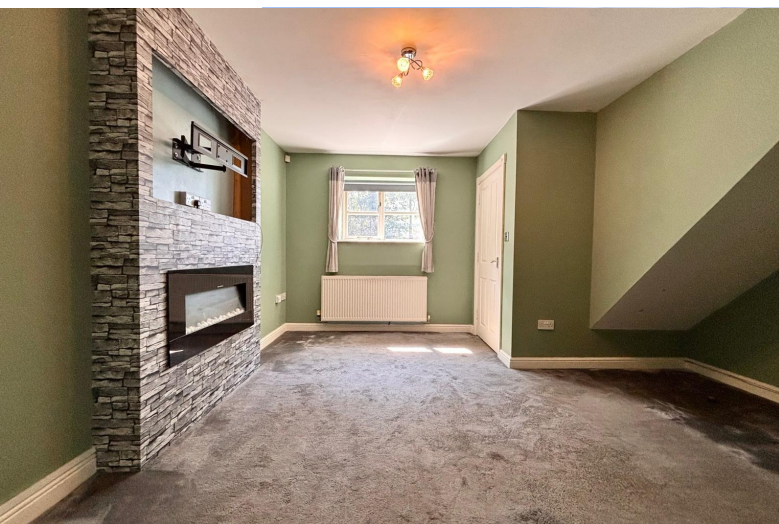




£194,950

TENURE : FREEHOLD

8 Old School Mews, WS15 1DY

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Southwells

5 Horsefair, Rugeley, Staffs WS15 2EJ

info@southwellsproperties.co.uk | 01889582137

Website: <https://www.southwellsproperties.co.uk/>



SOUTHWELLS
PROPERTY SALES & LETTINGS

Southwells are pleased to bring to the market this character three bedroom mews property laid out over three floors and benefitting from gas central heating and double glazing and allocated parking space. Being situated close to Rugeley and all its amenities including shops, schools and bus routes. Ideally suited for first time purchaser or as an Investment property for letting Accommodation: **Entrance Hall:** Wooden front door, carpeted flooring, access door to lounge and stairs off

Lounge: 4.19m x 4.24m (13'09" x 13'11"): Front facing window, carpeted flooring, light fitting to ceiling. Electric fire to wall, radiator to wall, access door to kitchen.

Breakfast Kitchen: 4.22m x 2.64m (13'10" x 8'8"): Rear facing window, laminate flooring, spotlights to ceiling. Fitted with a range of high gloss wall and base drawer units Integrated fridge freezer, dishwasher, electric oven and gas hob. One and half bowl sink and drainer with mixer tap, plumbing for automatic washing machine, radiator.

Stairs and Landing: Carpeted flooring, handrail, balustrade, light fitting to ceiling. Doors to bedroom 2 and 3 and bathroom. Door to second floor landing. Ideal boiler located in cupboard. Light fitting to ceiling, window, radiator and stairs off.

Bedroom 2: 3.53m x 2.29m (11'7" x 7'06"): Front facing window, carpeted flooring, light fitting to ceiling. Radiator to wall. Built in wardrobe. **Bedroom 3: 2.36m x 2.24m (7'09" x 7'04"):** Front facing window, carpeted flooring, light fitting to ceiling. Radiator to wall.

Bathroom: Velux window to ceiling, modern suite comprising panel bath, vanity unit with inset hand basin, low level w.c. heated chrome towel radiator, extractor fan

Study Area: With skylight to front, radiator, useful storage cupboard containing combi boiler. Stairs off to second floor bedroom.

Master Bedroom: 4.24m x 3.38m (13'11" x 11'01"): 2 front facing Velux windows, carpeted flooring, light fitting to ceiling, radiator to wall. **Outside::** There is one allocated parking space to the front of the property

Tenure: Freehold Viewings: Strictly through Southwells 01889582137 info@southwellsproperties.co.uk

Council Tax Band: B EPC Rating: C

Construction: Standard Brick Construction Gas Supply: Mains

Water Supply: Mains Sewerage: Mains Broadband and mobile coverage: TBC

Disclaimer:

Southwell's for themselves 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.

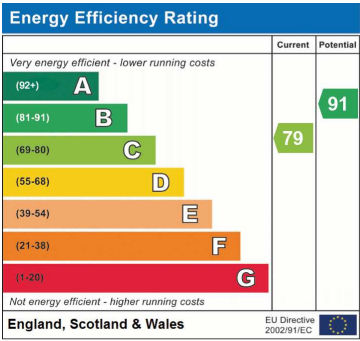
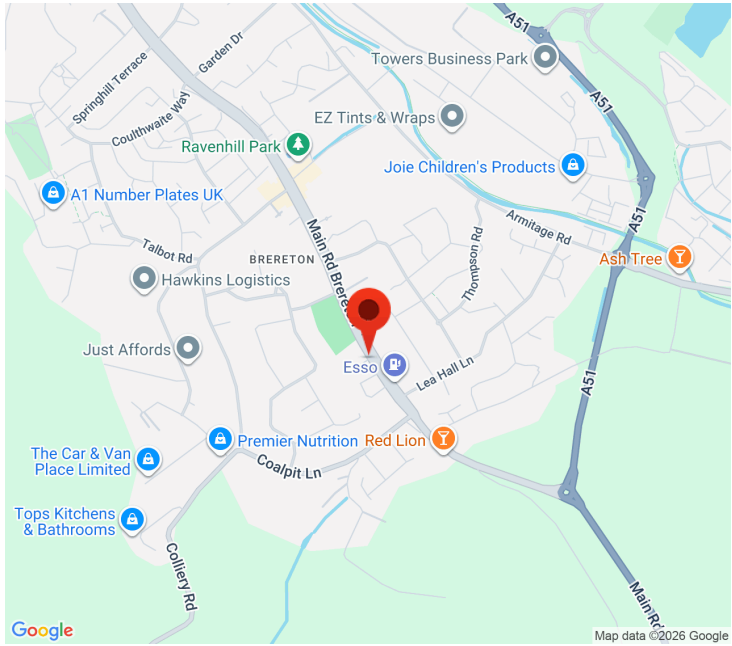
iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

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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Address: 8 Old School Mews, WS15

Energy performance certificate (EPC)

8 The Old School Mews 104 Main Road Brereton RUGELEY WS15 1DY	Energy rating C	Valid until: 21 May 2035
		Certificate number: 0000-6620-0522-5594-3553

Property type	Mid-terrace house
Total floor area	76 square metres

Rules on letting this property

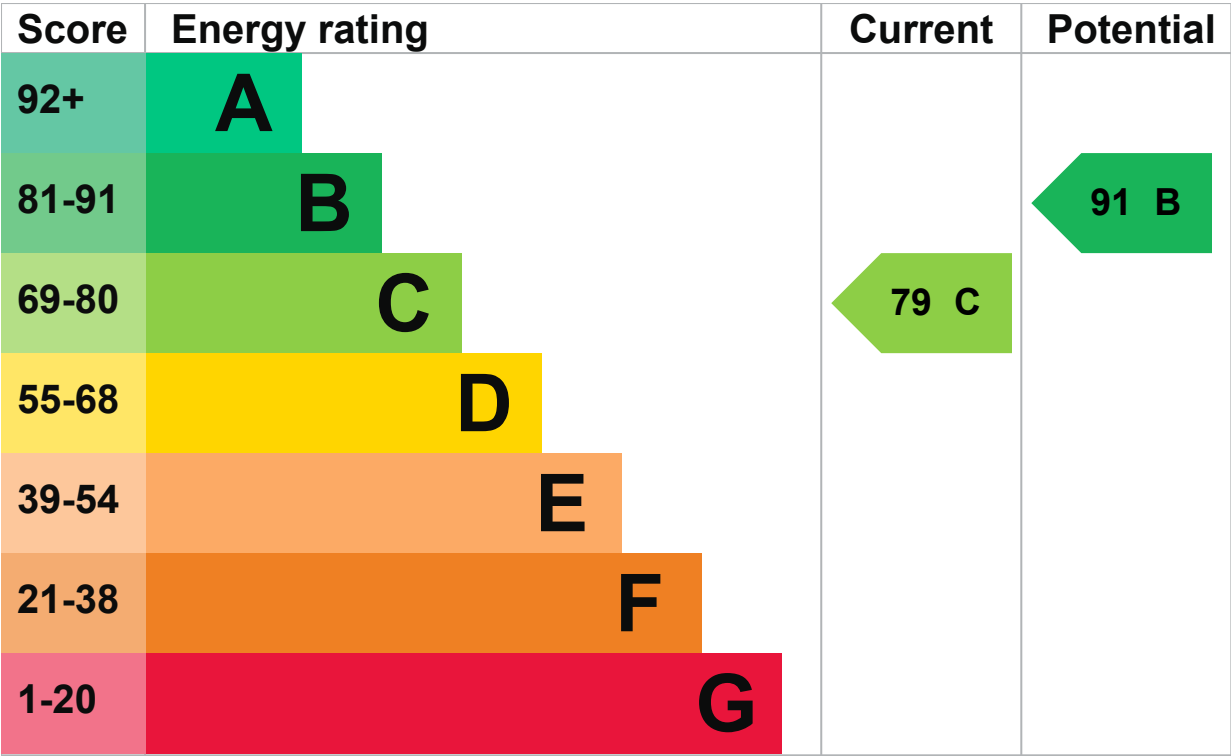
Properties can be let if they have an energy rating from A to E.

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.](#)



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, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average

Feature	Description	Rating
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, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 133 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£630 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 £46 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:

- 4,223 kWh per year for heating
- 2,104 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be A.

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	1.8 tonnes of CO2
This property's potential production	0.7 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: Solar water heating

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

Typical yearly saving £45

Potential rating after completing step 1

80 C

Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £425

Potential rating after completing steps 1 and 2

91 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	Kurt Sobocik
Telephone	07502577807
Email	kurtsobocikepc@hotmail.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/032234
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 May 2025
Date of certificate	22 May 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).

Certificate number	9118-8058-6262-5391-0030 (/energy-certificate/9118-8058-6262-5391-0030)
Expired on	11 March 2019



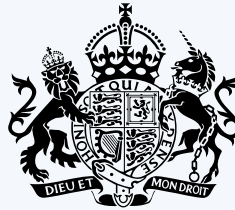
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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](/service-performance)

OGI

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