



£175,000

TENURE : FREEHOLD

New Road, Armitage WS15 4AA

Bedrooms : 2

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 present this Two Bedroom Traditional Property situated in Armitage Village offering a range of local amenities including shops and village pubs, nearby Rugeley Town Centre & Rugeley Trent Valley train stations offer excellent transport links, ideal for commuters and Cannock Chase is just a short distance away. In need of some modernisation and offered with no upward chain, this property would suit a range of buyers including first time buyers and buy to let investors. This property benefits from full double glazing and gas central heating along with the following accommodation.

Front of property

Enclosed paved front with shared pedestrian access to the rear of the property . A UPVC door leads into the lounge.

Lounge: 11'06" (3.51m) x 11'02" (3.41m)

Front facing bay window, laminate flooring. Ceiling light point, Coal effect Gas Fire set in feature brick surround, radiator, bi-folding wooden door into dining room.

Dining Room: 12'04" (3.77m) x 11'01" (3.40m)

Rear facing glazed UPVC door to rear garden. Wooden doors leading into kitchen. Tiling to floor, ceiling light point. . Useful under stair storage cupboard fitted with lighting, wall mounted gas fire and radiator, stairs off to first floor accomodation

Kitchen: 9'08" (2.96m) x 5'08" (1.75m) side facing window. Tiled flooring and part tiled walls. a range of base and wall units, stainless steel sink and drainer. wall mounted Baxi boiler, space and plumbing for Gas oven and washing machine.

Stairs and Landing

Fully enclosed stairway with door from dining room. Two wooden hand rails. Two ceiling light points, access to loft space. Doors off to bedroom and bathroom.

Bedroom 1: 12'08" (3.88m) x 11'06" (3.53m)

Front facing window, useful built in storage, ceiling light point and radiator.

Bedroom 2: 12'06" (3.81m) x 9'06" (2.91m)

Rear facing window, storage cupboard housing the hot water tank, ceiling light point & radiator.

Bathroom: 10'00" (3.05m) x 7'06" (2.29m)

Rear facing obscured glazed window, vinyl flooring, part tiled walls. ceiling light point. White suite comprising low level w.c., pedestal wash hand basin, panel bath and separate walk in shower cubicle with electric shower, radiator to wall.

Rear of Property

Fully enclosed rear garden with patio, lawn area and garden shed. Access via enclosed walkway to front of property

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: A

EPC Rating: TBC

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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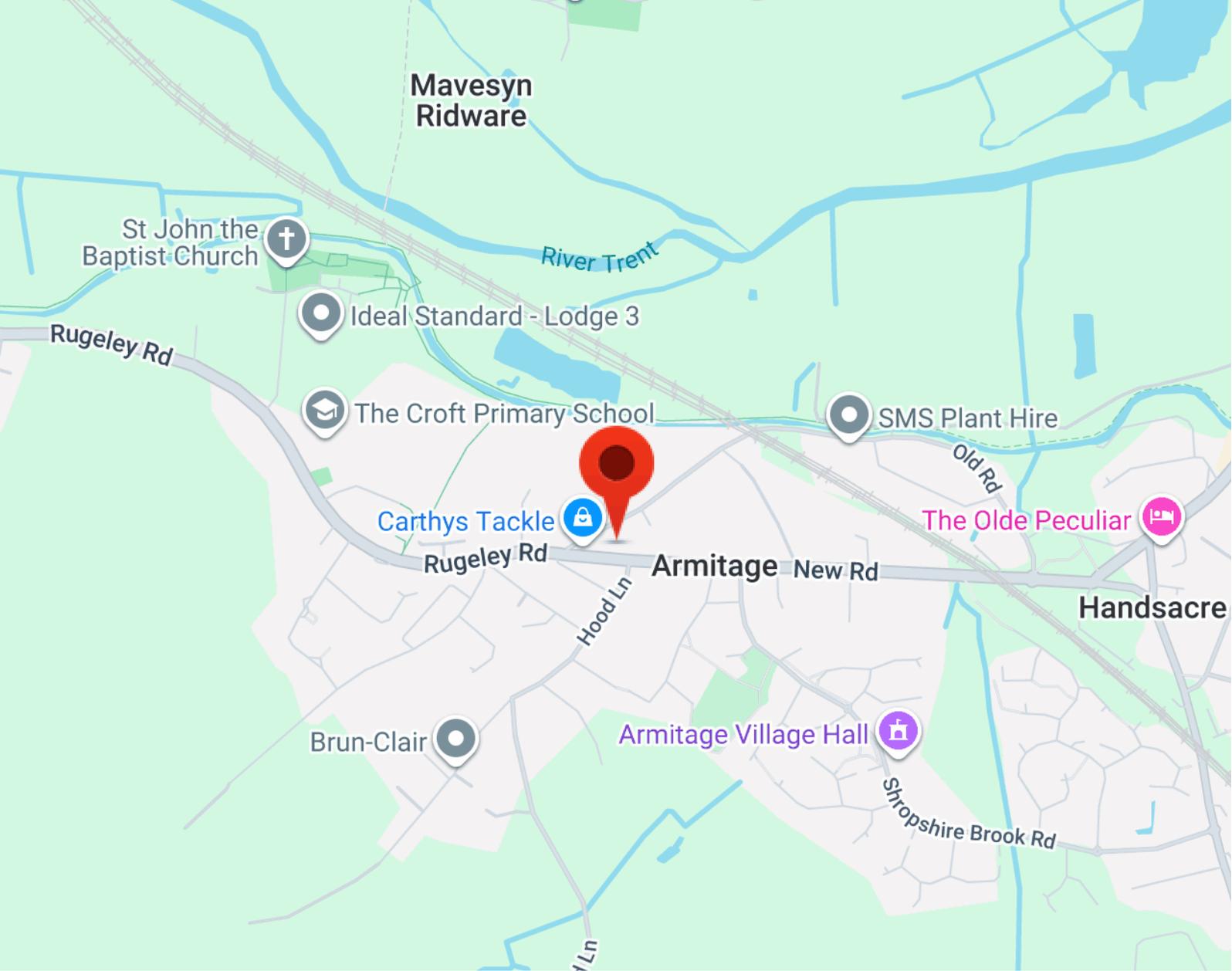
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Energy performance certificate (EPC)

7 New Road RUGELEY WS15 4AA	Energy rating E	Valid until: 22 February 2036
		Certificate number: 8900-3373-0822-1522-3263

Property type Semi-detached house

Total floor area 73 square metres

Rules on letting this property

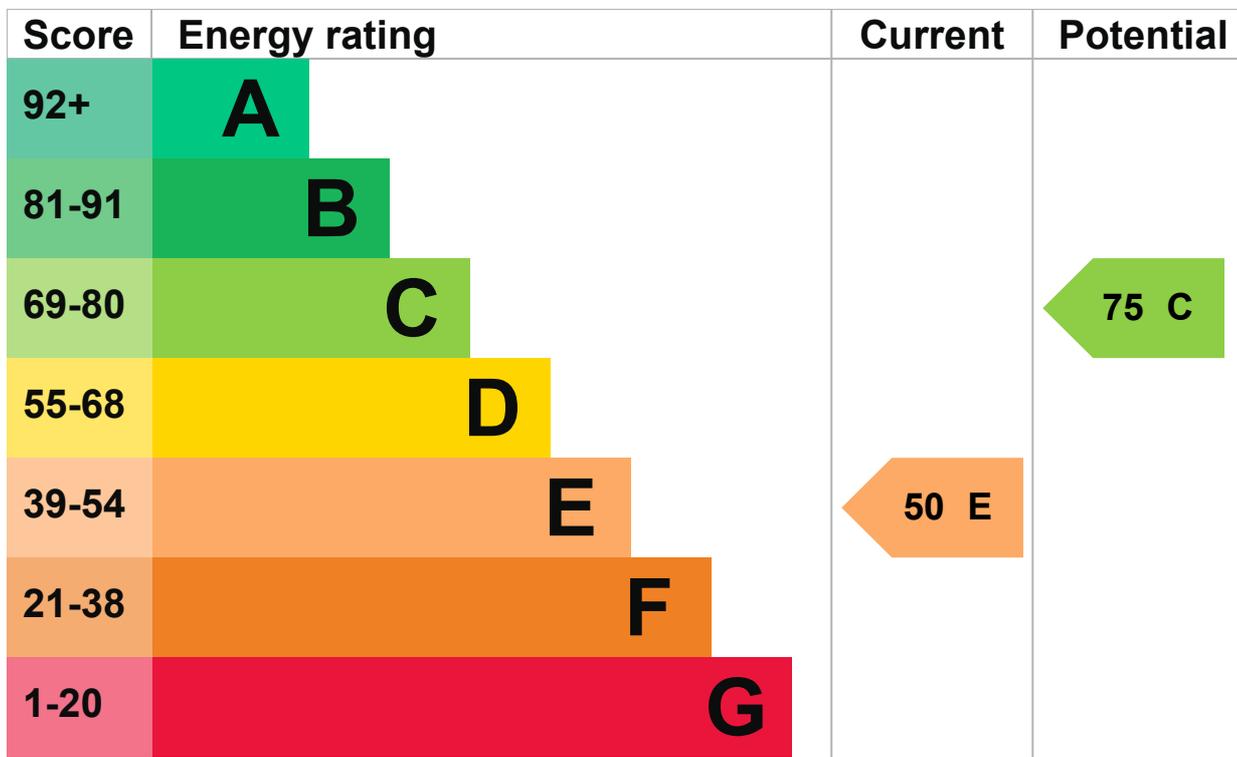
Properties can be let if they have an energy rating from A to E.

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 E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Poor
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
Floor	Suspended, no insulation (assumed)	N/A
Floor	To external air, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 355 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 **£1,792 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 £762 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:

- 13,667 kWh per year for heating

- 4,313 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 CO ₂
This property produces	4.7 tonnes of CO ₂
This property's potential production	2.1 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: Internal wall insulation

Typical installation cost £7,500 - £11,000

Typical yearly saving £539

Potential rating after completing step 1

64 D

Step 2: Floor insulation (suspended floor)

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

Typical yearly saving £49

Potential rating after completing steps 1 and 2

66 D

Step 3: Floor insulation (solid floor)

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

Typical yearly saving £63

Potential rating after completing steps 1 to 3

67 D

Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £20 - £40

Typical yearly saving £76

Potential rating after completing steps 1 to 4

69 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £7,000

Typical yearly saving

£34

Potential rating after completing steps 1 to 5

70 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£227

Potential rating after completing steps 1 to 6

75 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:

- 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	23 February 2026
Date of certificate	23 February 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.



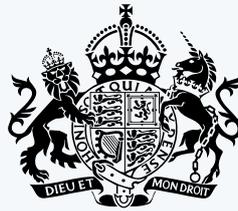
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OGI

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