



**£270,000**

**TENURE : FREEHOLD**

**Bush Drive, Rugeley, WS15 2AH**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Guest WC**

**Utility Room**

**Dining Room**

**Newly refurbished Kitchen  
and Bathroom**

**Southwells**  
5 Horsefair, Rugeley, Staffs WS15 2EJ  
southwellssales@gmail.com | 01889582137  
Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**  
SALES & LETTINGS

Southwells are proud to bring to the market this 3 bedroom semi detached house set in the greatly located Bush Drive, situated within easy walking distance of Rugeley town centre, Doctors Surgery and travel routes. Benefiting from a newly refurbished Kitchen and Bathroom, this well presented property also provides the following accomodation:

### **Front of Property**

Block paved driveway with parking for several vehicles, leading to garage door and upvc and glass door into entrance porch.

### **Entrance Porch 6'03" (1.91m) x 4'10" (1.48m)**

Of brick construction, upvc and glass front door with side facing window. Tiled flooring, light fitting to wall. Wood and glass front door into entrance hall.

### **Entrance Hall**

Wooden flooring, light fitting to ceiling. Radiator to wall. Understair storage cupboard. Stairs off and doors off to lounge and kitchen.

### **Lounge: 14'08" (4.48m) x 10'06" (3.21m)**

Front facing bay window. Carpeted flooring, light fitting to ceiling. Electric fire set in feature brick surround with wooden mantelpiece.

### **Kitchen: 15'00" (4.59m) x 9'00" (2.74m)**

Newly refitted kitchen with rear facing window, vinyl flooring, 2 x light fittings to ceiling. Chrome towel radiator to wall, side door to dining room and side door to utility. Comprising a range of wall and base units with new Beko electric oven and gas hob with extractor over. Pantry style storage cupboard. Stainless steel sink and drainer with mixer tap.

### **Dining Room: 15'10" (4.84m) x 8'00" (2.54m)**

Upvc and glass sliding patio door to rear garden. Vinyl flooring. Light fitting to ceiling and wall. Radiator to wall.

### **Utility Room: 6'08" (2.05m) x 6'03" (1.92m)**

Rear facing aluminium door to rear garden. Wooden door into garage. Wooden door into guest wc. Tiled flooring, light fitting to wall. Work surface and wall cupboards with plumbing for automatic washing machine.

### **Guest WC: 6'09" (2.06m) x 3'00" (0.92m).**

Tiled flooring, rear facing upvc window, low level toilet. Corner sink, light fitting to ceiling. Radiator to wall

### **Stairs/Landing:**

With wooden balustrade and handrail. Carpeted flooring, light fitting to ceiling. Access to loft space. Side facing window with obscured glass. Airing cupboard containing combi boiler. Additional storage cupboard. Doors off to all upstairs rooms.

### **Bathroom:**

Newly refurbished. White suite comprising low level w.c., vanity wash hand basin, panelled bath with mixer shower off taps. Part tiled walls, vinyl flooring, ceiling light, chrome heated towel radiator. Rear facing obscured glazed window.

### **Bedroom 1; 13'00" (3.96m) x 10'01" (3.08m)**

Fitted bedroom furniture, rear facing window, carpeted flooring, ceiling light point & radiator to wall.

**Bedroom 2: 11'01" (3.38m) x 8'04" (2.54m)**

Fitted bedroom furniture, rear facing window, carpeted flooring, ceiling light point & radiator to wall.

**Bedroom 3: 7'02" (2.20m) x 6'06" (2.00m)**

Built in wardrobe, side facing window, carpeted flooring, ceiling light point & radiator to wall.

**Garage: 29'09" (9.07m) x 8'03" (2.53m)**

With up and over door to front and wooden door into Utility. Fitted with electrics.

**Rear Garden:**

Fully enclosed rear garden with block paved patio. Small lawn, borders and a built in pond.

**Tenure: Freehold**

**Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com**

**Council Tax Band: C**

**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 Southwells has any authority to make or give any warranty whatever in relation to this property.**

**Southwells**

5 Horsefair, Rugeley, Staffs WS15 2EJ

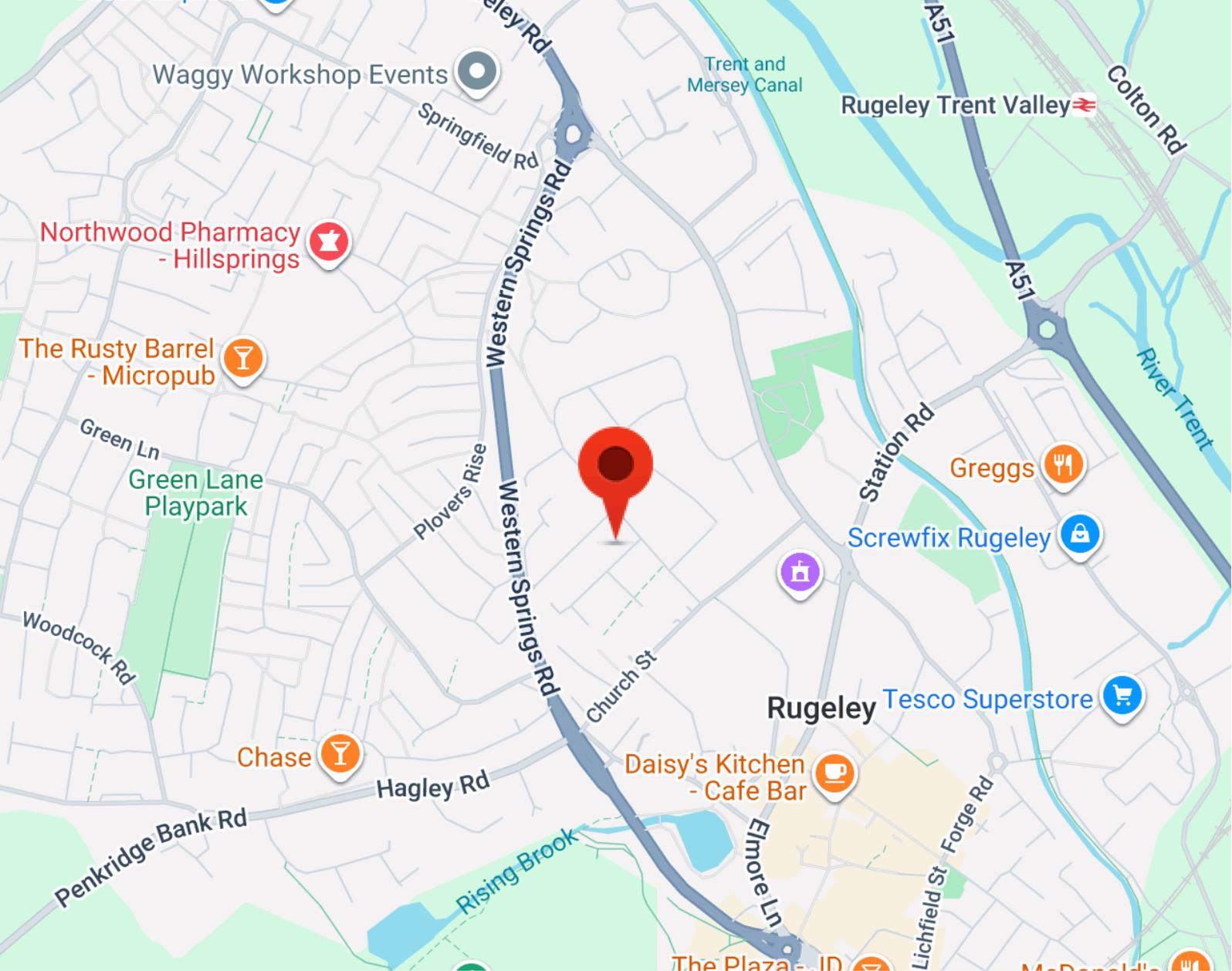
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# Energy performance certificate (EPC)

|                                     |                           |   |
|-------------------------------------|---------------------------|---|
| 2 Bush Drive<br>RUGELEY<br>WS15 2AQ | Energy rating<br><b>C</b> | Valid until: <b>21 January 2036</b>                 |
|                                     |                           | Certificate number: <b>2393-3058-5209-7786-2204</b> |

**Property type** Semi-detached house

**Total floor area** 82 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 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, no insulation (assumed) | Poor    |
| Wall    | Cavity wall, as built, insulated (assumed)     | Good    |
| Roof    | Pitched, 100 mm loft insulation                | Average |
| Roof    | Pitched, insulated (assumed)                   | Average |

| Feature              | Description                          | Rating  |
|----------------------|--------------------------------------|---------|
| 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             | Good lighting efficiency             | Good    |
| 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 204 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

## 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 **£1,139 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 £189 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 9,407 kWh per year for heating
- 2,473 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

|   |                               |
|---|-------------------------------|
| <b>An average household produces</b>        | 6 tonnes of CO <sub>2</sub>   |
| <b>This property produces</b>               | 3.1 tonnes of CO <sub>2</sub> |
| <b>This property's potential production</b> | 2.3 tonnes of CO <sub>2</sub> |

You could improve this property's CO<sub>2</sub> 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 £900 - £1,500

Typical yearly saving £126

Potential rating after completing step 1

72 C

## Step 2: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £64

Potential rating after completing steps 1 and 2

74 C

## Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £214

Potential rating after completing steps 1 to 3

79 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.

|                        |  |
|------------------------|--|
| <b>Assessor's name</b> | Andrew Hood  |
| <b>Telephone</b>       | 07753 749948   |
| <b>Email</b>           | <a href="mailto:andyhood@centralsurveyorsmidlands.co.uk">andyhood@centralsurveyorsmidlands.co.uk</a> |

## Contacting the accreditation scheme

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

|                             |  |
|-----------------------------|--|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd  |
| <b>Assessor's ID</b>        | EES/020912   |
| <b>Telephone</b>            | 01455 883 250  |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                               |                         |
|-------------------------------|-------------------------|
| <b>Assessor's declaration</b> | No related party        |
| <b>Date of assessment</b>     | 21 January 2026         |
| <b>Date of certificate</b>    | 22 January 2026         |
| <b>Type of assessment</b>     | ▶ <a href="#">RdSAP</a> |

## 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](mailto: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 \(/service-performance\)](#)

## OGL

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