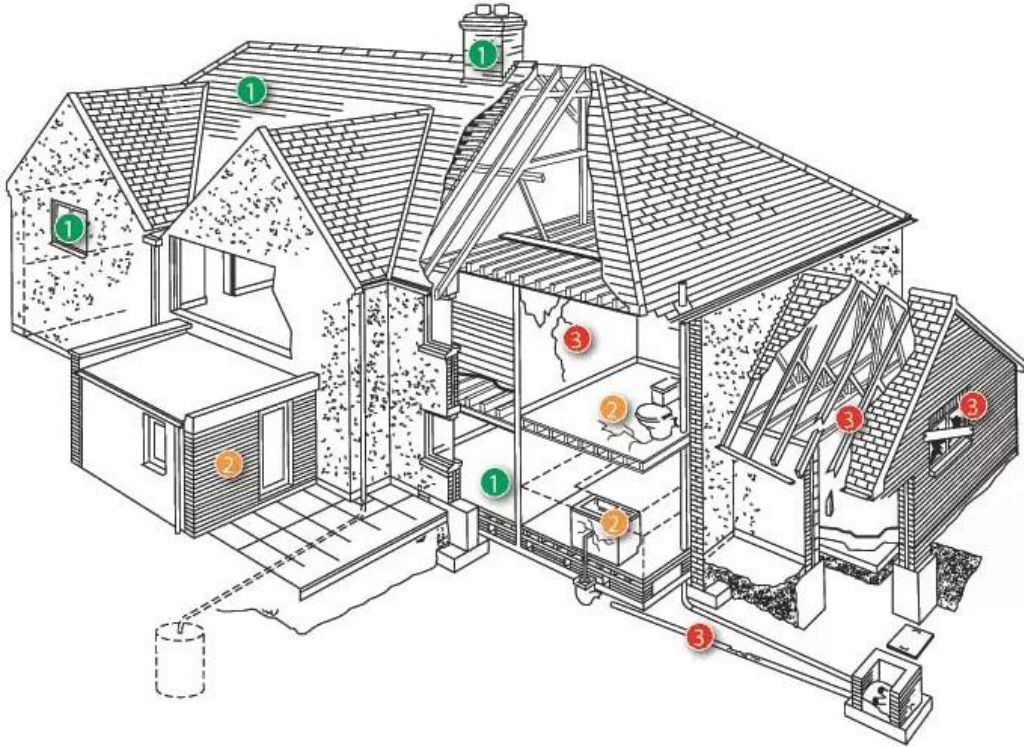


HomeCheckTM



HomeCheck Property Review

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

Property address: 33 Potter Hill Lane, S35 4JE

Date: 07 May 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**, with clear evidence of a recent full renovation and only a small number of minor snagging and maintenance items noted during inspection.

There are no obvious signs of significant structural concern from the accessible areas viewed. Most elements appear either newly installed, recently improved, or serviceable and functional.

Summary of condition

● Structure

- The building structure appears sound overall from the accessible areas inspected with no visible signs of movement.

● Priority Repair

- Exposed section of soil pipe between the rear extension and neighbouring extension should be covered to prevent UV exposure over time
- Exposed ceiling wiring at the pendant fitting in the boiler cupboard should be made safe by securing the ceiling rose cover properly

● Routine repair

- Adjust the two interfering doorstops between the kitchen doorway and boiler cupboard so both doors can open and stop correctly
- Minor cosmetic making good to rough and slightly cracked plaster within the boiler cupboard
- Reduce the raised edging at the driveway entrance to avoid likely damage from repeated vehicle use

● Ongoing maintenance / improvement

- Clear debris from the narrow rear side gap between the extension and boundary
- Treat weeds / growth within the rear lawn area
- General tidying of the external store and leftover renovation materials as desired

Typical cost guidance

 Priority Repair: £0 – £100

(items best addressed early to prevent further deterioration)

 Routine repair: £250 – £600

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

 Ongoing maintenance / improvement: £100 – £400+

(optional upgrades and general improvements depending on preference)

What this means

This is a well-presented property that appears to have been renovated to a good standard in most areas.

The issues identified are limited and are minor finishing items and practical snagging rather than signs of wider deterioration. For a buyer, this should be viewed as a house that appears ready for normal use, with only a short list of small jobs to address in due course.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

There is evidence of repair work, including replaced tiles, replacement ridge tiles, and chimney removal with associated repair work. A small amount of moss growth and minor tile movement is visible, which is typical for a roof of this age, but no problems were evident at the time of inspection.

From within the loft, the roof structure appears sound, and the repair area where the chimney has been removed also appears sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The rainwater goods appear to have been replaced recently. Gutters, downpipes, soffits and soil pipework seen externally all appear modern and in very good condition overall.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing appear sound from the accessible areas viewed. The rendered sections, including the rear extension, also appear new or recently renewed and in good condition overall. No visible repair works are currently suggested to the external wall surfaces.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows and external doors appear new, with uPVC double glazing throughout and a modern front entrance door. These all appear in very good condition.

The only older external joinery noted was the door to the outside store beneath the staircase, which remains functional.

What's likely required:

- No work required to main windows and doors
- Optional replacement of the outside store door or fitting a replacement lock to improve security

Typical cost guidance: **£50 – £350**

Internal Condition

● Routine Repair

Internally, the property appears freshly renovated throughout. The kitchen, lounge, hallway and bedrooms all present as newly plastered, decorated with carpet or laminate flooring, with very little to note.

Minor snagging items were observed in the boiler cupboard and around internal joinery.

What's likely required:

- Minor cosmetic making good to rough / slightly cracked plaster in boiler cupboard
- Adjust doorstop positions between kitchen and boiler cupboard doors

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

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The kitchen appears to be newly installed and unused, with new Howdens kitchen and new fittings throughout.

The downstairs WC and main bathroom also appear newly fitted and in very good condition. The only item noted was a very small unfinished area at floor level by the bathroom doorway.

What's likely required:

- No immediate works required
- Minor filler / finishing to bathroom doorway floor edge

Typical cost guidance: **£25 – £75**

Attic

● Ongoing Maintenance / Improvement

The loft space was accessed via the fitted loft ladder. The roof covering appears to be the original clay tile roof without underlay, which is typical for a property of this age. The visible timbers appear sound, and insulation levels appear good at approximately 300mm in most areas.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

Services

● Priority Repair

The boiler, consumer unit and associated pipework appear new from visual inspection. A boiler flue is also visible externally and appears sound.

The only issue in this area is within the boiler cupboard, where the ceiling rose cover has slipped down the pendant and left wiring exposed at ceiling level. This is a small item, but it should be made safe promptly.

What's likely required:

- Secure the ceiling rose cover to make safe exposed wiring
- As part of the normal purchase process, confirm that appropriate electrical certification is available
- Standard gas checks would normally form part of the purchase process

Typical cost guidance: **No significant repair cost anticipated**

Grounds & Outbuildings

Routine Repair

The front garden has been altered to provide practical parking, with gravel grid surfacing and a concrete area suitable for parking two to three vehicles. The concrete is weathered and slightly cracked in places but remains functional.

At the driveway entrance, the raised concrete edging between pavement and drive appears too high and is likely to become damaged with repeated vehicle use if left as it is.

To the rear, the garden is mainly grass with weed growth. A rear outbuilding / store with steel roof and timber doors is basic but functional. Some debris remains in the narrow rear side gap, which appears to be leftover building material rather than a building issue.

What's likely required:

- Lower or adjust the raised driveway edging at the pavement entrance
- Cover the exposed section of soil pipe in the rear side gap
- Clear debris from the side gap
- Weed treatment / general garden tidying as desired

Typical cost guidance: **£150 - £400**

Practical Next Steps

- Make safe the exposed wiring at the boiler cupboard light fitting
- Cover the exposed soil pipe in the rear side gap
- Adjust the two conflicting doorstops between kitchen and boiler cupboard
- Fill the small gap at the bathroom doorway
- Lower the raised edging at the driveway entrance
- Clear remaining building debris and treat weeds in the rear garden

These are all relatively contained jobs and are typical of a recently renovated property where a few finishing items remain.

Practical Context

This property appears to be in better-than-average condition overall, with much of the visible fabric and many fittings having been recently renewed.

The items identified are mainly snagging, minor practical repairs, and general tidying. There was very little evidence of broader ongoing deterioration from the areas inspected, and the overall presentation is consistent with a house that has had substantial recent investment.

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.

Fran Mickelborough

HomeCheck™

www.myhomecheck.co.uk