





£245,000

TENURE : FREEHOLD

Chieveley Close, Rugeley, WS15 2TF

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 bring to the market this 3-bedroom semi-detached family home in Chieveley Close, Rugeley. Within walking distance of primary and high schools, local playing field, shops and travel routes. With gas central heating and electric throughout, this property also provides a driveway, garage, conservatory and the following accommodation:

Front of property: Lawn to the front with concrete driveway leading to garage front and front door.

Entrance: Side facing UPVC front door into entrance hall. With laminate flooring. Light fitting to upceiling. Radiator to wall. Stairs off and door to lounge.

Lounge: 14'06" (4.42m) x 11'05" (3.50m): Front facing bay window. Laminate flooring. Light fitting to ceiling. Radiator to wall. Electric fire set in surround to wall. Door to kitchen.

Kitchen: 14'07" (4.46m) x 10'02" (3.11m): Rear facing window to conservatory along with open archway through to conservatory. Tiled flooring. part tiled walls. 2 light fittings to ceiling. Range of wall and base units with integrated electric oven, gas hob and extractor over. Stainless steel sink and drainer. Plumbing for automatic washing machine. Useful built in storage cupboard, breakfast bar. Plumbing for washing machine.

Conservatory: 14'08" (4.48m) x 6'11" (2.11m): Of brick, UPVC and glass construct. With French doors to rear garden. UPVC door into utility room. Tiled flooring. 2x light fittings to wall. Radiator to wall.

Stairs & landing: Fully enclosed stairway with carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Side facing window with obscured glass. Airing cupboard containing 'Alpha' combi boiler. Doors off to all upstairs rooms.

Family bathroom: 5'11" (1.81m) x 5'06" (1.67m): Rear facing window with obscured glass. Fully tiled walls and flooring. Spotlights to ceiling. Extractor fan to ceiling. Chrome towel radiator to wall. White suite comprising low level toilet, sink to wall, panel bath with mains shower over and glass shower screen.

Bedroom 1: 12'02" (3.71m) x 8'07" (2.61m): Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator to wall.

Bedroom 2: 11'03" (3.44m) x 8'05" (2.59m): Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator to wall.

Bedroom 3: 9'02" (2.80m) x 5'11" (1.80m): Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator to wall.

Garage: 7'08" (2.34m) x 8'00" (2.44m): Bi- folding metal doors. Light fitting to ceiling. Internal door to utility room.

Rear garden: Fully enclosed rear garden with lawn and slabbed patio seating area. With rear door access to. Utility room.

Utility room: 15'02" (4.64m) x 7'04" (2.25m): Rear facing UPVC door to rear garden. Vinyl tiled flooring. Light fitting to ceili8ng. radiator to wall. Door into garage.

Tenure: Freehold

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

Council Tax Band: B EPC Rating: D

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Construction: Standard Brick Construction

Electric Supply: Mains

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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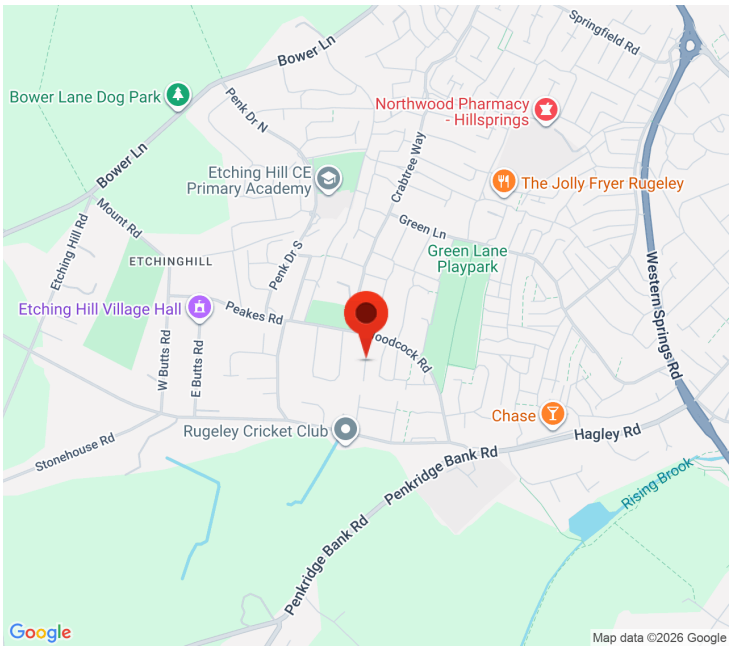






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Energy performance certificate (EPC)

15 Chieveley Close RUGELEY WS15 2TF	Energy rating **D**	Valid until:	**8 July 2035**
		Certificate number:	**0200-1585-0422-5502-3353**

Property type	Semi-detached house
Total floor area	80 square metres

Rules on letting this property

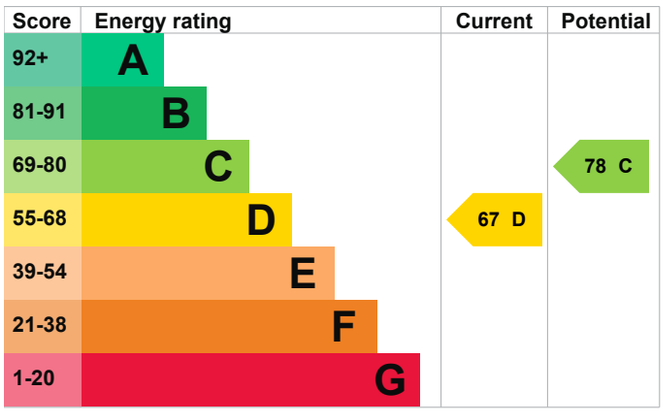
Properties can be let if they have an energy rating from A to E.

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 D. 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
Roof	Pitched, 200 mm loft insulation	Good
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 203 kilowatt hours per square metre (kWh/m2).

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/)

How this affects your energy bills

An average household would need to spend **£1,236 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 £240 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:

- 9,471 kWh per year for heating
- 2,084 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	2.9 tonnes of CO2
This property's potential production	2.0 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

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£900 - £1,500	£174
2. Floor insulation (solid floor)	£5,000 - £10,000	£66
3. Solar photovoltaic panels	£8,000 - £10,000	£230

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (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	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	8 July 2025
Date of certificate	9 July 2025
Type of assessment	RdSAP