



£265,000

TENURE : FREEHOLD

Delafield Way, Rugeley, WS15 2YF

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 are pleased to bring to the market this 3 bedroom detached house in the desirable area of lower Etching Hill, Rugeley. With gas central heating and double glazing throughout, this property also boasts a driveway, garage and carport, a downstairs toilet and conservatory making it an ideal family home. Please read on for further property details.

Front of property

Small lawn with shrubs and bushes and a concrete driveway leading to garage front and entrance porch.

Entrance porch

UPVC and glass front door into entrance porch. With tiled flooring. Spotlight to ceiling. Twin aspect side facing windows. UPVC front door into entrance hall.

Entrance hall

With carpeted flooring. Light fitting to ceiling. Radiator to wall. Stairs off. Door off to lounge.

Lounge: 16'04" (4.99m) X 11'07" (3.55m)

Front facing bay window. Laminate flooring. Light fitting to ceiling and light fitting to walls. 2 radiators to walls. Door into kitchen.

Kitchen/Dining room: 14'08" (4.47m) X 10'04" (3.16m)

Rear facing window and UPVC door into conservatory. Side facing UPVC door to carport. Laminate flooring. 2 light fittings to ceiling. Radiator to wall. Part tiled walls to kitchen area. Range of wall and base units with stainless steel sink and drainer with mixer tap. Integrated electric oven with gas hob and extractor over. Large understairs storage cupboard. Door to downstairs wc.

Downstairs WC: 4'02" (1.27m) X 2'02" (0.66m)

Tiled flooring. Light fitting to ceiling. Low level toilet and white sink to the wall.

Conservatory: 9'01" (2.79m) X 7'10" (2.39m)

Of brick, UPVC and glass construct. Tiled flooring. Side door to rear garden.

Stairs and landing

Enclosed stairway with wooden handrail and banister. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Side facing window with obscured glass. Doors off to all upstairs rooms.

Family bathroom: 7'09" (2.37m) X 5'10" (1.78m)

Rear facing window with obscured glass. Tiled flooring and fully tiled walls. Light fitting to ceiling. Chrome towel radiator to wall. 'P' shaped bath with mixer tap and 'Waterfall' style shower above. White low level toilet and sink set in vanity unit.

Bedroom 1: 13'04" (4.07m) X 8'06" (2.60m)

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

Bedroom 2: 11'02" (3.40m) X 8'06" (2.60m)

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

Bedroom 3: 9'06" (2.89m) X 5'11" (1.81m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator to wall. Storage cupboard containing 'Worcester Bosch' combi boiler.

Rear of property

Enclosed, tiered garden, low maintenance with potting areas and astroturf. With a shed and side gate to carport.

Carport

Carport running the length of the house meeting the driveway with bi-folding garage doors. Leading to detached garage.

Detached garage: 18'05" (5.63m) X 8'03" (2.51m)

With up and over door. Brick construct. Fitted with electrics.

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)

14 Delafield Way RUGELEY WS15 2YF	Energy rating D	Valid until: 24 February 2035
		Certificate number: 2243-1131-1438-1959-1165

Property type	Semi-detached house
Total floor area	74 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		85 B
69-80	C		
55-68	D	65 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, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, 150 mm loft insulation	Good
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 20% of fixed outlets	Poor
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 269 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,127 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 £301 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 11,180 kWh per year for heating
- 1,917 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	3.5 tonnes of CO2
This property's potential production	1.6 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.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £160

Potential rating after completing step 1

69 C

Step 2: Floor insulation (solid floor)

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

Typical yearly saving £44

Potential rating after completing steps 1 and 2

71 C

Step 3: Low energy lighting

Typical installation cost £40

Typical yearly saving £56

Potential rating after completing steps 1 to 3

72 C

Step 4: Solar water heating

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

Typical yearly saving £41

Potential rating after completing steps 1 to 4

73 C

Step 5: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £425

Potential rating after completing steps 1 to 5

85 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Jake Bayley
Telephone	07443533201
Email	jakebayley01@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	ECMK
Assessor's ID	ECMK306528
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 February 2025
Date of certificate	25 February 2025
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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)



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