



£249,950

TENURE : FREEHOLD

Roseway, Rugeley. WS15 2XN

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 well presented three bedroom detached property located on a popular estate close to all amenities including shops, schools and local transport. This property offers gas central heating, double glazing and garage. Must be viewed to appreciate the following accommodation.

Front of property

Tarmac driveway leading to garage door, front door and EV charging point.

Entrance porch

Composite front door into entrance porch. Laminate flooring. Light fitting to ceiling. Radiator. Wood and glass door into entrance hall.

Entrance hall

Laminate flooring. Door to lounge. Stairs off.

Lounge: 14'02" (4.32m) X 11'08" (3.57m)

Front facing window. Laminate flooring. Light fitting to ceiling. Light fitting to wall. Radiator. Open plan understairs space. Door to kitchen/diner.

Kitchen/dining room: 14'08" (4.48m) X 14'03" (4.34m)

Kitchen/dining room split down the middle with wall and archway. Tiled flooring throughout. French UPVC doors to rear garden. Rear facing windows. Tiling around wet areas in kitchen. Large storage cupboard. 2 radiators. 2 light fittings to ceiling. Range of wall and base units in white laminate. Plumbing for automatic washing machine, dishwasher and tumble dryer. Stainless steel sink and drainer. Electric cooker with cooker hood over.

Stairs and landing

Enclosed staircase with handrail and wooden balustrade. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Airing cupboard containing 2 year old 'Ideal' combi boiler. Doors off to all rooms.

Bedroom 1: 15'09" (4.80m) X 8'08" (2.64m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Built in double wardrobe.

Bedroom 2: 9'01" (3.02m) X 8'07" (2.61m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Built in wardrobe.

Bedroom 3: 9'05" (2.88m) X 5'10" (1.78m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Built in storage cupboard.

Bathroom

Rear facing obscured glass window. Plastic sheet tiling to walls. Vinyl flooring. Light fitting to ceiling. White toilet. White sink set in vanity unit. 'P' shaped bath with shower over and glass shower screen. Radiator.

Rear of property

Fully enclosed rear garden. With lawn and decking area. Rear UPVC door to garage.

Garage: 19'01" (5.82m) X 8'09" (2.66m)

Up and over door (2 years old) fitted with electrics. Rear door and window to back garden.

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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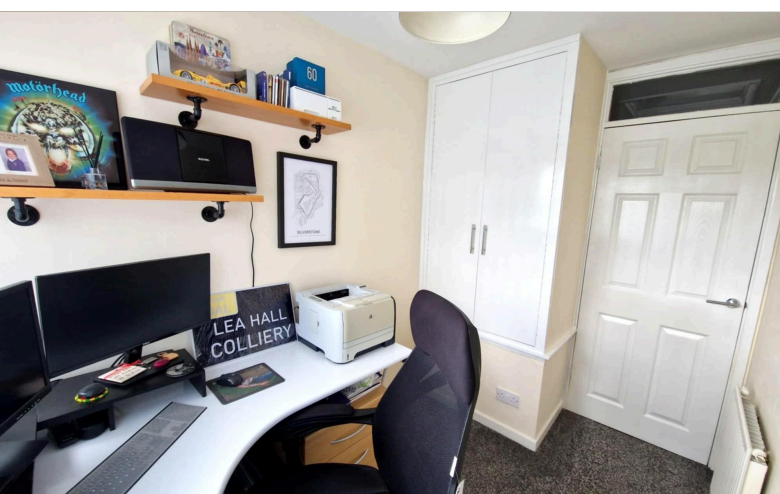
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Energy performance certificate (EPC)

9 ROSEWAY ETCHINGHILL RUGELEY WS15 2XN	Energy rating D	Valid until: 20 January 2031
		Certificate number: 0380-2549-4090-2229-2371

Property type	Detached house
Total floor area	78 square metres

Rules on letting this property

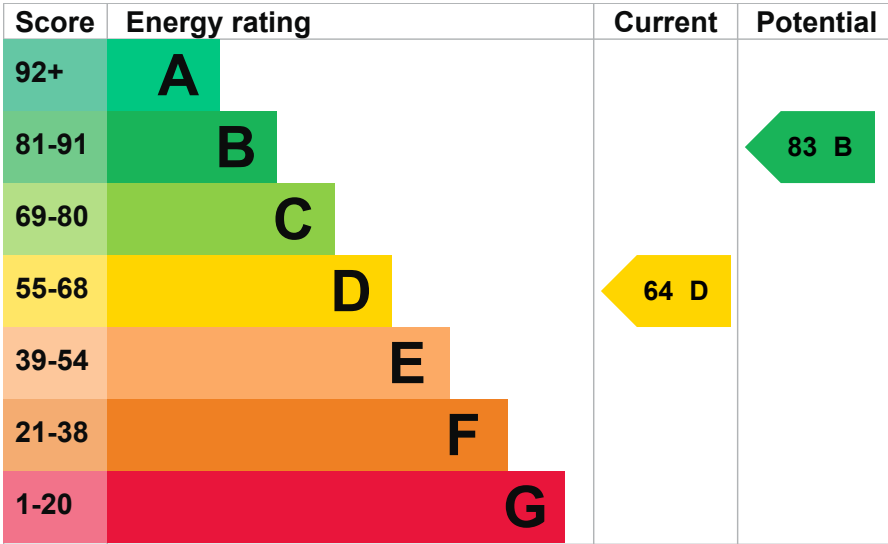
Properties can be let if they have an energy rating from A to E.

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.](#)



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
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 350 mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Average
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 31% of fixed outlets	Average
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 261 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£876 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 £217 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 7,686 kWh per year for heating
- 2,089 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 CO ₂
This property produces	3.6 tonnes of CO ₂
This property's potential production	1.6 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.

Steps you could take to save energy

► [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 £53

Potential rating after completing step 1

66 D

Step 2: Low energy lighting

Typical installation cost £45

Typical yearly saving £37

Potential rating after completing steps 1 and 2

67 D

Step 3: Replace boiler with new condensing boiler

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

Typical yearly saving £98

Potential rating after completing steps 1 to 3

71 C

Step 4: Solar water heating

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

Typical yearly saving £29

Potential rating after completing steps 1 to 4

72 C

Step 5: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £332

Potential rating after completing steps 1 to 5

83 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	Jon Welsh
Telephone	07875448192
Email	jcwelsh7638@gmail.com

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/006960
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	21 January 2021
Date of certificate	21 January 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 (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 \(/service-performance\)](#)

OGI

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