



£249,950

Main Road Brereton, Rugeley, WS15 1DU



3

Bedrooms



1

Bathroom

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

01889582137



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****CHARACTER PROPERTY** **ENCLOSED REAR GARDEN** **SPACIOUS KITCHEN** **CONSERVATORY** **DRIVEWAY****

Southwells are pleased to bring to the market this 3 bedroom semi detached character cottage located on the main road in Brereton. Boasting original features within keeping of this period style property it also has the modern touch of double glazing throughout and gas central heating fuelled by a combi boiler. With a driveway for parking, enclosed rear garden and conservatory the property also provides the following accommodation:

Front of Property

Block paved driveway leading to composite wood effect front door into entrance porch.

Entrance Porch

With front facing window. Tiled flooring. 2 x light fittings to ceiling. Composite front door into lounge.

Lounge: 18'02" (5.55m) x 12'04" (3.76m)

Twin aspect front and side facing windows. Laminate flooring. Light fitting to ceiling and 2 x light fitting to wall. 2 x radiators to wall. Small cupboard containing meters. Understairs storage cupboard. Original feature black leaded cast iron period stove set in brick surround. Wooden door into kitchen.

Kitchen: 13'08" (4.17m) x 14'66 (4.43m)

Rear facing window and side facing windows with wooden barn style door into conservatory. Tiled flooring. Spotlights to ceiling. Range of wall and base units with wooden work surfaces and Belfast sink with mixer tap. 'Leisure' range oven with 5 ring gas hob and extractor set into brick surround. Radiator to wall.

Conservatory: 13'06" (4.12m) x 8'01" (2.47m)

Of brick, glass and UPVC construction with skylight to the ceiling and UPVC French doors for side access to rear garden. Spotlights to ceiling. Radiator to wall.

Stairs and Landing

Fully enclosed stairway with door from lounge. Side facing window. Carpeted flooring. Light fitting to ceiling x 2. Radiator to wall. Loft hatch to ceiling. Airing cupboard for storage and further cupboard containing 'Worcester Bosch' combi boiler. Doors off to all upstairs rooms.

Bedroom 1: 13'07" (4.16m) x 8'04" (2.56m)

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

Bedroom 2: 12'03" (3.74m) x 9'02" (2.81m)

Front facing window. Wooden flooring. Light fitting to ceiling. Radiator to wall. 2 x built in wardrobes.

Bedroom 3: 11'01" (3.38m) x 5'09" (1.75m)

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

Family Bathroom

Side facing window with obscured glass. Fully tiled walls and floor. Light fitting to ceiling. Radiator to wall. Low level toilet. Sink set into corner vanity unit. Panel bath with electric shower over and glass shower screen.

Rear Garden

Large fully enclosed rear garden. With slabbed patio leading to tiered lawn with seating area that follows on to further seating and decking area with summer house at the top of the garden.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: B

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.

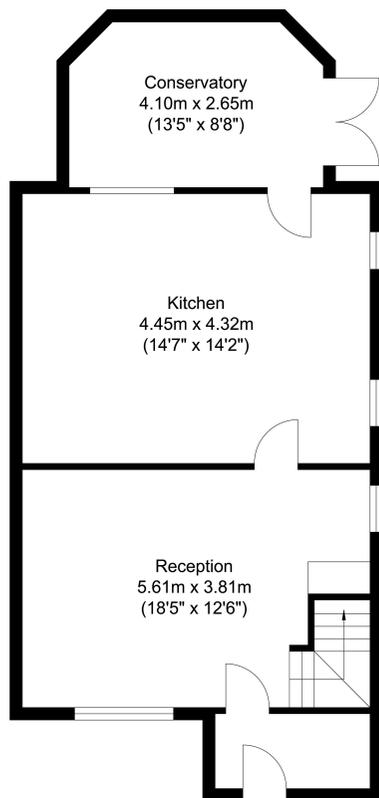
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iiii) no person in the employment of Southwells has any authority to make or give any warranty whatever in relation to this property.

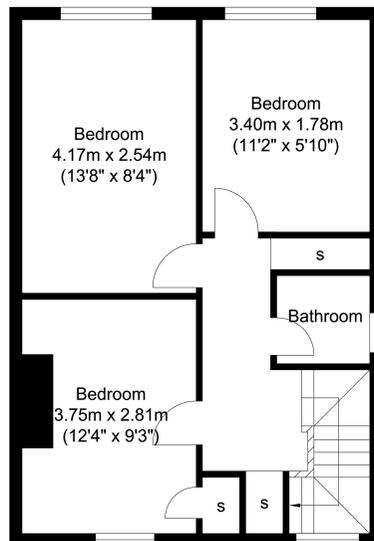


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Ground Floor



First Floor



Energy performance certificate (EPC)

80 Main Road Brereton RUGELEY WS15 1DU	Energy rating D	Valid until: 23 August 2032
		Certificate number: 2900-5645-0422-4127-3823

Property type Semi-detached house

Total floor area 89 square metres

Rules on letting this property

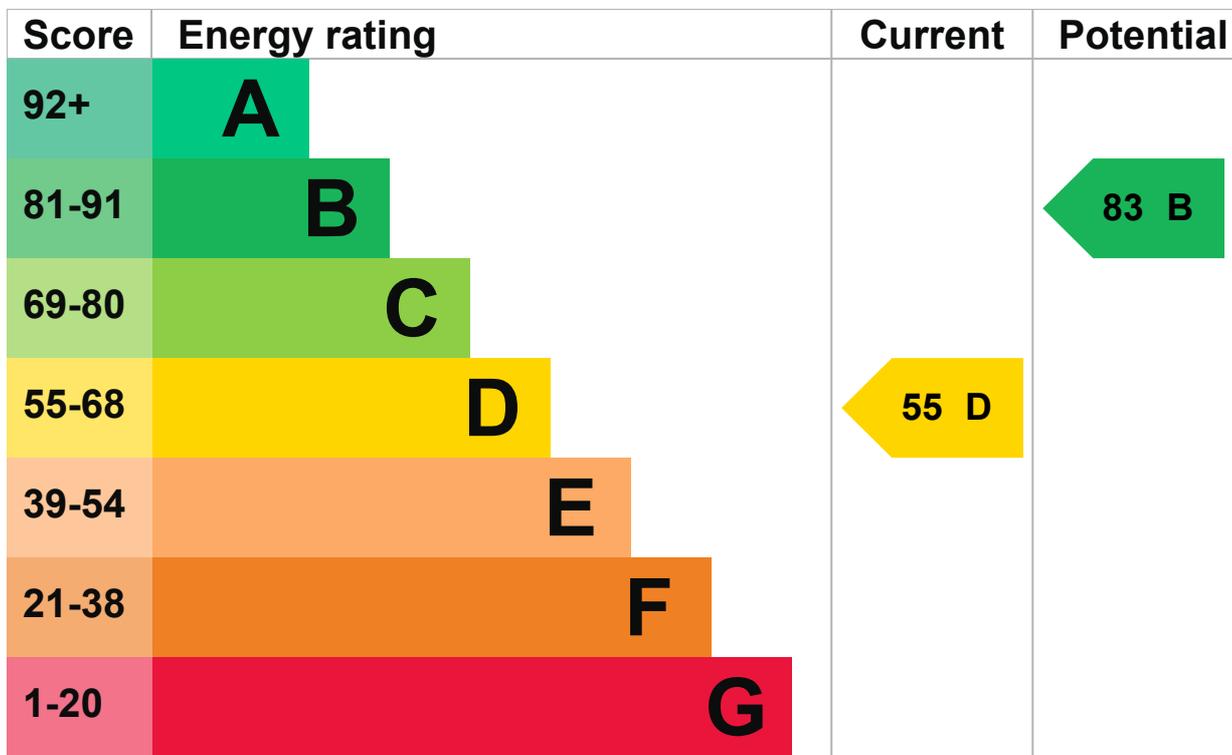
Properties can be let if they have an energy rating from A to E.

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.](#)



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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Pitched, no insulation (assumed)	Very poor

Feature	Description	Rating
Roof	Flat, insulated (assumed)	Average
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 all fixed outlets	Very good
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 349 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,078 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 £426 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 14,302 kWh per year for heating
- 4,691 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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 5.5 tonnes of CO2

This property's potential production 2.0 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: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £204

Potential rating after completing step 1

64 D

Step 2: Floor insulation (solid floor)

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

Typical yearly saving £48

Potential rating after completing steps 1 and 2

66 D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £58

Potential rating after completing steps 1 to 3

68 D

Step 4: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £78

Potential rating after completing steps 1 to 4

71 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£37

Potential rating after completing steps 1 to 5

73 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£342

Potential rating after completing steps 1 to 6

83 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	Jane Lee
Telephone	07855375617
Email	janeleedea@sky.com

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/018463
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 August 2022
Date of certificate	24 August 2022
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).

Certificate number	8760-6023-7740-5846-2992 (/energy-certificate/8760-6023-7740-5846-2992)
Expired on	15 July 2020



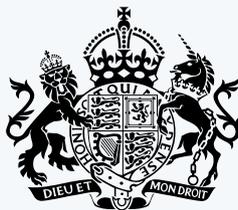
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