



Offers in excess of £235,000  
Forge Row, Slittingmill, Rugeley, WS15 2UT



SOLD

 3  
Bedrooms

 1  
Bathroom

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**SOLD**

**\*\*AREA OF OUTSTANDING NATURAL BEAUTY\*\* \*\*VILLAGE LOCATION\*\***

SouthwellsSouthwells are very pleased to offer for sale this three bedroomed character terraced cottage located in the popular Village of Slitting Mill in an Area of Outstanding Natural Beauty of Cannock Chase right on your doorstep. There is gas central heating, garage and parking located to the rear. Extensive attractive large rear garden leading to Rising Brook Stream. The accommodation comprises:

**To the front:**

Hardwood entrance door into:

**Front Lounge: 10'05" (3.19m) x 12'11" (3.95m)**

having double glazed window to the front, half wood panelling to walls. Beautiful feature fireplace incorporating working chimney. Carpeted flooring, radiator. Access door into:

**Inner Hall:**

Access door to cellar

**Dining Room: 12'11" (3.95m) x 11'04" (3.49m)**

having rear facing double glazed window, wood panelling to wall. Radiator. Carpeted flooring. Wall lights, access door to first floor and access door into:

**Kitchen: 11'10" (3.63m) x 5'09" (1.75m)**

having side facing window and access door to outside. Being fully fitted with a range of base and wall units, ample work surfaces over. Ceramic sink and drainer with mixer tap. Fitted gas hob with extractor over and electric oven beneath. Space for fridge and freezer. Part wall tiling and tiled floor. Radiator, useful storage cupboard. Access door into:

**Utility/Shower Room/WC:**

having rear and side facing windows. Stainless steel sink and drainer, plumbing for automatic washing machine. Walk in cubicle shower and low level w.c. fitted wall cupboards and base units with work surfaces over. Full wall tiling and tiled floor.

First Floor Landing giving access to

**Bedroom 1: 10'05" (3.23m) x 11'05" (3.50m)**

front facing double glazed window. Fitted wardrobes, radiator, carpeted flooring.

**Bedroom 2: 13'0" (3.98m) x 11'05" (3.50m)**

rear facing double glazed widow, fitted wardrobes, storage cupboard. Radiator. Stairs off to Top Floor master Bedroom. Access door into

**Family Bathroom: 7'08" (2.34m) x 11'0" (3.39m)**

rear facing window, full white suite comprising panel bath with electric shower over and side screen, low level w.c. and wash hand basin. Attractive wall tiling. Airing Cupboard housing the gas central heating boiler. Radiator.

**Top Floor Bedroom 3 : 12'11" (3.93m) x 16' 02" (4.96m) (accessed from Bedroom 2)**

having 3 Velux windows, radiator, drawer storage.

**Outside:**

Frontage to road, side access road leading to rear of property providing parking and garage. There is a small courtyard, Gate and path leading to Extensive rear garden, small summer house, large timber outbuilding and potting shed. Further gate leading to lawned garden area and small pond. Decked patio area and large fish pond. Further garden area and storage shed. Gate leading to Rising Brook Stream. There is an abundance of mature shrubs, plants and trees.

Tenure: FREEHOLD to be confirmed by solicitors.

**SOLD**



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SOLD



# Energy Performance Certificate



2, Forge Row,  
RUGELEY, WS15 2UT

Dwelling type: Mid-terrace house  
Date of assessment: 04 March 2009  
Date of certificate: 05 March 2009  
Reference number: 0355-2884-6376-0701-8411  
Total floor area: 103 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>60</b>	<b>60</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	288 kWh/m <sup>2</sup> per year	288 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.2 tonnes per year	4.2 tonnes per year
Lighting	£49 per year	£49 per year
Heating	£706 per year	£706 per year
Hot water	£106 per year	£106 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.



Certification mark

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/001308  
Assessor's name: Mr. Gavin Corden  
Company name/trading name: A to G Energy Assessments Limited  
Address: 4 Greenfield Avenue, Rugeley, Armitage, Staffordshire, WS15 4BP

Phone number: 07890 328872  
Fax number:  
E-mail address: atog@btinternet.com  
Related party disclosure:

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk) together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

## About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

### Visit the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd) to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

## Recommended measures to improve this home's energy performance

2, Forge Row,  
RUGELEY, WS15 2UT

Date of certificate: 05 March 2009  
Reference number: 0355-2884-6376-0701-8411

### Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
	Cavity wall, as built, partial insulation (assumed)	Average	Average
Roof	Pitched, no insulation (assumed)	Very poor	Very poor
	Roof room(s), insulated (assumed)	Good	Good
Floor	Solid, no insulation (assumed)	-	-
Windows	Partial double glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, wood logs	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
<b>Current energy efficiency rating</b>		<b>D 60</b>	
<b>Current environmental impact (CO<sub>2</sub>) rating</b>		<b>D 62</b>	

### Low and zero carbon energy sources

The following low or zero carbon energy sources are provided for this home:

- Biomass secondary heating



## Recommendations

None

## Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

1 Solar water heating	£24	D 61	D 63
2 50 mm internal or external wall insulation	£102	D 66	D 68
3 Solar photovoltaic panels, 2.5 kWp	£159	C 75	C 77
Enhanced energy efficiency rating		C 75	
Enhanced environmental impact (CO <sub>2</sub> ) rating			C 77

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.

## About the cost effective measures to improve this home's energy ratings

Not applicable

## About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

### 1 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

### 2 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that planning permission might be required.

### 3 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme<sup>1</sup>, and can therefore self-certify the work for Building Regulation compliance.

## What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

<sup>1</sup> For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.