



£270,000
Bush Drive, Rugeley, WS15 2AH



 **3**
Bedrooms

 **1**
Bathroom

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

01889582137



£270,000

Bush Drive, Rugeley, WS15 2AH



Southwells are proud to bring to the market this 3 bedroom semi detached house set in the greatly located Bush Drive, 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:

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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.

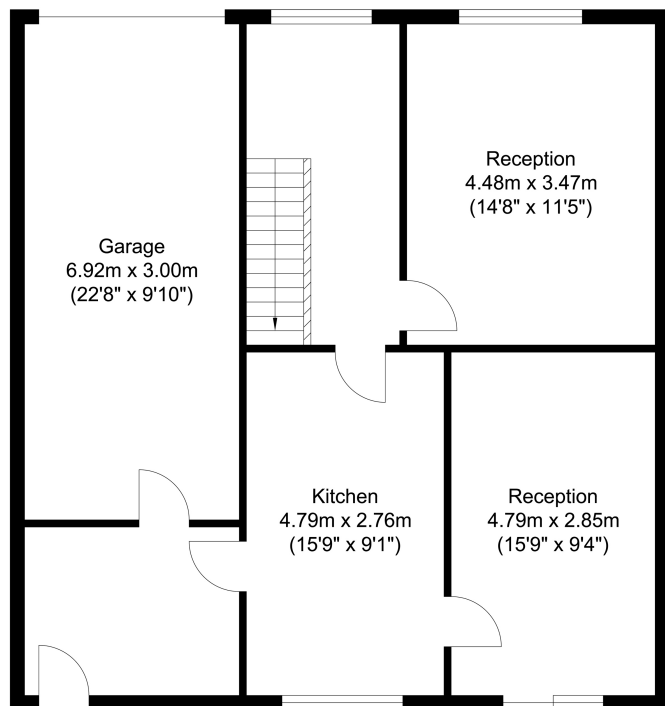
iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

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

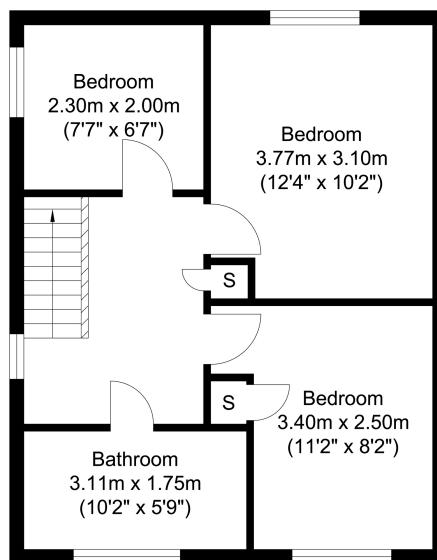


For Sale

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Ground Floor



First Floor



Energy performance certificate (EPC)

2 Bush Drive RUGELEY WS15 2AQ	Energy rating C	Valid until: 21 January 2036
		Certificate number: 2393-3058-5209-7786-2204

Property type	Semi-detached house
Total floor area	82 square metres

Rules on letting this property

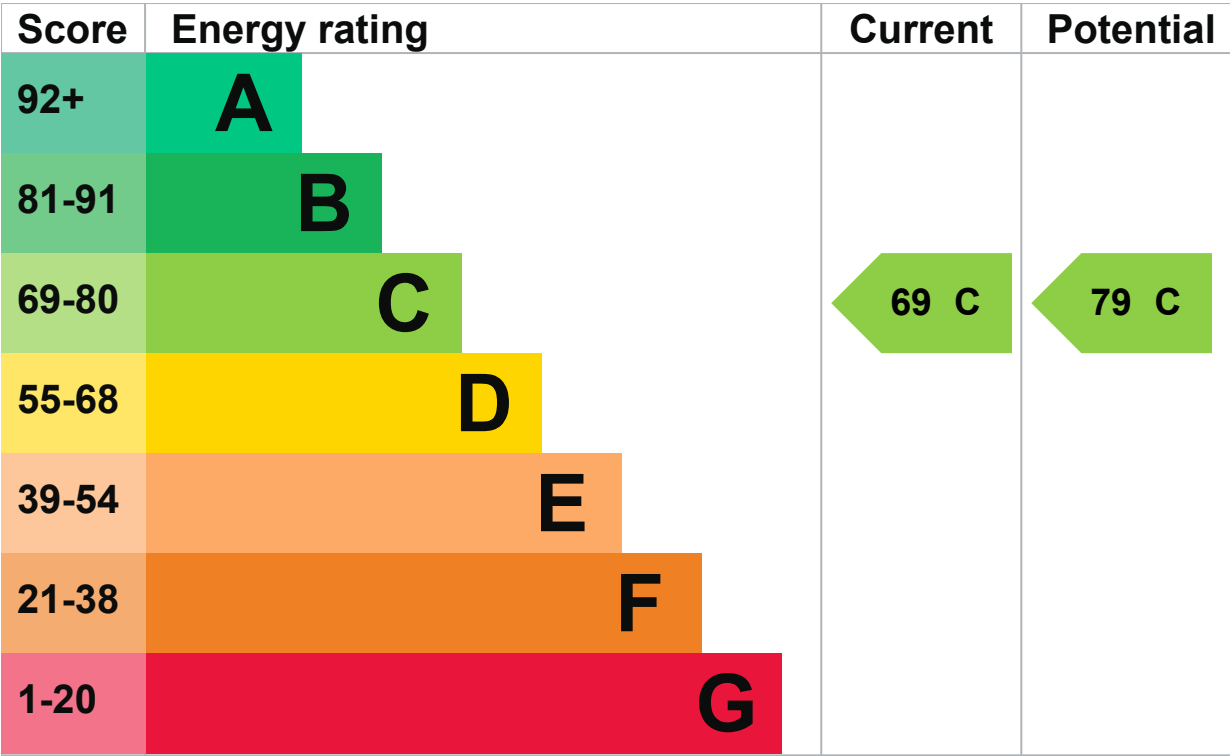
Properties can be let if they have an energy rating from A to E.

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.](#)



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/m²).

► [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 (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.1 tonnes of CO2
This property’s potential production	2.3 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: 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.

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	21 January 2026
Date of certificate	22 January 2026
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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OGI

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