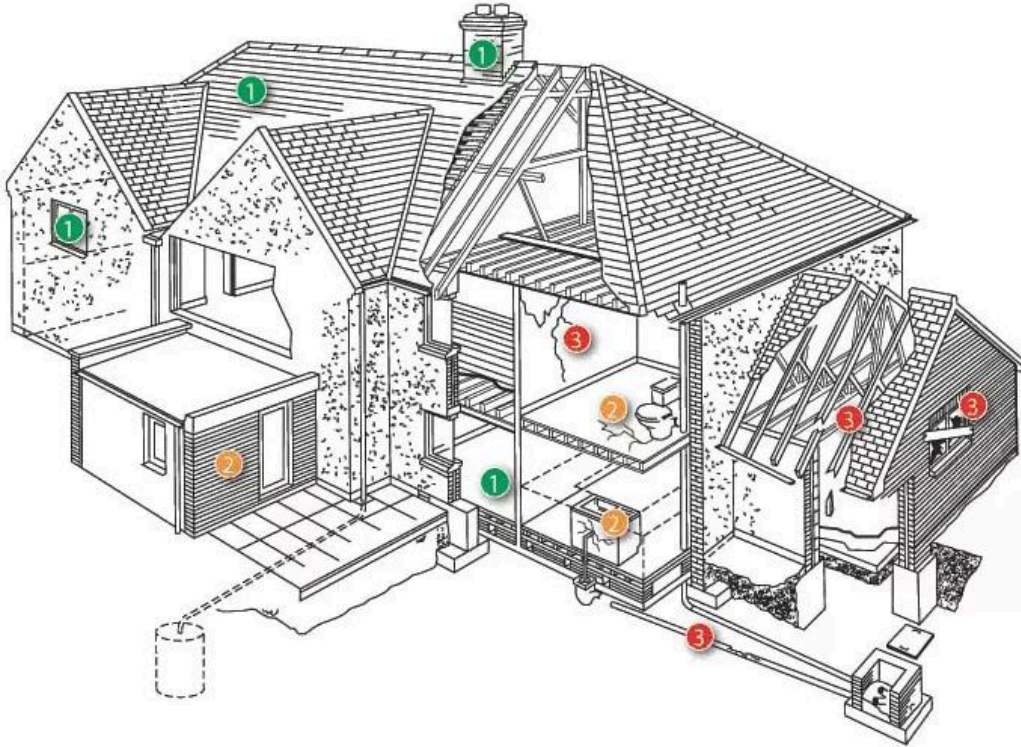


HomeCheckTM



HomeCheck Property Review

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

Property address: 22 Fox Hill Close, S6 1FS

Date: 14 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 to average condition** for its age, with evidence of consistent maintenance and a generally tidy presentation throughout.

The property appears structurally typical for this type and age, with no obvious signs of significant movement or major deterioration noted during inspection.

Most identified items relate to routine external maintenance and minor cosmetic improvement, rather than significant repair works or refurbishment.

Summary of condition

● Structure

- No obvious signs of structural movement were noted during the inspection
- The main walls, roof structure, and external elements appear generally sound and typical for a property of this age.

● Priority Repair

- Minor mortar loss to end ridge tile requiring localised repair to prevent weather exposure

● Routine Repair

- Possible minor leakage or historic moisture staining at front gutter junction
- Three rear fence panels are worn and nearing the end of their serviceable life
- External timber cladding to front porch canopy requires redecoration

● Ongoing Maintenance / Improvement

- Cracked and weathered concrete driveway surface
- General cosmetic modernisation if desired
- Optional replacement or improvement of older garden boundary features
- Addition of shower screen to bathroom for improved practicality

Typical cost guidance

 Priority Repair: £150 – £400

(items best addressed early to prevent further deterioration)

 Routine Repair: £550 – £1,500

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

 Ongoing Maintenance / Improvement: £550 – £5,000+

(optional upgrades and general improvements depending on preference)

What this means

This is a well-kept and generally well-maintained property that appears to have been cared for consistently over time.

The house presents as clean, tidy, and functional throughout, with most elements appearing in good serviceable condition for the property's age.

The issues identified are relatively minor and typical, largely relating to ongoing maintenance and cosmetic improvement rather than major repair requirements.

Most works could reasonably be approached gradually as part of normal ownership and upkeep.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Priority Repair

The concrete tiled roof appears original but generally sound and serviceable for its age.

Minor mortar loss was noted to the end ridge tile, which would benefit from localised maintenance to prevent future weather exposure.

What's likely required:

- Localised repointing or bedding repair to ridge tile
- Ongoing routine roof maintenance only

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

Rainwater Goods (Gutters & Drainage)

● Routine Repair

UPVC guttering, soffits, and rainwater goods generally appear in good condition.

There is some localised white staining visible at the end of the gutter to the front elevation, which may indicate a minor historic or intermittent leak, although no associated damage was visible to the property itself.

What's likely required:

- Monitor gutter during periods of heavy rainfall
- Minor sealing or adjustment if leakage becomes apparent
- Routine gutter clearance and maintenance

Typical cost guidance: **£100 – £300**

External Walls

● Ongoing Maintenance / Improvement

The property is of brick construction with tiled upper front elevation panels. Brickwork and pointing generally appear sound and well maintained. Some localised efflorescence was noted beneath damp proof course level, which appears minor and typical rather than indicative of significant damp-related concern.

What's likely required:

- Ongoing monitoring of low-level external moisture staining

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

Windows & External Joinery

● Ongoing Maintenance / Improvement

The property is fitted with white UPVC windows and doors, which appear relatively modern and in good condition throughout. No obvious defects were noted during inspection.

The front porch canopy includes timber cladding with flaking paint finishes. This appears cosmetic only.

What's likely required:

- Minor preparation and repainting to timber cladding

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

Internal Condition

● Ongoing Maintenance / Improvement

The internal finishes are clean, tidy, and consistently maintained throughout. Decoration is generally dated in style but remains serviceable and well cared for.

Walls are predominantly wallpapered and painted, with carpeted flooring through much of the property. No obvious internal cracking, distortion, or significant defects were noted during inspection.

What's likely required:

- General cosmetic updating only if desired
- Routine redecoration over time

Typical cost guidance: **£1,000 – £4,000+ depending on specification**

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The kitchen appears functional, tidy, and generally well maintained, although somewhat dated stylistically. No obvious defects were noted to visible fittings or finishes.

The bathroom is similarly functional and appears in good serviceable condition. A shower is fitted over the bath, although no shower screen or splash protection is present, making water escape likely during use.

What's likely required:

- No essential repairs identified
- Optional installation of shower screen
- Cosmetic upgrading only if desired

Typical cost guidance:

Shower screen installation: **£150 – £400**

Optional kitchen or bathroom modernisation: **£5,000 – £12,000+**

Services

● Ongoing Maintenance / Improvement

A relatively modern combi boiler appears installed within the first-floor cupboard space. The heating system appears operational based on visible inspection only.

A stairlift is fitted to the staircase.

The lounge currently contains an electric fire, although gas pipework reportedly remains available should reinstatement of a gas appliance be desired.

What's likely required:

- 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 immediate cost anticipated**

Grounds & Outbuildings

● Routine repair

The gardens appear maintained and generally tidy, with lawns, hedging, and flower beds in good condition. Some rear fence panels are worn and partially damaged but remain broadly serviceable at present.

A concrete sectional garage is present with a concrete panel roof covering which may contain asbestos materials, which would be typical for a structure of this age. No obvious concerns were visible externally during inspection.

There is also an unusual boundary feature formed using old radiators. This is not causing any apparent issue, but it may be something a future owner chooses to remove or replace.

What's likely required:

- Replacement of damaged fence panels in due course
- Ongoing garden and driveway maintenance
- Garage roof left undisturbed unless future replacement is planned

Typical cost guidance: Fence replacement: **£300 – £800**

Grounds & Outbuildings (continued)

Ongoing Maintenance / Improvement

The driveway is concrete and remains functional, although cracking and general weathering are visible.

What's likely required:

- Driveway concrete patch repairs (optional/localised)

Typical cost guidance: **£300 – £1,500**

Practical Next Steps

- Repair minor mortar loss to ridge tile
- Monitor front gutter for any active leakage
- Replace worn rear fence panels over time
- Redecorate external timber cladding to porch canopy
- Consider removal or replacement of the unusual radiator boundary feature
- Confirm servicing history for boiler and heating system
- Consider cosmetic updating gradually if desired

The property appears generally straightforward from a maintenance perspective, with no significant immediate concerns noted during inspection.

Practical Context

This property is typical of a well-maintained home of its age, where much of the structure and major external elements remain in sound serviceable condition.

The overall impression is of a cared-for property where most future expenditure will likely relate to gradual maintenance and optional cosmetic updating rather than substantial repair work.

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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