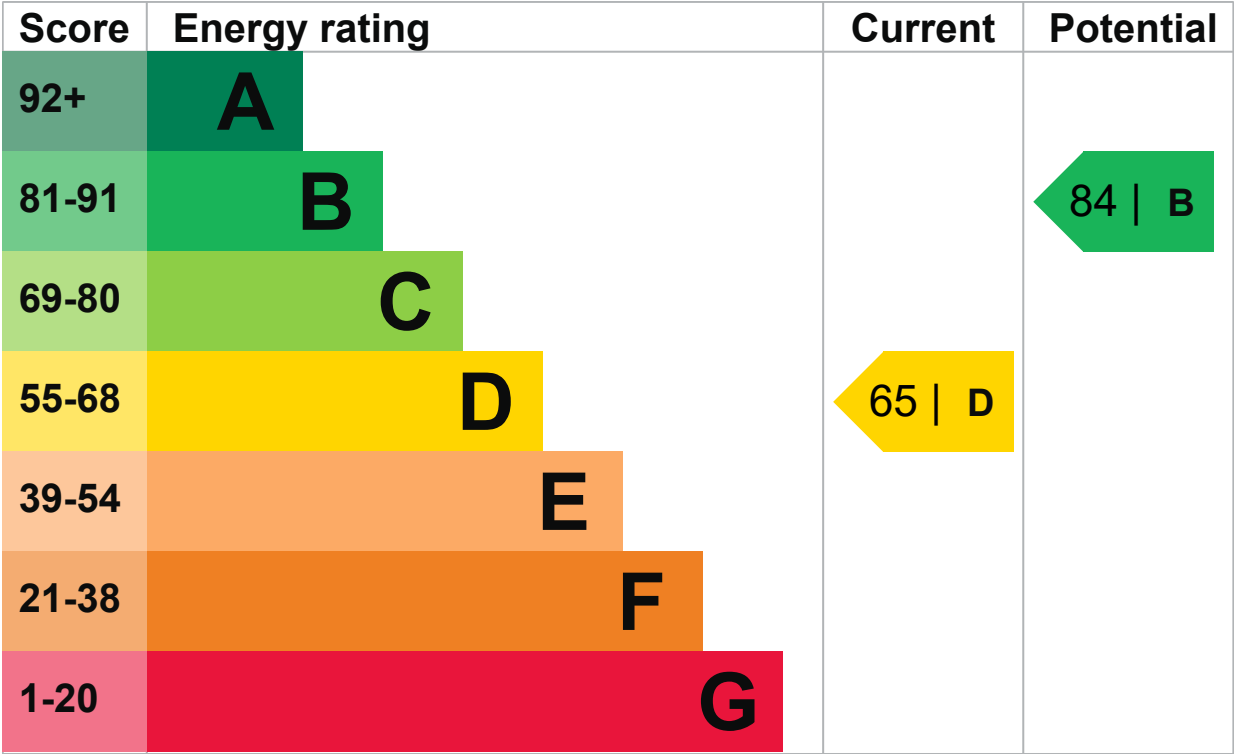
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average

Feature	Description	Rating
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 80% of 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 259 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

3.7 tonnes of CO₂

This property's potential production

1.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.9 tonnes per year. This will help to protect the environment.

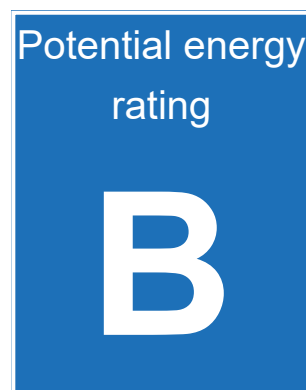
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (84).

► [What is an energy rating?](#)



Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£82

Potential rating after carrying out recommendation 1

69 | C

Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£41

Potential rating after carrying out recommendations 1 and 2

70 | C

Recommendation 3: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

Potential rating after carrying out recommendations 1 to 3

72 | C

Recommendation 4: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£32

Potential rating after carrying out recommendations 1 to 4

73 | C

Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£332

Potential rating after carrying out recommendations 1 to 5

84 | B

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£821

Potential saving

£184

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

10368 kWh per year

Water heating

2124 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	252 kWh per year
Cavity wall insulation	1692 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Andrew Hood

Telephone

07753 749948

Email

andyhood@centralsurveyorsmidlands.co.uk

Accreditation scheme contact details**Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/020912

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

17 February 2021

Date of certificate

1 March 2021

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[0879-2879-6351-2090-4815 \(/energy-certificate/0879-2879-6351-2090-4815\)](#)

Valid until

11 May 2030

Certificate number

[0879-2879-6361-9000-7865 \(/energy-certificate/0879-2879-6361-9000-7865\)](/energy-certificate/0879-2879-6361-9000-7865)

Expired on

16 June 2020
