



SOUTHWELLS

PROPERTY SERVICES

£725,000

21 West Butts Road Rugeley, WS15 2LS



4

Bedrooms

4

Bathrooms

5 Horsefair, Rugeley, Staffs WS15 2EJ |
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SOUTHWELLS
PROPERTY SALES & LETTINGS

£725,000

21 West Butts Road Rugeley, WS15 2LS



NEW PRICE & NO CHAIN ON THIS DREAM HOME Southwells are proud to bring to the market this immaculately presented 4 bedroom, 4 bathroom detached house, set in the extremely desirable area of West Butts Road in upper Etchinghill on the outskirts of Cannock Chase. This property is furnished to a high standard with manicured gardens - including hot tub, and double garage, two driveways, further gated parking and a carport. We recommend this property to be viewed to fully appreciate the well thought out and very well presented following accommodation

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Front of Property

Large block paved driveway with twin entrances, one leading to the car port and main entrance and one leading to the extra gated parking area with access to the rear of the property. Low maintenance gravelled front to central UPVC door. Front entrance shielded under a UPVC canopy with featured lighting.

Reception Hall

A spacious welcoming reception with oak flooring and inset coconut matting to front door. Light fitting to ceiling. Radiator to wall. Stairs off to the first floor with useful under stairs storage. Doors to guest WC, kitchen and wooden French doors into the sitting room.

Sitting Room - 22'01" (6.75m) x 11'11" (3.64m)

A light and airy front lounge with front facing bay window. Carpeted flooring. 4x light fittings to wall. 2x radiators to wall. Gas coal effect fire set in attractive brick surround. Sliding UPVC and glass doors into conservatory.

Conservatory - 14'07" (4.45m) x 11'08" (3.55m)

Large conservatory looking out into the gardens of the property, of brick, UPVC and glass construct, this spacious conservatory has double French doors opening onto the rear garden and 12 top opening windows. Tiled flooring. Fitted with electrics and electric heater to the wall.

Guest WC - 7'11" (2.41m) x 3'02" (0.98m)

Front facing obscured glass window. Vinyl flooring. Black towel radiator to wall. White low level toilet with flush button. Glass sink with mixer tap set into vanity unit with drawers. 3x spotlights to ceiling.

Kitchen/Dining Area - 21'07" (6.58m) x 14'02" (4.33m)

Open plan, well designed kitchen and dining area with Twin aspect front and rear facing windows. Spotlights to ceiling with overhead extractor also having lights built in. Floor lighting to bottom of units and under cupboard lighting to wall units.

Radiator to wall in dining area and towel radiator to wall in kitchen area.

Range of wall and base units with quartz work surfaces. Integrated Bosch dishwasher, fridge and freezer. Two eye level Neff electric ovens with slide away doors. Integrated 5 ring Neff induction hob. Integral Faber extractor hood with surrounding lights. Belfast style stainless steel sink set into work surface with mixer tap. Franke 4 in 1 water tap with boiling and filtered water, with filtration system fitted under the sink. Integrated CDA dual temperature wine fridge. Built in waste storage cupboard. Central breakfast island with seating and drawers. Dining area for large table. Door into utility room. Electric blinds throughout kitchen/dining area and utility.

Utility Room - 16'06" (5.03m) x 4'05" (1.36m)

Rear facing window. Rear facing UPVC door to rear garden. Wooden door into double garage. Vinyl flooring. Spotlights to ceiling. Base units to match the kitchen with quartz work surface. Belfast style stainless steel sink with mixer tap. Radiator to wall. Plumbing for washing machine.

Stairs and Landing

With white balustrade up to landing with feature stain glass window overlooking the rear of the property. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling with built in ladder (loft partially boarded with lighting). Doors off to all rooms.

Master bedroom - 22'0" (6.71m) x 9'11" (3.02m)

A spacious and light room with a front facing window and a Juliette balcony with French doors overlooking the rear garden. Carpeted flooring. 3x light fittings to ceiling. 2x radiators to walls. Range of fitted wardrobes and drawers. Door to en suite.

En Suite from Master bedroom - 6'08" (2.04m) x 5'11" (1.80m)

Rear facing obscured glass window. Vinyl flooring. Fully tiled walls. Spotlights to ceiling with extractor fan. His and hers twin sinks set in vanity unit with utopia surfaces. Low level toilet and walk in shower cubicle with waterfall style shower. Towel radiator to wall. Fitted mirror with surround lighting.

Bedroom Two - 19'04" (5.91m) x 11'11" (3.65m)

A perfect guest room with twin aspect windows to front and rear. Carpeted flooring. 2x light fittings to ceiling. 2x radiators to walls. Dressing area with 2x double fitted wardrobes. Door to en suite.

En suite from Bedroom Two - 8'11" (2.73m) x 3'02" (0.98m)

Front facing obscured glass window. Tiled flooring and part tiled walls. Low level toilet set in storage surround. White sink with mixer tap set in vanity unit. Towel radiator to wall. Walk in shower cubicle with bifold glass door and shower fitted to wall. Spotlights to ceiling with extractor.

Bedroom Three - 16'10" (5.14m) x 8'10" (2.71m)

Room split into open plan bedroom and dressing room area with fitted wardrobes. Twin front facing windows. Carpeted flooring. 2x radiators to wall. 2x light fittings to ceiling. And loft hatch to second loft area (not boarded).

Bedroom Four - 14'05" (4.39m) x 6'09" (2.07m)

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

Family Bathroom - 8'11" (2.73m) x 6'05" (1.96m)

Relax in this family bathroom with rear facing obscured glass window. Porcelain tiled flooring. Fully tiled walls. Corner bath with mixer tap and hand shower. Low level toilet. Glass sink with mixer tap set in vanity unit. Walk in shower cubicle with twin shower heads. Extractor to ceiling. Grey towel radiator to wall.

Double Garage - 16'11" (5.16m) x 16'06" (5.03m)

With twin up and over garage doors. Fitted with lighting and electricity. Boiler to wall with 205 ltr storage cylinder tank and expansion chamber.

Rear of property

A fully enclosed rear garden with no aspect of it overlooked. Featuring lawns and mature, well maintained borders with trees for privacy this garden has the sun throughout the day and even has a seating, lounging area complete with 8/9 person hot tub. With lighting fitted throughout the garden to enhance the evening mood it makes it ideal an ideal place to relax and enjoy the quiet of the outdoors within your own privacy at any time of the day or night. There is a further slab paved seating area and two useful brick built storage units and access to the front via the gated off parking to the side of the property.

External surrounding CCTV.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: F

EPC Rating: C

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

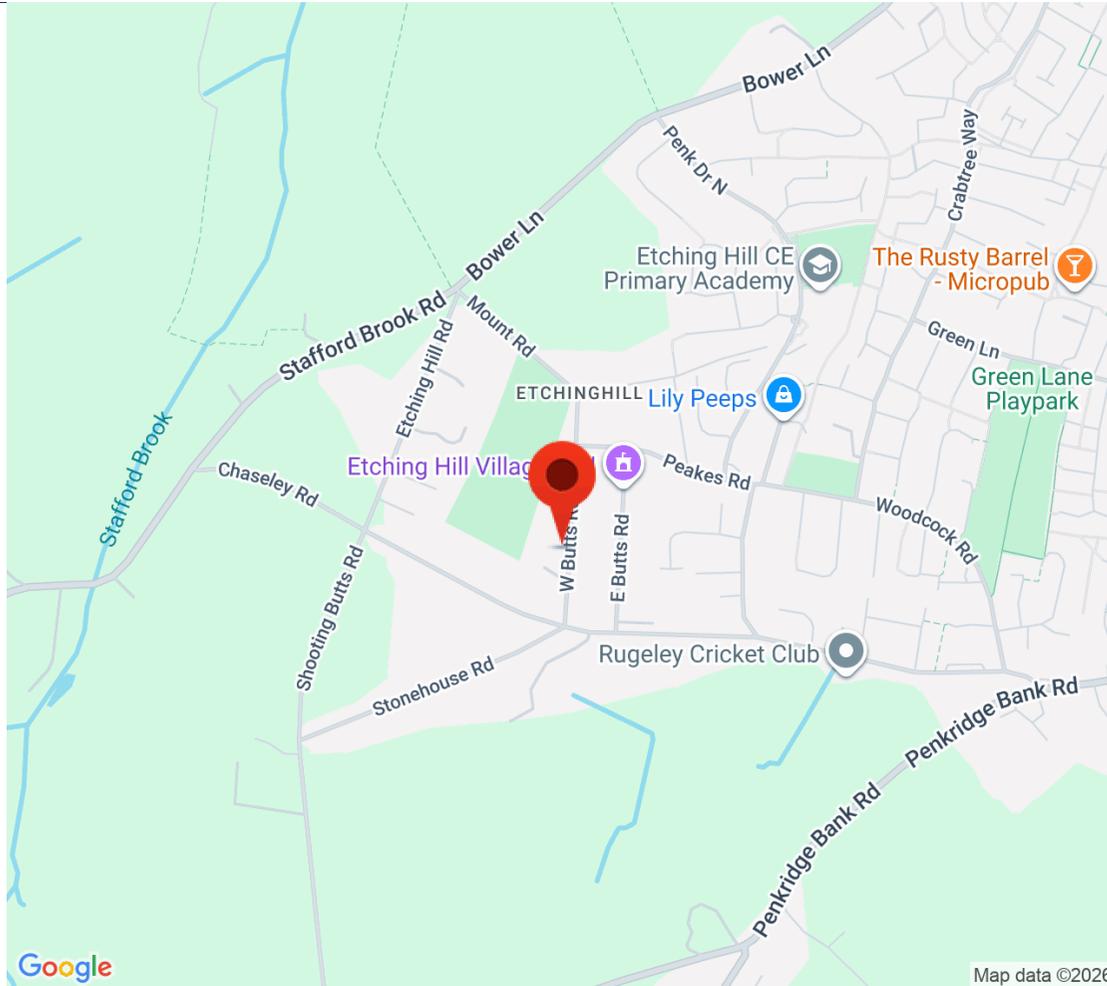
Southwell's for their selves and for the vendors or lessors of this property whose agents they are, give notice that

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.



Energy performance certificate (EPC)

21 West Butts Road RUGELEY WS15 2LS	Energy rating	Valid until: 24 April 2035
	C	Certificate number: 2616-3111-3613-1214-1630

Property type	Detached house
Total floor area	153 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	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, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Multiple glazing throughout	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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 185 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,510 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 £146 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:

- 14,691 kWh per year for heating
- 2,840 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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 CO ₂
This property produces	5.0 tonnes of CO ₂
This property's potential production	3.5 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	£79
Potential rating after completing step 1	73 C

Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£67
Potential rating after completing steps 1 and 2	74 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£425
Potential rating after completing steps 1 to 3	81 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:

- 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	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 April 2025
Date of certificate	25 April 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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