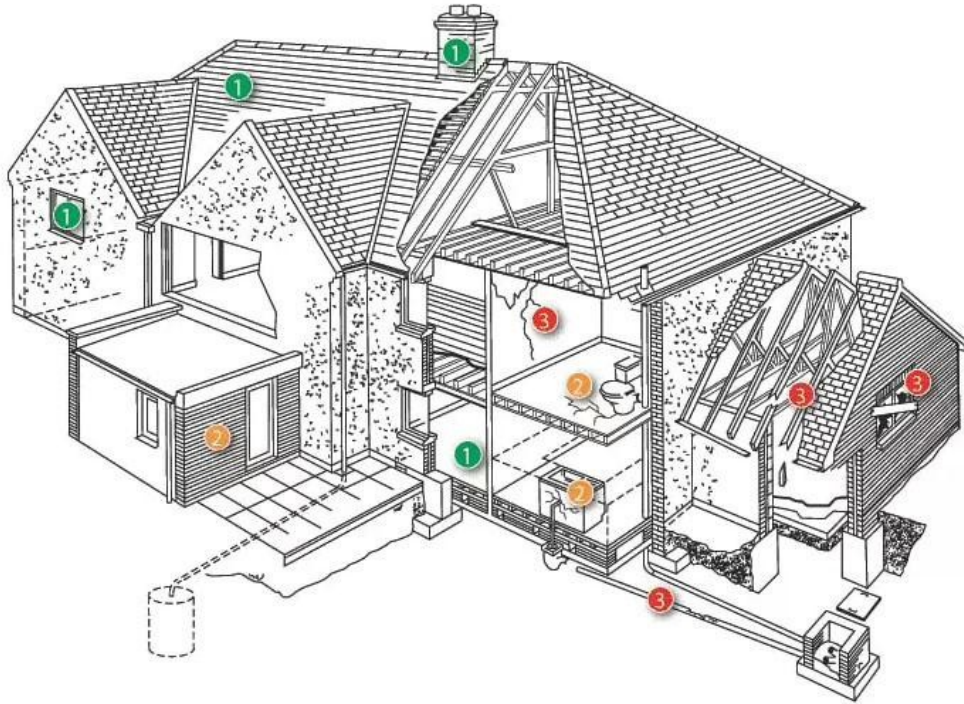


HomeCheckTM



HomeCheck Property Review

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

Property address: 15 Marlborough Rise, Aston, S26 2ET

Date: 20 August 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 brick-built bungalow is in good condition for its age, and presents as a well-maintained, cared-for home throughout.

The findings are minor and localised, with one item worth attending to early: a small area of loose brickwork at the top of the single-skin garage wall that carries the boiler. The remaining items are small maintenance matters. Nothing points to structural or significant repair work.

In practical terms the property needs only modest upkeep rather than any planned refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- Several bricks are loose at the top of the single-skin garage wall, on which the boiler is hung.

● Routine Repair

- Some pointing has dropped out of the chimney breast above the roof line.
- Minor mould is present to the wet room sealant in the shower area.

● Ongoing Maintenance / Improvement

- Very minor plaster cracking around one kitchen plug socket, and a small aesthetic gap to conservatory panelling.

Typical Cost Guidance

- **Priority Repair:** £200 – £400

(items best addressed early to prevent further deterioration)

- **Routine Repair:** £200 – £450

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

- **Ongoing Maintenance / Improvement:** No immediate cost anticipated

(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that this property does not present as a repair or refurbishment project. It has been well looked after, and the items noted are small and typical of a property of this age and type.

The one item worth addressing early is the loose brickwork at the top of the garage wall carrying the boiler, which is best made secure before it moves further. The rest are straightforward maintenance jobs, and there is nothing here that should give a buyer cause for concern.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The main roof, ridge, tiles and verges all appear sound to the visible slopes. The garage roof, a shallow-pitched covering to the front, 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 white plastic guttering and downpipes appear sound to all visible elevations, including the garage.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Routine Repair

The brickwork and pointing appear sound to all elevations. The chimney breast is generally sound, including the pointing below the roof line.

Above the roof line, some pointing has dropped out of the chimney breast. This is minor and would benefit from re-pointing to keep the weather out.

The white UPVC panelling appears sound throughout.

What's likely required:

- Re-point the localised area of missing pointing to the chimney above the roof line

Typical cost guidance: £150 – £300

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows and external doors are white UPVC and appear sound throughout. The UPVC conservatory to the rear also appears sound overall, with only a small aesthetic gap between the wall and ceiling panelling in one corner.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Ongoing Maintenance / Improvement

The hallway, living room, both bedrooms and the modern fitted kitchen are all in good decorative condition, with no visible issues beyond very minor plaster cracking around one kitchen plug socket above the work surface.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Kitchen & Bathroom

● Routine Repair

The shower room off the hallway is a tiled walk-in wet room with WC and basin, in good decorative condition and with a working extractor. There is no screen or enclosure; the floor drains directly.

There is minor black mould to the sealant along one side of the shower area, where the wall meets the floor. This is limited and would benefit from renewing.

What's likely required:

- Renew the sealant to the affected side of the shower area

Typical cost guidance: £50 – £150

Services

● Ongoing Maintenance / Improvement

The gas boiler in the garage, the electrical consumer unit and the external meter box are all visible and appear sound. See Grounds & Outbuildings regarding the wall on which the boiler is hung.

What's likely required:

- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Priority Repair

The rear of the garage is a serviceable storage space housing the boiler, a WC and the consumer unit. The front half is boarded off and was not inspected.

The single-skin brick wall separating the garage from the conservatory has several loose bricks at the top, where the mortar has dropped out and the bricks move slightly to the touch. As the boiler is hung on this wall, it is best made secure before it moves further.

What's likely required:

- Rebed or replace the loose bricks and make good the wall head, checking the boiler fixings as part of the work

Typical cost guidance: £200 – £400

● Ongoing Maintenance / Improvement

The front driveway, lawn, beds, boundary walls and hedge all appear sound, as does the side access path and gate. The rear garden comprises paving, lawn, beds, fencing and a wooden shed, all sound and well maintained. The garage brickwork, pointing and door appear sound externally.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Make the loose brickwork at the top of the garage wall secure, checking the boiler fixings as part of the work.
- Re-point the small area of missing pointing to the chimney above the roof line.
- Renew the sealant to the affected side of the shower area.
- Carry out standard gas safety and electrical checks as part of normal purchase due diligence.

Practical Context

This is a well-maintained brick bungalow that presents better than average in most respects. Aside from the loose garage brickwork, the items noted are small maintenance jobs rather than repairs.

The loose bricks are worth securing early, particularly as the boiler is hung on that wall. The missing chimney pointing is worth attending to before it lets any weather in, and the shower sealant is a quick renewal. Beyond that, the property appears to need only normal ongoing upkeep.

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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