



**£320,000**

**TENURE : FREEHOLD**

**High Falls, Hednesford Road, WS15 1JL**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Southwells**

5 Horsefair, Rugeley, Staffs WS15 2EJ

southwellssales@gmail.com | 01889582137

Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**  
SALES & LETTINGS



Southwells are pleased to market this 2 bedroomed detached bungalow. Set in a very private road, this property is also conveniently located close to shops, travel routes and doctors surgery. Boasting gas central heating and double glazing along with a driveway and garage this property also contains the following accommodation:

#### **To the front**

Concrete and block paved driveway leading to garage and side entrance to kitchen. Low maintenance front with walkway to front and side gated access to rear.

#### **Entrance hall**

UPVC and glass front door into vinyl tiled flooring, light fitting to ceiling. Radiator, doors off to kitchen and lounge.

#### **Kitchen – 13'11" (4.24m) x 10'08" (3.26m)**

Twin aspect front and side windows. Side door to driveway. Vinyl flooring. Light fitting to ceiling. Radiator, range of wall and base units with integrated oven and hob. Resin sink and drainer with mixer tap. (plumbing for automatic washing machine.

#### **Lounge – 17'10" (5.46m) x 11'11" (3.63m)**

Front facing window. Light fitting to ceiling, radiator, marble style fireplace with gas coal effect fire. Door to inner hallway.

**Inner Hallway** – Light fitting to ceiling, doors off to bathroom and both bedrooms. Airing cupboard containing new Worcester Bosch boiler.

#### **Bathroom -**

Side facing opaque window, vinyl flooring, fully tiled walls. Large corner bath with shower over. Toilet and sink set in vanity unit. Three x spotlights to ceiling, radiator.

#### **Bedroom 1 – 12'08" (3.88m) x 10'10" (3.30m)**

Rear facing window. Three x spotlights to ceiling. Radiator, built in wardrobes.

#### **Bedroom 2 – 11'09" (3.60m) x 9'08" (2.94m)**

Rear facing double glazed upvc glass doors to conservatory. Light fitting to ceiling. Radiator, built in storage.

#### **Conservatory – 10'10" (3.06m) x 7'09" (2.37m)**

Glass and upvc surround with blinds. Tiled flooring. Radiator. Light with fan attached to ceiling. Doors out to rear garden.

#### **Garage – 19'0" (5.81m) x 7'10" (2.38m)**

With up and over door. Rear Facing window, side door to rear garden. Fitted with electrics.

**Rear of property** – Well presented, quiet rear garden that is low maintenance with slabs and gravel, maintainable borders, not overlooked, shed, side access to front.

**Tenure:** Freehold (this is yet to be verified by solicitors)

**Council Tax Band:** C

**EPC Rating:** D

**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)

2 High Falls RUGELEY WS15 1JL	Energy rating <b>D</b>	Valid until: <b>14 September 2033</b>
		Certificate number: <b>9000-5202-0322-4372-3873</b>

## Property type

Detached bungalow

## Total floor area

65 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 current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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



Feature	Description	Rating
Roof	100 mm loft insulation	Average
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	Low energy lighting in 78% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 248 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

### How this affects your energy bills

An average household would need to spend **£1,513 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 £257 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 7,978 kWh per year for heating
- 1,933 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

2.8 tonnes of CO<sub>2</sub>

### This property's potential production

1.4 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.

**Changes you could make**[▶ Do I need to follow these steps in order?](#)**Step 1: Floor insulation (suspended floor)**

Typical installation cost

£800 - £1,200

Typical yearly saving

£172

Potential rating after completing step 1

**71 C****Step 2: Solar water heating**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£86

Potential rating after completing steps 1 and 2

**73 C****Step 3: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£645

Potential rating after completing steps 1 to 3

**85 B****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

**More ways to save energy**[Find ways to save energy in your home.](#)**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**



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**Email**

[andyhood@centralsurveyorsmidlands.co.uk](mailto:andyhood@centralsurveyorsmidlands.co.uk)

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**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

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**Assessor's ID**

EES/020912

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**About this assessment****Assessor's declaration**

No related party

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**Date of assessment**

30 August 2023

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**Date of certificate**

15 September 2023

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**Type of assessment**

▶ [RdSAP](#)

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

**OGL**

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