



£925 pcm
57 Mill Crescent, WS11



 2
Bedrooms

 1
Bathroom

5 Horsefair, Rugeley, Staffs WS15 2EJ | southwellssales@gmail.com

01889582137



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**** Allocated parking ** Rear Garden ** Two bedrooms ****

Southwells are pleased to bring to the market this 2 bedroom end terrace to let in Heath Hayes. Situated in close proximity to amenities and with easy m6 access. With allocated parking and enclosed rear garden this property also boasts gas central heating, double glazing throughout and the following accommodation

Entrance Hall

Kitchen

Sitting Room with rear garden access

Two bedrooms

Bathroom

EPC Rating: C

Council Tax Band: B

RENT: £925 PCM payable monthly in advance.

DEPOSIT: £1067.00 payable monthly in advance to be held against any loss or other breach of the terms of the tenancy. To be held by The Deposit Protection Service.

SPECIAL CONDITIONS: NO SMOKING

For further enquiries please Call: -01889-582137 Email: southwellssales@gmail.com

Viewing is strictly through Agents on 01889 582137 or via websites RIGHTMOVE and ON THE MARKET

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.

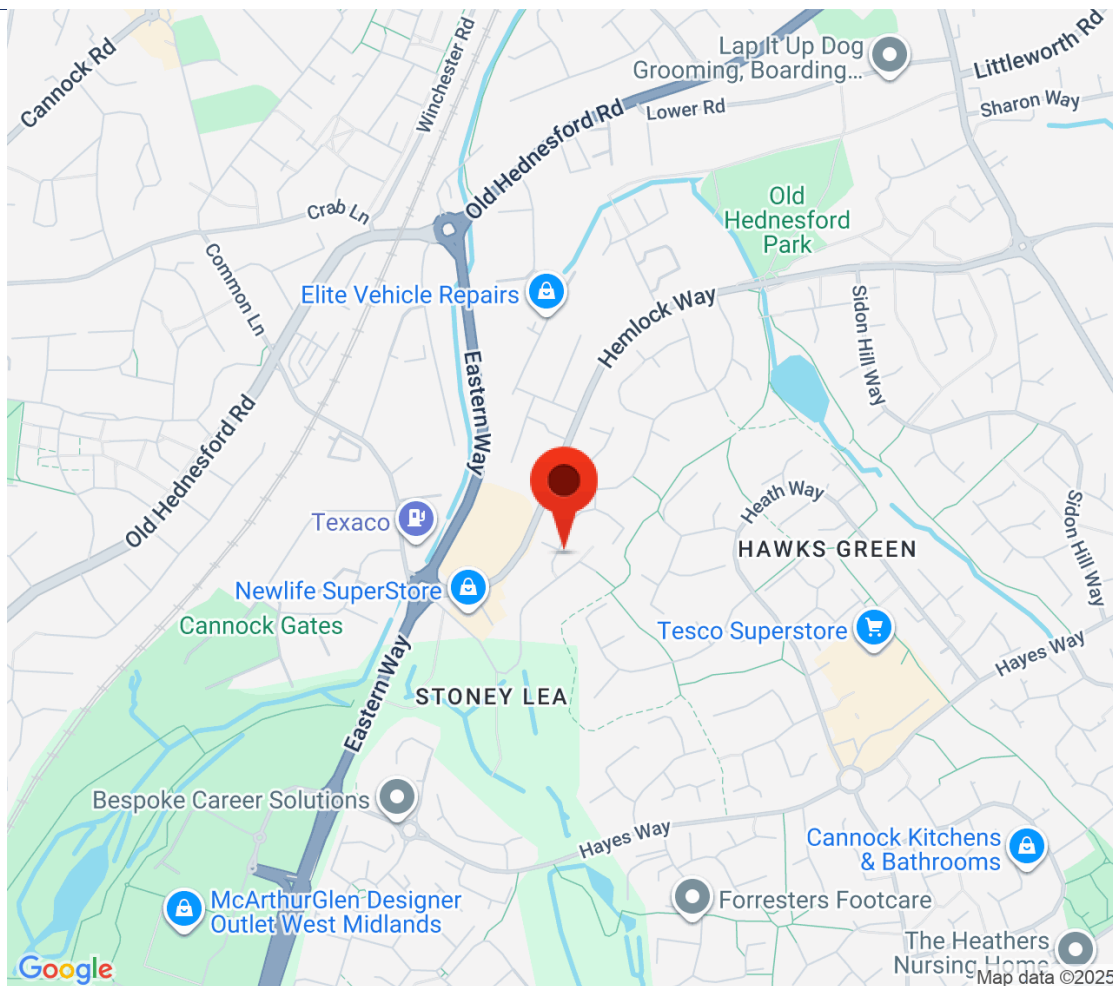
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

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.

iii) 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)

57 Mill Crescent CANNOCK WS11 7ZF	Energy rating C	Valid until:	19 November 2035
		Certificate number:	8690-5709-0922-8525-3953

Property type	End-terrace house
Total floor area	56 square metres

Rules on letting this property

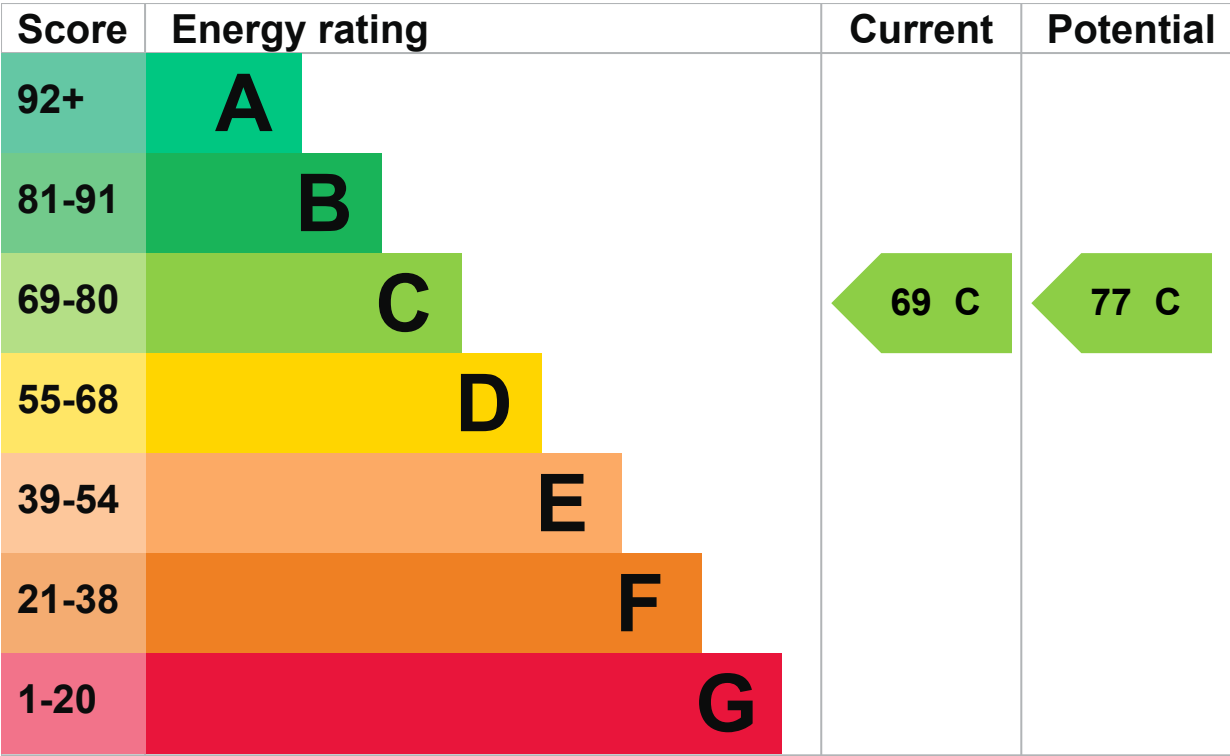
Properties can be let if they have an energy rating from A to E.

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 C. 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, as built, insulated (assumed)	Good
Roof	Pitched, 225 mm loft insulation	Good
Window	High performance glazing	Good
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£932 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 £50 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:

- 5,669 kWh per year for heating
- 1,765 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is C. 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	1.9 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: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
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Typical yearly saving	£50
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Potential rating after completing step 1

71 C

Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
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Typical yearly saving	£241
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Potential rating after completing steps 1 and 2

77 C

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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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	20 November 2025
Date of certificate	20 November 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.



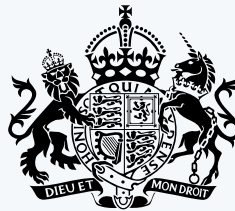
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