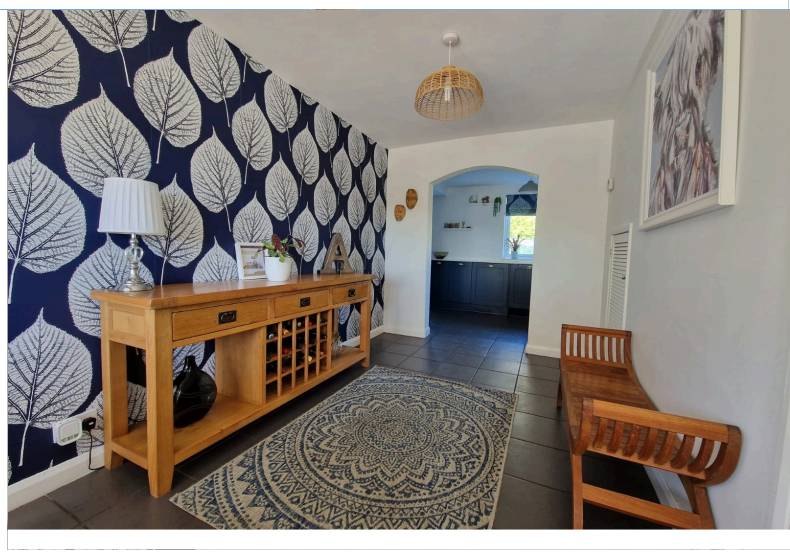






£370,000

TENURE : FREEHOLD

Birch Lane Brereton Rugeley

Bedrooms : 4 **Bathrooms : 2** **Reception Rooms : 2**

- **Detached Family Home**
- **Lounge**
- **Dining Room & Kitchen Diner**
- **Ground Floor Guest Cloakroom**
- **4 Double Bedrooms**
- **En-suite and family bathroom**

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 beautifully presented detached family home, having been upgraded by the current owners, offering generous accommodation throughout, including two good size reception rooms a stylish fitted kitchen and ground floor w.c., The first floor offers four double bedrooms, en-suite shower room plus a family bathroom with separate shower. Fitted with Solar panels generating an income of around £1000/year. Conveniently situated just a short stroll away from Cannock Chase yet still within easy reach of all local amenities, Rugeley Town Centre and all transport links, viewing is highly recommended to appreciate all this property has to offer. In more detail as follows:

Front of Property: Gated entrance leading to the fully paved driveway affording parking for several vehicles, a further set of gates leads directly to the garage, side access to the rear garden and main entrance

Entrance: Approached via a composite door having tiled flooring, ceiling light point, radiator, stairs off, partial glazed doors to lounge and dining room

Lounge 21.00' (6.40m) x 11'05" (3.48m): Feature inset log burner stove with oak mantle, hardwood flooring, ceiling light point, bay window overlooking the front aspect and french doors leading to the rear garden

Dining Room 17'00" (5.20m) x 7'07" (2.32m): Having tiled flooring, bay window overlooking the front aspect, 2 ceiling light points, radiator, under stairs storage cupboard and archway into kitchen

Kitchen 20'08" (6.32m) x 7'10" (2.41m): Fitted with a range of base wall and drawer units, complimentary quartz work surfaces incorporating Belfast sink, a Rangemaster 6 burner double oven with extractor above, integrated dishwasher and washing machine, window and sliding patio doors overlooking the rear aspect, tiled flooring, two ceiling light points and vertical radiator. Inner hallway with doors to guest cloakroom and garage

Guest cloakroom 4'10" (147m) x 3'01" (0.96m): Low level w.c., wash hand basin, tiled flooring, electric radiator and ceiling light point

Garage 13'01" (4.25m) x 11'04" (3.47m): Having electric up and over door and fitted with lighting and electrics and cold water tap.

Stairs and Landing: An enclosed stairway with wooden handrail and carpet flooring, two ceiling light points, loft access with ladders to part boarded loft housing the Worcester combi boiler installed in 2025, oak doors to all first floor accommodation

Master Bedroom 15'02" (4.62m) x 12'10" (3.93m): Having 2 windows overlooking the front aspect, ceiling light point, carpet flooring, vertical radiator, door to en-suite

En-suite 6'10" (2.08m) x 5'05" (1.66m): White suite comprising low level w.c., pedestal wash hand basin, walk in corner shower with electric shower and glass surround, vinyl flooring, fully tiled walls, obscured glazed rear facing window, ceiling light point

Bedroom Two 11'04" (3.4m) x 11'01" (3.49m): Window overlooking the front aspect, carpet flooring, ceiling light point and radiator

Bedroom Three 11'07" (3.54m) x 11'02" (3.41m): Window overlooking the front aspect, carpet flooring, ceiling light point and radiator

Bedroom Four 11'05" (3.47m) x 9'03" (2.84m): Window overlooking the rear aspect, laminate flooring, ceiling light point and radiator

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Family Bathroom 11'00" (3.37m) x 5'06" (1.67m)

White suite comprising low level w.c., vanity wash hand basin, panel bath with mixer tap, corner shower unit with system fed waterfall shower and glazed doors, fully tiled walls, laminate flooring, spotlights to ceiling, vertical radiator and rear facing obscured glazed window

Rear Garden

Fully enclosed with paved patio seating area and steps down to an area laid to lawn with further paved seating area and planted borders, a cold water tap and block paved walkway to side access which in turn leads to the front of the property

Tenure: Freehold

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

Council Tax Band: D

EPC Rating: B

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

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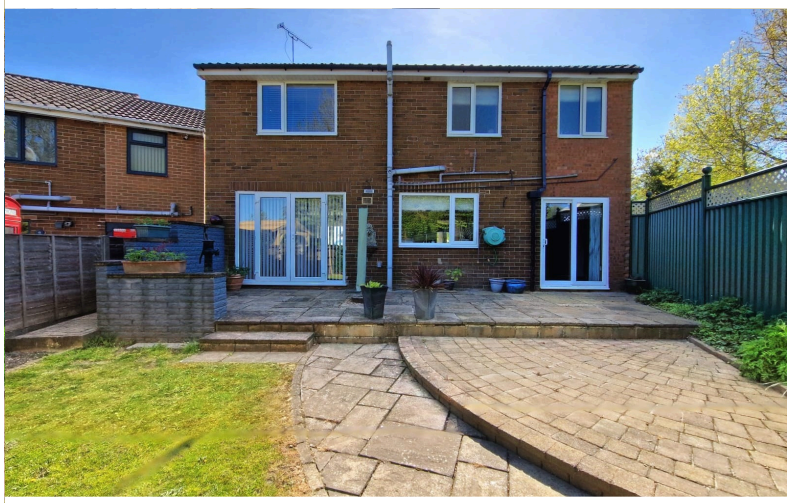
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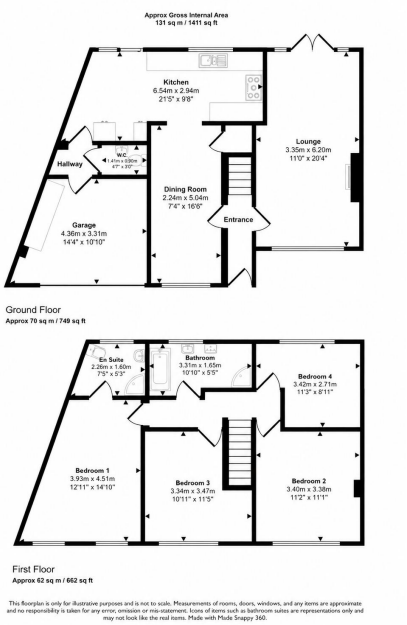


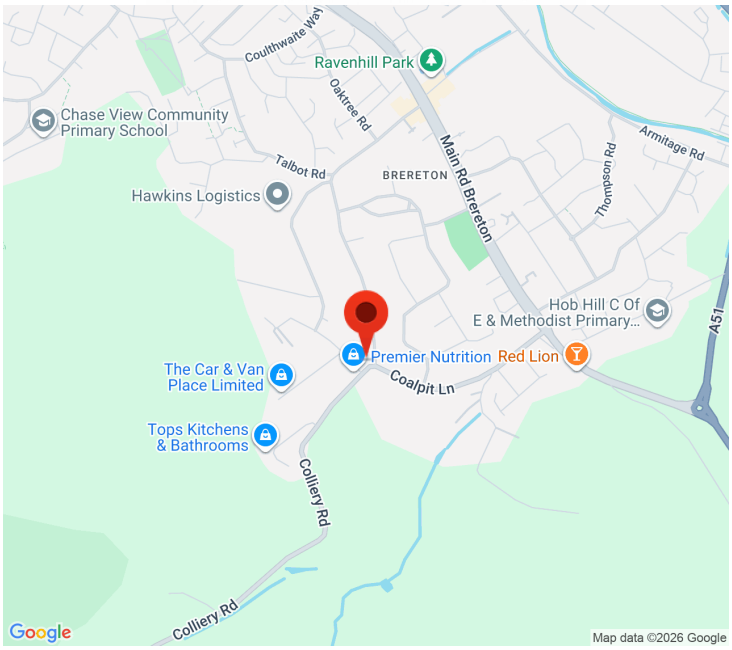




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SOUTHWELLS
PROPERTY SALES & LETTINGS

Energy performance certificate (EPC)

96 Birch Lane Brereton RUGELEY WS15 1EJ	Energy rating **B**	Valid until:	**13 May 2036**
		Certificate number:	**0320-2947-3650-2496-7245**

Property type	Detached house
Total floor area	126 square metres

Rules on letting this property

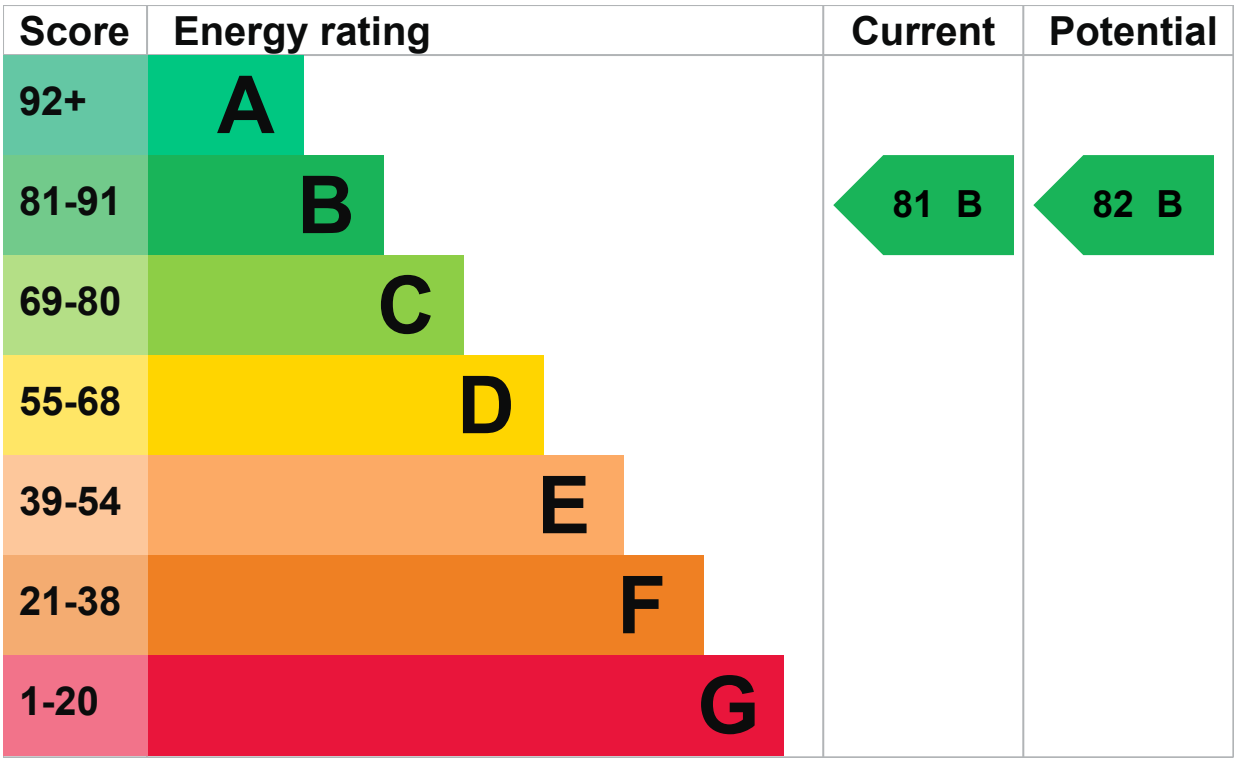
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is B. 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, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Poor

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	Good lighting efficiency	Good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 158 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
  The assessment does not include any feed-in tariffs that may be applicable to this property.

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/)

How this affects your energy bills

An average household would need to spend **£1,701 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 £111 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:

- 14,111 kWh per year for heating
- 2,165 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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	3.4 tonnes of CO2
This property's potential production	3.1 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: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£112
Potential rating after completing step 1	82 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	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	13 May 2026
Date of certificate	14 May 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).

Certificate number	9098-4051-7227-3645-1964 (/energy-certificate/9098-4051-7227-3645-1964)
Expired on	16 April 2025

OGL

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