



£365,000

Kingsley Wood Road , WS15 2UF



 **3**  
Bedrooms

 **2**  
Bathrooms

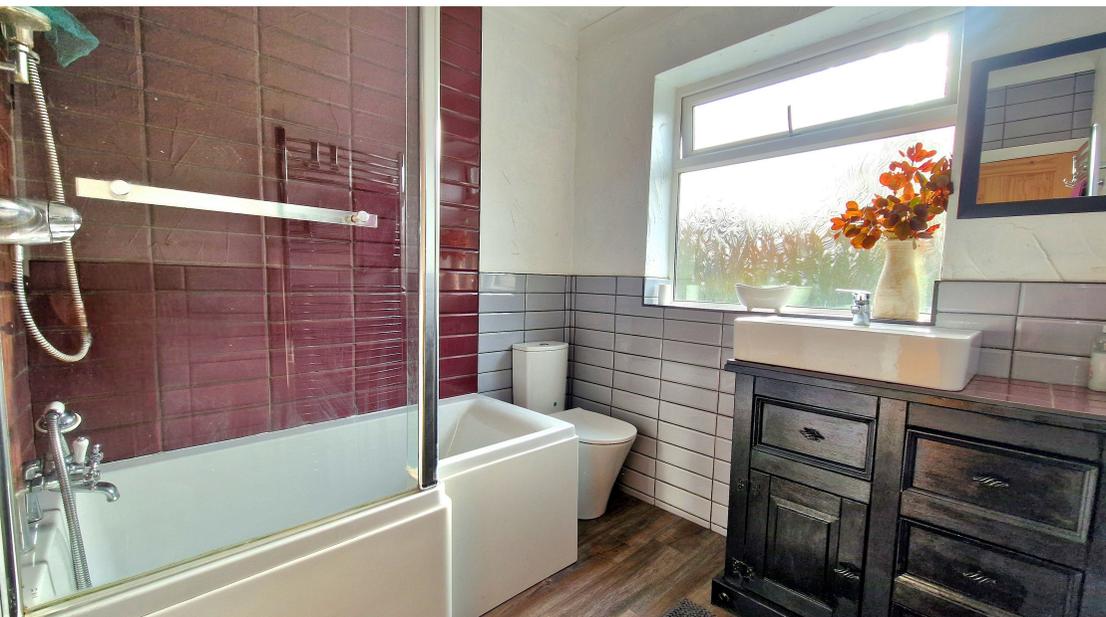
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01889582137



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**\*\*NEW PRICE \*\*MOTIVATED SELLER\*\* HIGHLY DESIRABLE LOCATION  
WITHIN AREA of OUSTANDING NATURAL BEAUTY\*\* \*\*OFF ROAD  
PARKING\*\* \*\*GARAGE\*\* \*\*DOWNSTAIRS GUEST WC\*\* \*\*UTILITY ROOM\*\*  
\*\*ENCLOSED REAR GARDEN\*\***

Southwells proudly bring to the market this 3 bedroom semi detached house set in the highly desirable Kingsley Wood Road, Rugeley that sits immediately in Cannock Chase providing stunning views of the woodland and local wildlife.

With a driveway, garage, enclosed rear garden, guest WC and utility room the property also provides double glazing throughout and, as there is no gas to the remote street, currently uses oil for heating. This property **must be viewed to appreciate** the true extent of the surroundings and property itself which consists of the below accommodation:

### **Front of property**

Block paved driveway leading to the property. Separate raised lawn area, surrounded by hedges and mature shrubs. Steps up to UPVC and glass French doors into porch.

### **Entrance Porch**

Tiled flooring. Electric heater to wall. Wooden door with glass inserts into entrance hall.

### **Entrance Hall**

Wooden flooring. Radiator to wall. Light fitting to ceiling. Stairs off to the first floor and doors through to the lounge, kitchen and dining rooms.

### **Dining Room - 13'03" (4.03m) x 11'02" (3.41m)**

Front facing bay window. Laminate flooring. 2x light fittings to wall. Radiator to wall. Built in storage units. Built in coal fire (not currently in use but has the potential to be).

### **Lounge - 20'06" (6.27m) x 9'08" (2.96m)**

Rear facing UPVC French patio doors to rear garden. Wooden flooring. 2x radiators to wall. 4x light fittings to wall. Coal fire in brick surround (not currently in use but has the potential to be).

### **Kitchen - 15'10" (4.83m) x 12'03" (3.73m)**

Rear facing double glazed window. Wooden barn style door to the rear garden. 2x light fitting to wall. Vinyl flooring. Part tiling to walls. Range of wall and base units. Radiator to wall. Integrated appliances such as dishwasher, electric glass hob and oven and microwave. Resin sink & drainer with mixer tap. Door to pantry with light fitting and plug sockets fitted. Door to utility and guest w/c.

**Utility Room - 7'07" (2.31m) x 4'06" (1.38m)**

Tiled flooring. Light fitting to ceiling. Plumbing for washing machine.

**Guest W/C**

With separate sink room. Wooden door to toilet. Rear facing window with obscured glass. Low level toilet. Spotlight to ceiling. Radiator to wall.

**Stairs and Landing**

Carpeted flooring. White wooden handrail and balustrades. Radiator to wall. Loft hatch (partially boarded loft). Light fitting to ceiling.

**Bathroom - 6'10" (2.10m) x 7'00" (2.13m)**

Rear facing window with obscured glass. Laminate flooring. Spotlights to ceiling. Part tiled walls. Chrome towel radiator to wall. Belfast style sink with mixer tap in wooden vanity unit. 'P' shaped bath with shower over and glass shower screen. Low level toilet.

**Bedroom 1 – 11'11" (3.64m) x 8'07" (2.63m)**

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

**Bedroom 2 – 13'10" (4.24m) x 8'06" (2.60m)**

Front facing bay window. Radiator to wall. Laminate flooring. Light fitting to ceiling. Built in wardrobes.

**Bedroom 3 – 7'01" (2.16m) x 7'11" (2.41m)**

Front facing window. Radiator to wall. Laminate flooring. Light fitting to ceiling. Build in wardrobes.

**Rear of Property:**

Fully enclosed rear garden that backs directly on to Cannock Chase that has sun exposure for the majority of the day. With block paved and slabbed patio area with surrounding borders and a further gated section for vegetable beds and small pond. There is a greenhouse and the oil tank is also situated in the rear garden.

**Garage - 20'00" (6.11m) x 8'02" (2.48m)**

Wooden bi-fold main doors. Fitted with lighting and electrics. Boiler (regularly serviced). Wood and glass doors to utility.

**Tenure: Freehold**

**Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com**

**Council Tax Band: C**

**EPC Rating: E**

**Construction: Standard Brick Construction**

**Electric Supply: Mains**

**Gas Supply: None (Oil tank in place)**

**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.**

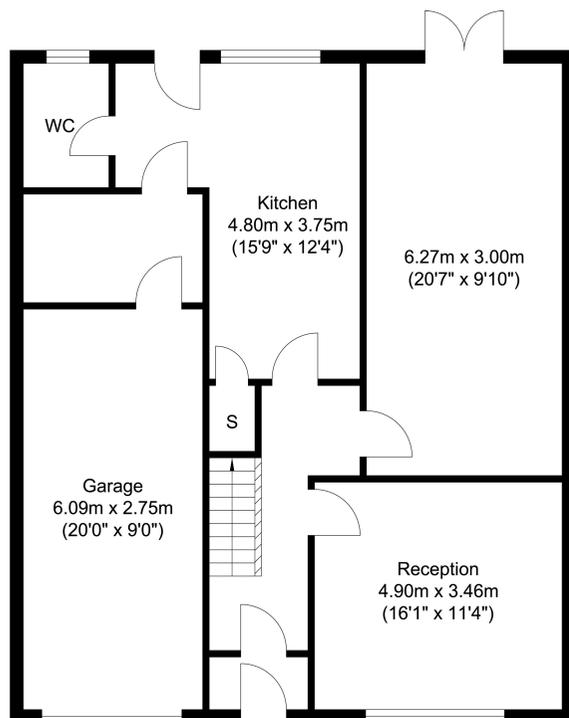
**iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.**

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

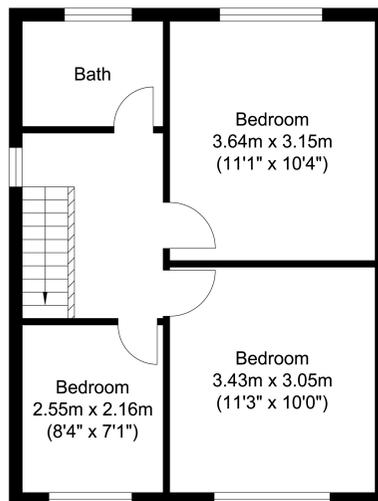


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Kingsley Wood Road , WS15 2UF



Ground Floor



First Floor



# Energy performance certificate (EPC)

29 Kingsley Wood Road RUGELEY WS15 2UF	Energy rating <b>E</b>	Valid until: <b>4 November 2035</b>
		Certificate number: <b>1835-7329-0509-0405-6206</b>

Property type: Semi-detached house

Total floor area: 113 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	54 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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	Pitched, 200 mm loft insulation	Good
Roof	Flat, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
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 230 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### 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 **£1,815 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 £636 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.

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## Heating this property

Estimated energy needed in this property is:

- 13,398 kWh per year for heating
  - 3,428 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces **6 tonnes of CO<sub>2</sub>**

This property produces **6.4 tonnes of CO<sub>2</sub>**

This property's potential production **3.0 tonnes of CO<sub>2</sub>**

You could improve this property's CO<sub>2</sub> 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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£900 - £1,200	£185
2. Floor insulation (suspended floor)	£5,000 - £10,000	£112
3. Floor insulation (solid floor)	£5,000 - £10,000	£54
4. Increase hot water cylinder insulation	£20 - £40	£34
5. Gas condensing boiler	£3,500 - £10,000	£251
6. Solar photovoltaic panels	£8,000 - £10,000	£232

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/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	Andrew Hood
Telephone	07753 749948
Email	<a href="mailto:andyhood@centralsurveyorsmidlands.co.uk">andyhood@centralsurveyorsmidlands.co.uk</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	5 November 2025
Date of certificate	5 November 2025
Type of assessment	<a href="#">RdSAP</a>