



£295,000
Chadsfield Road, WS15 2QL



 **3**
Bedrooms

 **1**
Bathroom

5 Horsefair, Rugeley, Staffs WS15 2EJ | southwellssales@gmail.com

01889582137



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****ENCLOSED REAR GARDEN** **3 BEDROOMS** **CONSERVATORY**
****DRIVEWAY******

Southwells proudly bring to the market this 3 bedroom detached bungalow with driveway and garage. Set on the popular Chadsfield Road close to the town centre of Rugeley, doctors surgery and all amenities. The property boasts gas central heating, double glazing, an enclosed rear garden and conservatory along with the following accommodation:

Front of property

Lawn with shrubs. Long block paved driveway with ample parking leading to front door and garage door.

Entrance hall

UPVC front door into entrance hall with laminate flooring. 2x light fitting to ceiling. Radiator. Cloak cupboard containing 'Worcester Bosch' combi boiler. Hallway and doors off to all rooms. Loft hatch to ceiling.

Lounge: 20'03" (6.18m) x 14'07" (4.46m)

'U' shaped lounge. 2x front facing bay windows. Carpeted flooring. 2x radiators. 2x lights fitted to ceiling. Doorways to hallway and kitchen. Electric fire set in marble surround.

Kitchen: 12'03" (3.74m) x 11'07" (3.53m)

Side facing windows and door. Tiled flooring. Range of wall and base limits. Cream resin sink with silver mixer tap. Integrated gas oven and hob. Lights fitted to ceiling. Radiator. Storage cupboard with shelving and light fitted. Plumbing for washing machine. Doors to lounge and hallway.

Shower room: 9'00" (2.74m) x 5'06" (1.70m)

Side facing opaque windows. Tiled flooring. Fully tiled walls. Spotlights to ceiling. Chrome towel radiator. White toilet and sink. Shower cubicle with glass surrounded. Electric shower to wall.

Bedroom 1: 12'08" (3.87m) x 10'10" (3.30m)

Rear facing window. Carpeted flooring. Lights fitted to ceiling. Radiator. Range of built in wardrobes and draws.

Bedroom 2: 10'11" (3.34m) x 6'11" (2.11m)

Side facing window. Carpeted flooring. Lights fitted to ceiling. Radiator.

Bedroom 3: 11'11" (3.36m) x 8'09" (2.69m)

Rear facing window. Sliding patio door into conservatory. Carpeted flooring. Lights fitted to ceiling. Range of fitted bedroom furniture.

Conservatory:

Brick and glass construction. Side facing door to rear garden. Tiled flooring.

Rear garden

Lawn with stone slab feature and walk around. Borders with mature shrubs. Shed. Summer house. Side access to front of property.

Garage

With up and over door. Fitted with electrics. Rear access to garden.

TENURE: FREEHOLD (though this has yet to be verified by solicitors)

VIEWINGS: STRICTLY THROUGH SOUTHWELLS 01889-582137 southwellssales@gmail.com

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.

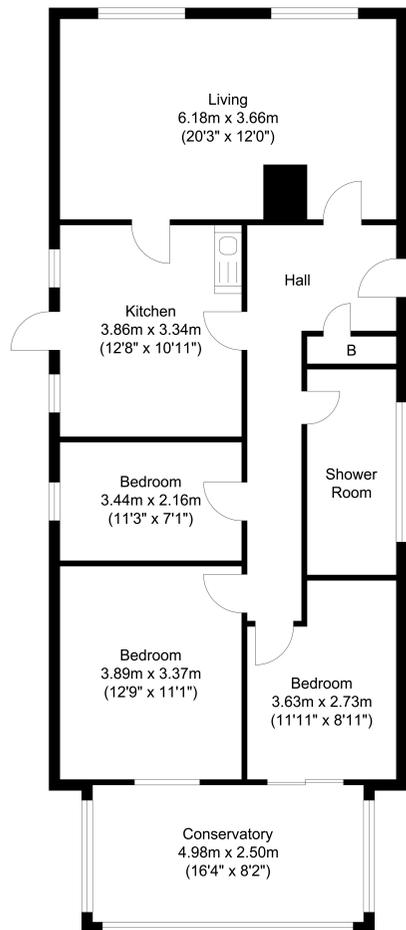
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

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 Southwell's has any authority to make or give any warranty whatever in relation to this property.



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Energy performance certificate (EPC)

16 Chadsfield Road RUGELEY WS15 2QL	Energy rating D	Valid until: 9 December 2031
		Certificate number: 3739-0029-7109-0358-2292

Property type

Detached bungalow

Total floor area

84 square metres

Rules on letting this property

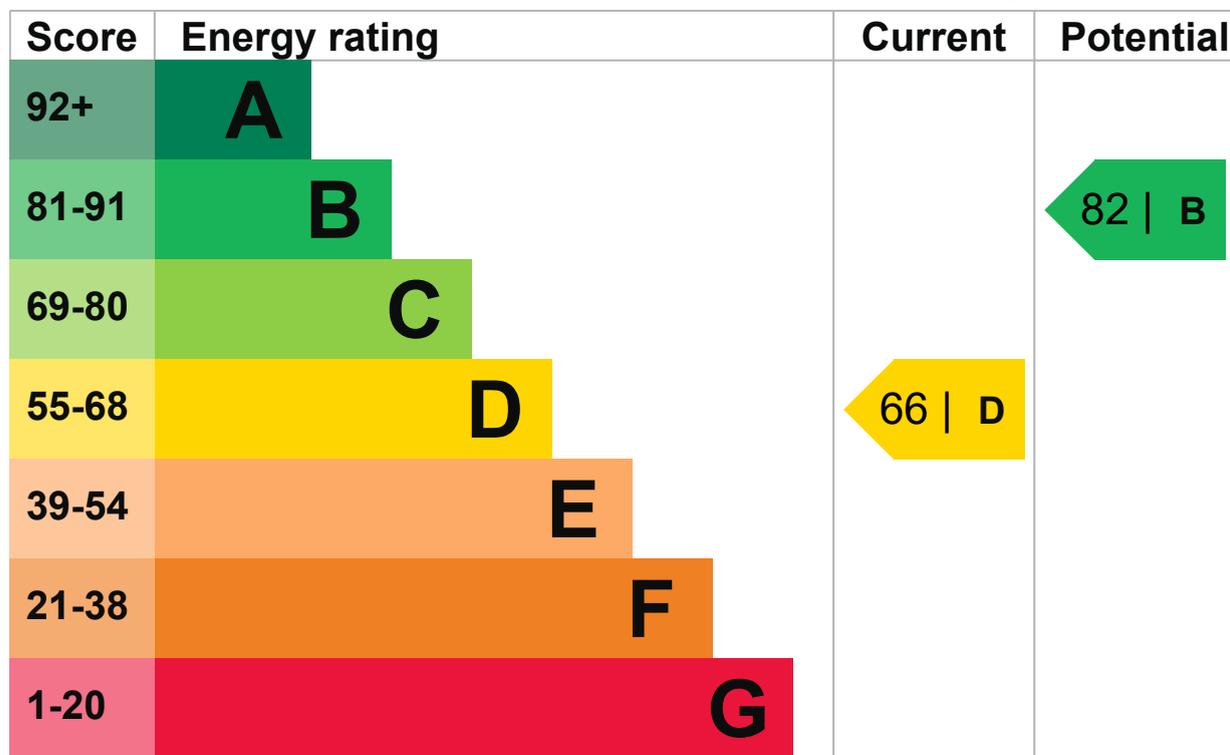
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	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 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 247 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

3.7 tonnes of CO₂

This property's potential production

2.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.7 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (66) to B (82).

► [What is an energy rating?](#)



Recommendation 1: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£75

Potential rating after carrying out recommendation 1

70 | C

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£25

Typical yearly saving

£31

Potential rating after carrying out recommendations 1 and 2

70 | C

Recommendation 3: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£30

Potential rating after carrying out recommendations 1 to 3

72 | C

Recommendation 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£336

Potential rating after carrying out recommendations 1 to 4

82 | B

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£799

Potential saving

£136

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

10556 kWh per year

Water heating

2142 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Andrew Hood

Telephone

07753 749948

Email

andyhood@centralsurveyorsmidlands.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/020912

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

18 November 2021

Date of certificate

10 December 2021

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.

There are no related certificates for this property.