



£365,000

Horseshoe Drive, Rugeley, WS15 2RF



 4
Bedrooms

 2
Bathrooms

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

01889582137



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****A 4 BEDROOM DETACHED HOUSE IN ETCHINGHILL** **DOWNSTAIRS
WC** **UTILITY ROOM** **ENCLOSED REAR GARDEN** **DRIVEWAY****

Southwells are pleased to bring to the market this 4 bedroom detached house on Etchinghill in Rugeley. Set on a corner plot of Horseshoe Drive this property is in close proximity to the woodland area of Etchinghill and further on to Cannock Chase, within walking distance of both primary and high schools, local shops and travel routes making it an ideal family home. With gas central heating and double glazing throughout, a driveway providing ample parking, a downstairs toilet, utility room and a fully enclosed rear garden the property also provides the following well thought out accommodation:

Front of Property:

Block paved driveway with ample parking for several vehicles. Lawn to side of the property. Courtesy light to wall. UPVC entrance door into entrance porch.

Entrance Porch: 14'10" (4.54m) x 8'11" (2.72m)

Spacious entry to the property with laminate flooring, light fitting to the ceiling and 2 spacious storage cupboards. Wooden door to utility room and wood and glass entrance door to inner hall and kitchen.

Utility Room: 18'05" (5.62m) x 8'11" (2.72m)

Vinyl flooring. Light fittings x2 to ceiling. Range of base units and work surfaces with resin sink and drainer with mixer tap. Plumbing for a washing machine. Storage cupboard containing 'Worcester Bosch' combi boiler. Wooden door to rear garden.

Inner Hallway

With stone effect floor tiles. Light fitting to ceiling. Radiator to wall. 3 handy storage cupboards built into wall. Open plan through to kitchen with door to lounge and guest WC.

Guest WC

With stone effect floor tiles. Spotlight to ceiling. Low level toilet with hand basin to the wall.

Kitchen: 16'10" (5.15m) x 11'06" (3.51m)

With stone effect floor tiles. Side facing window. Open plan doorway and opening from kitchen through to dining room. Spotlights to ceiling. Well thought out range of wall and base units with wooden work surfaces. Integrated dishwasher. Resin sink and drainer with mixer tap. Two electric built in ovens and integrated gas hob with chimney hood extractor over. Useful Pantry.

Dining Room: 20'01" (6.12m) x 11;09" (3.59m)

Rear facing window and UPVC French doors to rear garden. Parquet wooden flooring. Log burning fire set in tiled surround with stone hearth and oak wood mantle piece. Light fitting to ceiling and 2 x light fittings to wall. 2 x radiators to wall.

Lounge: 17'01" (5.22m) x 10'09" (3.27m)

Front facing windows. Laminate flooring. 2 x Light fittings to ceiling. Wall length radiator and double radiator. Staircase off.

Stairs and Landing

Partially enclosed stairway with white wooden balustrades. Carpeted flooring. Velux window to ceiling above staircase. Light fitting to ceiling. Loft hatch to ceiling. Doors off to all upstairs rooms. Large storage cupboard.

Bedroom 1: 13'00" (3.97m) x 11'04" (3.46m)

Front facing window. Carpeted flooring. Fan light fitting to ceiling. Radiator to wall.

Bedroom 2: 9'01" (2.77m) x 8'07" (2.63m)

Rear facing window. Laminate flooring. Light fitting to ceiling. Radiator to wall.

Bedroom 3: 11'10" (3.60m) x 6'06" (2.00m)

Rear facing window. Laminate flooring. Light fitting to ceiling. Radiator to wall

Bedroom 4: 8'08" (2.65m) x 7'00" (2.14m)

Rear facing window. Laminate flooring. Spotlights to ceiling. Radiator to wall.

Family Bathroom: 12'04" (3.76m) x 5'01" (1.55m)

Front facing window. Vinyl flooring. Spotlights to ceiling. Radiator to wall. Double ended bath with mixer tap set in the middle. Walk in shower cubicle with glass screen and electric shower to wall. Hand basin with mixer tap set in vanity storage unit. Low level toilet.

Rear Garden

Fully enclosed rear garden with block paved patio area with canopy. Tiered garden with lawn and further slabbed seating area. Wooden shed. Door to rear of the utility room.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: D

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.

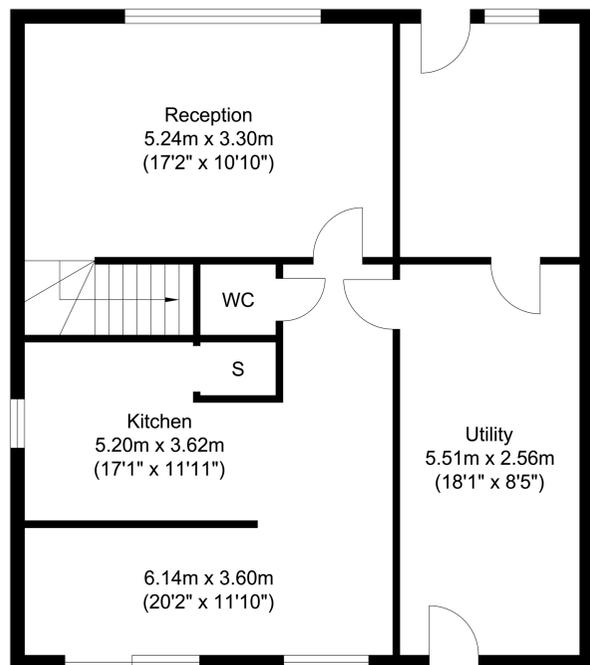
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

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.

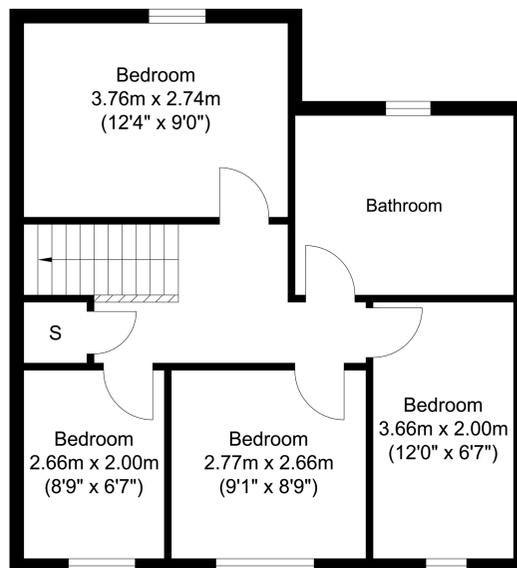
iiii) no person in the employment of Southwells has any authority to make or give any warranty whatever in relation to this property.



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Ground Floor



First Floor



Energy performance certificate (EPC)

7 Horseshoe Drive RUGELEY WS15 2RF	Energy rating C	Valid until: 23 October 2035
		Certificate number: 2224-3955-3200-8245-9204

Property type Detached house

Total floor area 110 square metres

Rules on letting this property

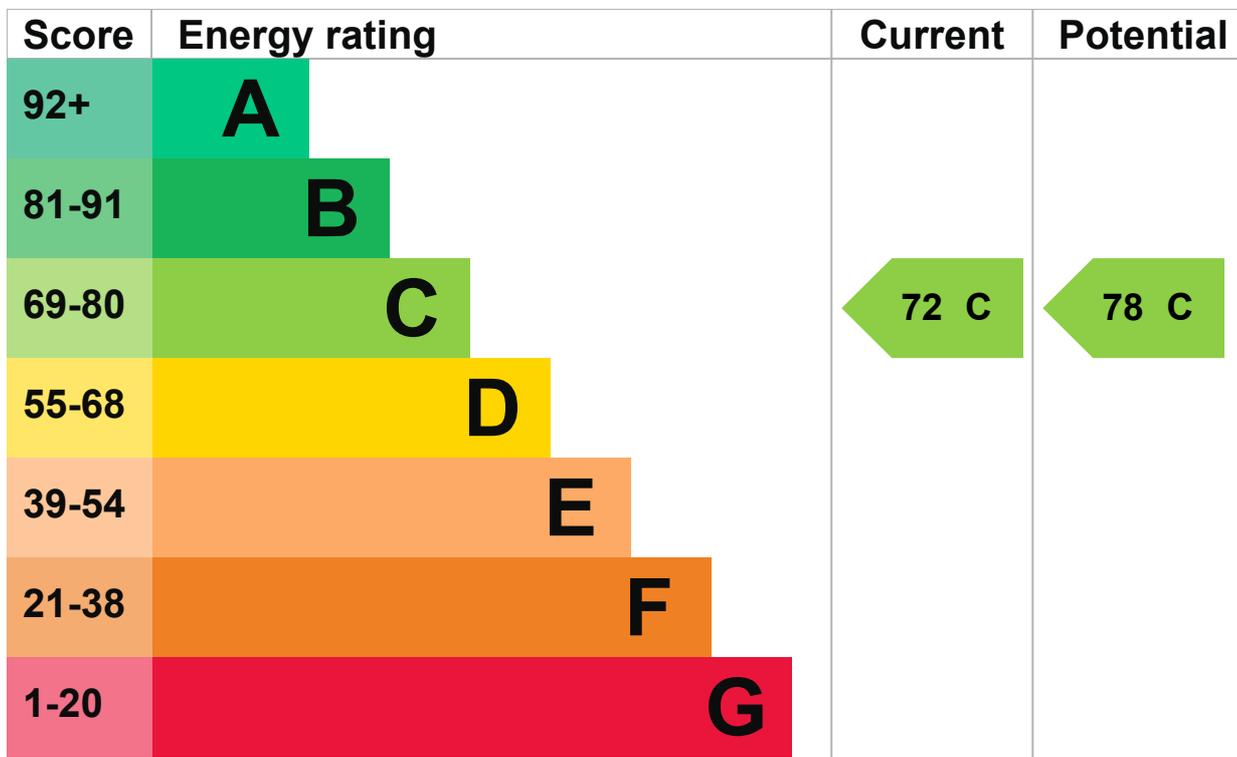
Properties can be let if they have an energy rating from A to E.

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, filled cavity	Good
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Average
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	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 174 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **smart meters for gas and electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,285 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 £86 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:

- 10,987 kWh per year for heating
- 2,747 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 CO ₂
This property produces	3.5 tonnes of CO ₂
This property's potential production	3.1 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 £5,000 - £10,000

Typical yearly saving £86

Potential rating after completing step 1

74 C

Step 2: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £229

Potential rating after completing steps 1 and 2

78 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	22 October 2025
Date of certificate	24 October 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.



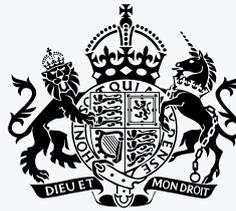
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