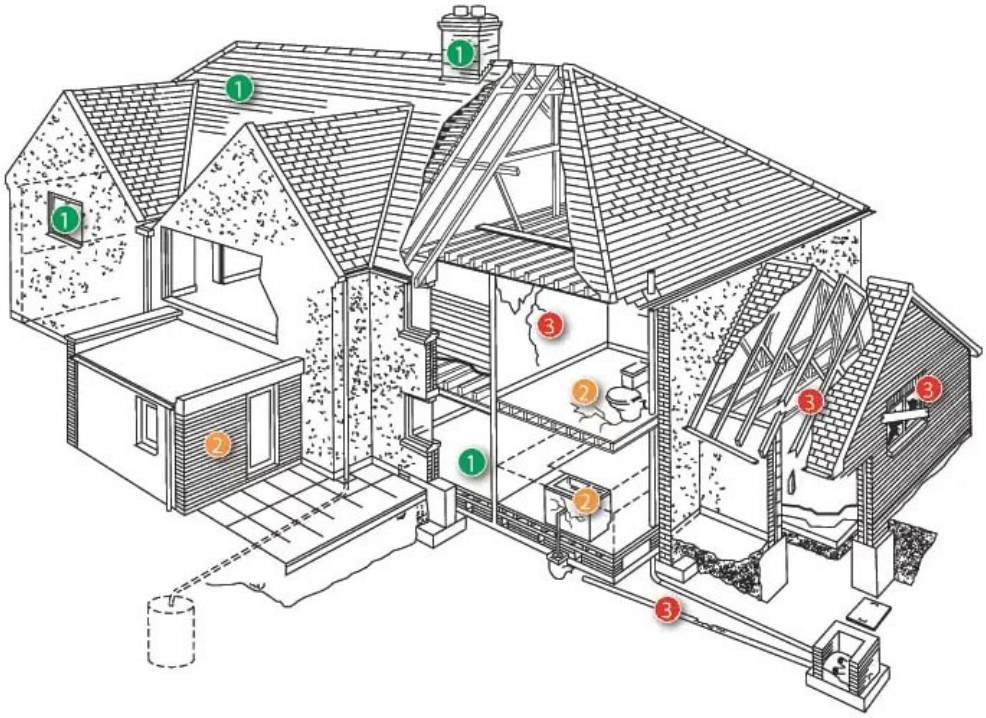
HomeCheck™



HomeCheck Property Review

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

Property address: 14 Studfield Road, S6 4SS

Date: 2 November 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 end-terrace house is in good condition for its age, and presents as a clean, freshly decorated home.

The few items noted are minor and localised. None are structural, and all can be planned rather than needing immediate attention.

Overall, the property needs light ongoing maintenance rather than repair or refurbishment.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted.

- **Priority Repair**
  - No priority repairs were noted

- **Routine Repair**
  - A weathered, rotten plywood structure sits at the front roof junction with number 12.

- **Ongoing Maintenance / Improvement**
  - A minor water mark, possibly historic, is visible low on the understairs store wall.
  - The rear garden is a little overgrown, and the greenhouse has several broken or missing panes.
  - The concrete at the kerb-to-driveway transition is slightly uneven.

Typical Cost Guidance

- **Priority Repair:** None noted
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £300 – £600
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £800 – £1,600
  (optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this is a house a buyer could move into without planned building work. The roof covering, kitchen and decoration are recent, and the main fabric appears sound.

The rotten plywood at the roof junction with number 12 is the one repair worth arranging, ideally after agreeing responsibility with the neighbour. The rest is garden tidying, a small understairs mark to check and monitor, and standard purchase checks.

Property Condition Overview

What was observed during inspection

Roof

● **Routine Repair**

The roof covering appears new and sound to all slopes, including the hipped end.

At the front, where the roof overlaps with number 12, an unfinished plywood structure sits beneath the overhanging roof edge. It is weathered, peeling and rotten. Its purpose is unclear, and it may belong to number 12.

What's likely required:

- Confirm with the owner of number 12 whether the structure is theirs or shared
- Replace the rotten plywood with a properly finished, weather-resistant detail

Typical cost guidance: £300 – £600
(cost may be shared with number 12)

Rainwater Goods (Gutters & Drainage)

● **Ongoing Maintenance / Improvement**

The gutters, eaves and visible drainage appear sound to all elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● **Ongoing Maintenance / Improvement**

The painted render appears sound to all elevations, with no visible issues.

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 UPVC windows and doors appear sound to all elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Ongoing Maintenance / Improvement

The house has been recently decorated and is in good decorative condition, with no visible issues to the rooms, stairs or landing.

In the understairs store there is a minor water mark on the wall, about a foot above floor level. With no other water source in the space, it is likely to be penetrating damp from outside, and it may not be active.

What's likely required:

- Check the outside face of the wall at this point for a source
- Redecorate the mark locally and monitor over time

Typical cost guidance: £50 – £150

Kitchen, Bathroom & WC

● Ongoing Maintenance / Improvement

The new fitted kitchen, ground-floor WC and bathroom are in good condition, with no visible issues. The bathroom extractor is humidity-sensing, so it does not run with the light; this is normal for this type.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The gas boiler, consumer unit and electricity meter appear visually sound.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & External Areas

● Ongoing Maintenance / Improvement

At the front, the concrete where the kerb meets the driveway is slightly uneven where a section has been replaced. It is fine to drive over but is a minor trip point.

To the rear, the far end of the garden and the boundary trees and shrubs are a little overgrown, and there is an open green waste pile in the back corner. The greenhouse has several missing or broken glass panes.

What's likely required:

- Tidy the far end of the garden and cut back the boundary planting
- Reglaze or remove the greenhouse
- Level the driveway edge locally, if desired

Typical cost guidance: Garden tidy: £300 – £500

Greenhouse reglaze or removal: £150 – £300

Driveway edge levelling: £150 – £300

Practical Next Steps

- Agree responsibility with number 12, then replace the rotten plywood structure at the front roof junction.
- Check the outside wall by the understairs store for a water source, then redecorate the mark and monitor.
- Tidy the rear garden and cut back the boundary trees and shrubs.
- Reglaze or remove the greenhouse.
- Level the uneven concrete at the driveway entrance, if desired.
- Confirm boiler servicing history and complete standard gas and electrical checks as part of normal purchase checks.

Practical Context

This is a sound end terrace with a new roof covering, a new kitchen and fresh decoration, and it compares well with similar Sheffield terraces.

The understairs mark is small and may be historic. Checking the outside wall and watching the area after redecoration is a proportionate approach.

Overall, the property needs routine upkeep and a little garden work rather than repair.

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.

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