



£200,000
Greenfields Drive , WS15 2RU



 **3**
Bedrooms

 **1**
Bathroom

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

01889582137



£200,000
Greenfields Drive , WS15 2RU

SOLD

****WELL PRESENTED** **IDEAL FAMILY HOME** **GOOD LOCATION**
DRIVEWAY **GARAGE** **FULL INTEGRATED KITCHEN
APPLIANCES****

Southwells are proud to bring to the market this well presented 3 bedroom semi-detached house. Set on a popular estate the property boasts gas central heating and double glazing along with a driveway for ample parking, a fully integrated kitchen and the following accommodation;

Front of property

Large paved driveway with ample parking leading to garage and front door to entrance hall

Entrance Hall

Laminate flooring, cloaks cupboard. Radiator, spotlights to ceiling. Wooden and glass doors to lounge. Stairs off.

Lounge: 14'02" (4.33m) x 11'08" (3.57m)

Front facing window. Laminate flooring. Light fitting to ceiling. Radiator. Feature brick fireplace. Wooden door into kitchen/dining room

Kitchen/Dining Room: 22'10" (6.97m) x 10'06" (3.21m)

Two sets of rear facing windows. Patio doors to rear garden. Tiled flooring. Light fitting in dining room area and Velux windows to ceiling. Spot lights to ceiling in kitchen area. Radiator. Range of wall and base units with wooden work surfaces. White ceramic sink and drainer with mixer tap. Integrated oven and hob. Integrated fridge/freezer. Integrated microwave, washing machine, tumble dryer and dishwasher. Wooden door into garage.

Stairs/landing

Enclosed stairway. Grey carpeted flooring. Light fitting to ceiling. Wooden doors off to all upstairs rooms and airing cupboard (containing Worcester Bosch combi boiler) Built in carpeted stairs to loft area.

Bedroom 1: 15'07" (4.75m) x 8'07" (2.62m)

Front facing window. Grey carpeted flooring. Light fitting to ceiling. Radiator.

Bedroom 2: 9'10" (3.01m) x 8'08" (2.64m)

Rear facing window. Grey carpeted flooring, light fitting to ceiling. Radiator.

Bedroom 3: 9'06" (2.91m) x 5.10" (1.78m)

Rear facing window. Grey carpet flooring. Light fitting to ceiling. Radiator. Single fitted wardrobe

Bathroom: 6'03" (1.92m) x 5'08" (1.74m)

Rear facing opaque window. Laminate flooring, light fitting to ceiling. Chrome towel radiator to wall. 'P' shaped bath with waterfall shower over and glass shower screen. White sink with mixer tap. White low level toilet.

Boarded useable loft space

Rear of property

Slabbed patio with lawn and seating area with borders. Shed and fitted trampoline.

Garage: 14'05" (4.39m) x 7'11" (2.43m)

Fitted with electrics. Electric roller door and door into kitchen.

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

VIEWINGS: STRICTLY THROUGH SOUTHWELLS CALL: 01889-582137 EMAIL: 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.**

SALE



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SOLD



Energy performance certificate (EPC)

57, Greenfields Drive
RUGELEY
WS15 2RU

Energy rating

D

Valid until 30 June 2023

Certificate number

0198-9089-6263-5347-3960

Property type

Semi-detached house

Total floor area

69 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

The average energy rating and score for a property in England and Wales are D (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	Timber frame, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 90% of fixed outlets	Very 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 222 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

2.9 tonnes of CO₂

This property's potential production

1.4 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.5 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 (83).

► [What is an energy rating?](#)



Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£60

Potential rating after carrying out recommendation 1

69 | C

Recommendation 2: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£29

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

£23

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

£9,000 - £14,000

Typical yearly saving

£226

Potential rating after carrying out recommendations 1 to 4

83 | 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

£656

Potential saving

£113

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

10006.0 kWh per year

Water heating

2039.0 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1837 kWh per year
Cavity wall insulation	1664 kWh per year

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

Jon Welsh

Telephone

0787 5448192

Email

jcwelsh@blueyonder.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/006960

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

1 July 2013

Date of certificate

1 July 2013

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.