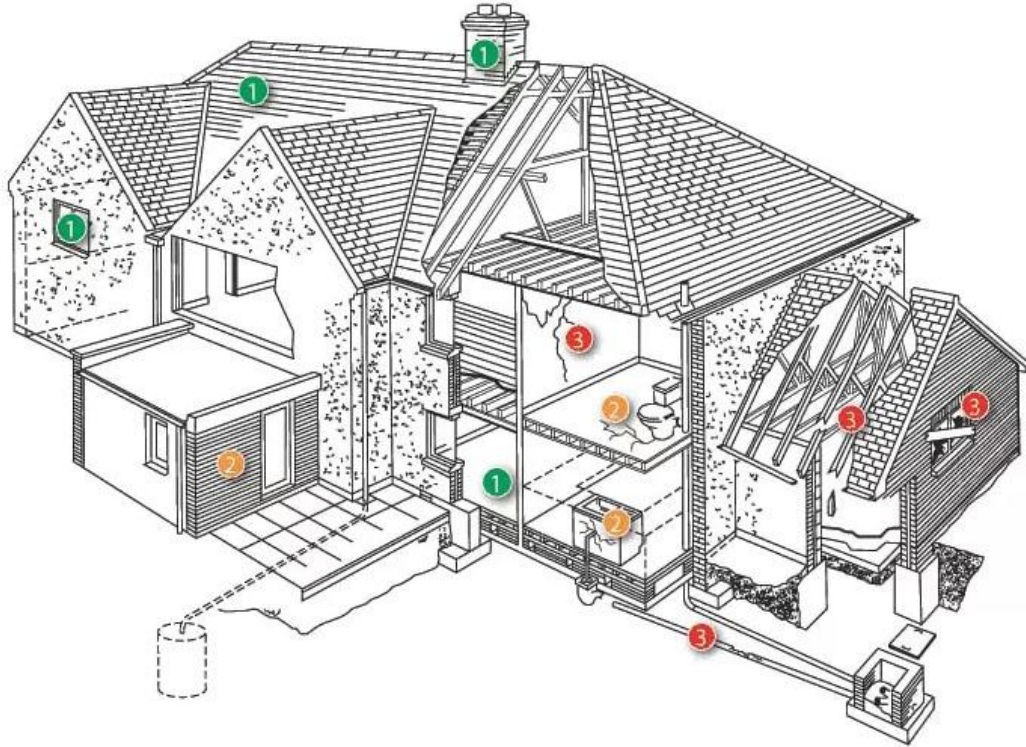


HomeCheckTM



HomeCheck Property Review

**A practical pre-sale review of the property's visible condition,
with cost guidance for likely repairs and maintenance**

Property address: 1 Birley Spa Close, S12 4BY

Date: 08 June 2026

This review is based on a visual inspection of accessible areas and reflects over 20 years of hands-on experience working on residential properties similar to this one.

Property Review Summary

This property appears to be in **good condition** overall, with only a small number of minor maintenance items noted during inspection.

It presents as a relatively modern and generally well-kept home, with the main issues limited to isolated external maintenance, a few minor finishing items internally, and some straightforward repairs rather than broader refurbishment.

Summary of condition

● Structure

- No obvious signs of structural movement were noted.
- The main structure appears typical and sound for a property of this age.

● Priority Repair

- Gaps are visible to the sealant around the side window, which currently allow potential water ingress.
- The guttering to the garage on the house side is detached from the downpipe.

● Routine Repair

- The front bottom step is loose and wobbling.
- The external light by the front door is loose and hanging away from the wall.
- The gas and electricity meter boxes are UV-degraded, with taped doors and visible damage.
- A threshold strip is missing between the hallway and living room, with a small step between floor levels.
- One screw head has popped through the ceiling finish near the loft hatch.

● Ongoing Maintenance / Improvement

- Painted timber barge boards and soffits are weathered, with wood grain visible through the finish.
- Minor paint scuffs are visible internally.
- Minor hairline cracking is visible in limited areas to walls, ceiling junctions, and above door frames, consistent with cosmetic movement only.
- Minor localised damage visible to the lower edge of one kitchen cupboard door.

Typical Cost Guidance

● **Priority Repair: £150 – £300**

(items best addressed early to prevent further deterioration)

● **Routine Repair: £350 – £700**

(typical maintenance and repairs that can be planned over time)

● **Ongoing Maintenance / Improvement: £650 – £1,200+**

(optional upgrades and general improvements depending on preference)

What this means

In practical terms, this appears to be a **well-kept modern home** that requires mainly normal ongoing maintenance, together with a modest amount of planned repair.

The issues noted are limited and generally straightforward, with no indication from the visible areas that broader refurbishment is needed. For a buyer, this looks more like a property needing sensible upkeep and a few early repairs, rather than one likely to require major expenditure.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The concrete tiled roof appears to be in good condition with no obvious issues visible.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Rainwater Goods (Gutters & Drainage)

● Priority Repair

Rainwater goods to the main house appear sound.

The guttering on the house side of the garage is detached from the downpipe and should be addressed early to prevent localised water discharge against the structure.

What's likely required:

- Reconnect detached guttering to the downpipe
- Secure and check alignment to ensure proper discharge

Typical cost guidance: **£50 – £100**

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing appear to be in good condition to the front, side and rear elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Windows & External Joinery

● Priority Repair

The UPVC windows and doors appear generally sound and in good condition.

To the small side window, the sealant between the frame and brickwork has pulled away in places, leaving visible gaps that could allow water ingress if left untreated.

What's likely required:

- Remove failed sealant locally
- Reseal around the window frame
- Check adjacent joints for continuity

Typical cost guidance: **£100 – £200**

● Ongoing Maintenance / Improvement

The painted timber barge boards and soffits to the front and rear are slightly weathered, with timber grain beginning to show through the paint finish.

What's likely required:

- Prepare and refinish weathered painted timber

Typical cost guidance: **£300 – £500**

Internal Condition

● Routine Repair

There is a missing threshold strip between the hallway and living room, where there is a small step between levels creating a minor trip point.

There is a popped screw head visible to the ceiling near the loft hatch.

What's likely required:

- Fit a suitable threshold strip between the hallway and living room
- Fill and redecorate the plaster popped by the screw head

Typical cost guidance: **£100 – £200**

● Ongoing Maintenance / Improvement

Minor hairline cracking is visible to one living room wall, around some first-floor door frame junctions, and at parts of the ceiling and wall junction in bedroom three.

What's likely required:

- Fill and redecorate minor hairline cracks as desired
- Continue routine internal decoration over time

Typical cost guidance: **£100 – £200**

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The kitchen appears relatively modern and generally in good condition.

Minor localised damage is visible to the bottom edge of one cupboard door, likely moisture-related.

The bathroom appears relatively modern and in good condition, with no visible issues.

What's likely required:

- Repair or replace the affected cupboard door if desired

Typical cost guidance: **£100 – £200**

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The boiler is located within a kitchen cupboard and appears as expected.

No visible issues were noted to the accessible service elements during inspection, although normal testing and certification checks remain appropriate as part of the purchase process.

What's likely required:

- Confirm boiler servicing history
- Carry out standard gas and electrical checks as part of the purchase process

Typical cost guidance: **£150 – £300**

● Routine Repair

The external light by the front door is loose and partially hanging away from the wall.

The gas and electricity meter boxes are visibly UV-damaged, with both doors currently taped shut and the gas meter box showing more noticeable deterioration.

What's likely required:

- Replace and secure the loose external light fitting
- Replace damaged meter box doors or covers as required

Typical cost guidance: **£200 – £400**

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The grounds and boundary fencing appear in good condition and the brick-built garage appears sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

● Routine Repair

To the front the bottom step up from the pavement is loose and wobbling.

What's likely required:

- Repair or replace the loose step

Typical cost guidance: **£50 – £100**

Practical Next Steps

- Reseal the side window to prevent localised water ingress
 - Reconnect the detached garage guttering
 - Replace the loose front step
 - Replace or secure the loose external light
 - Repair or replace the damaged meter box doors/covers
 - Fit a proper threshold strip between hallway and living room
 - Allow for minor cosmetic decorating and external timber refinishing over time
 - Confirm usual gas and electrical checks during the conveyancing process
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Practical Context

This is a relatively modern property that appears to have been kept in good general order.

The items noted are limited and mostly straightforward. They are the kind of works commonly found on a house of this type and age, and they appear manageable as part of sensible early maintenance rather than indicating any wider concern.

Important Note

This is a practical building review based on a visual inspection of accessible areas.

It is **not** a formal survey, structural engineer's report, or contractor quotation.

Cost guidance is indicative only and will vary depending on specification, contractor and access requirements.

Francis Mickelborough

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