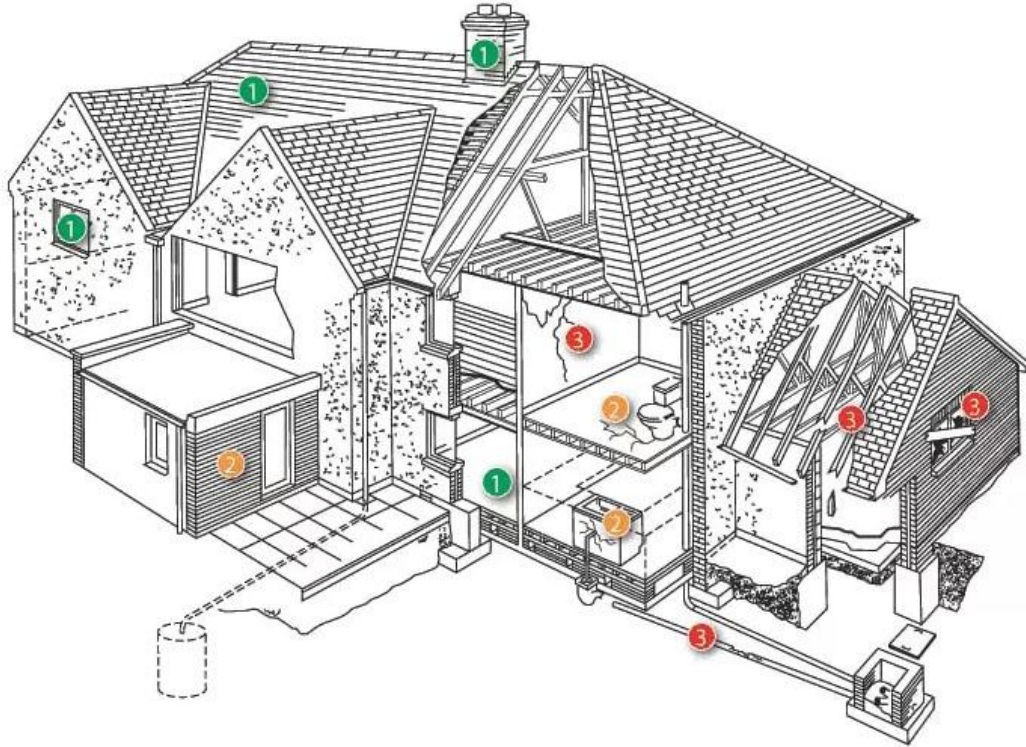


HomeCheckTM



HomeCheck Property Review

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

Property address: 40 Shenstone Road, S6 1SQ

Date: 18 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 **average condition** for its age, with the main points relating to localised damp in the rear kitchen corner, minor roof maintenance, dated internal finishes, and the absence of central heating.

There are no obvious signs of structural movement and overall, this appears to be a serviceable property that would benefit from some early maintenance and selective updating, rather than major refurbishment.

Summary of condition

● Structure

- No obvious signs of structural movement were noted from the visible areas described.

● Priority Repair

- Localised damp and black mould are visible to the rear corner of the kitchen, including behind the sink cupboard.

● Routine Repair

- Minor mortar loss is visible to the bedding of ridge tiles at the front, side, and rear roof slopes.
- A small number of slates are cracked or slipped.
- Minor pointing loss is visible beneath the front bay window.
- Efflorescence is visible to low-level brickwork at the front elevation, above damp proof course level.
- Paint is flaking to the timber barge board and to painted stone sills and lintels.
- The consumer unit appears dated.
- The bath panel has become detached from sealant at the base.
- Minor wallpaper lifting is visible in the rear bedroom and front bedroom bay.
- The box room ceiling appears to be finished with polystyrene tiles.

● Ongoing Maintenance / Improvement

- The kitchen and bathroom are functional but dated.
- The bathroom has no extractor fan, and there are very slight signs of condensation-related staining at high level.
- The property does not have central heating.
- There is minor weed growth to the front garden, driveway, and rear garden.

Typical cost guidance

 Priority Repair: £300 – £1,000

(items best addressed early to prevent further deterioration)

 Routine Repair: £2,000 – £4,200

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

 Ongoing Maintenance / Improvement: £5,350 – £8,600+

(optional upgrades and general improvements depending on preference)

What this means

This is a property that appears broadly typical for its age, with much of the accommodation remaining functional but dated.

The main issue to address early is the localised damp and mould in the rear kitchen corner, so that any moisture-related deterioration does not continue. Beyond that, most other items appear to be routine maintenance or optional improvement works that can be planned over time.

The absence of central heating is worth bearing in mind from a comfort and future-upgrading perspective. Overall, this is a practical maintenance-and-updating property rather than a refurbishment project.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Routine Repair

The roof is slate with clay ridge tiles and appears in average condition for a property of this age. One or two slates near the ridge are cracked or slipped and may require replacement.

There is also some minor mortar loss to the bedding of the ridge tiles on the front, side, and rear elevations.

What's likely required:

- Replace any cracked or slipped slates identified at close inspection
- Carry out localised repointing/rebedding to ridge tile mortar where missing

Typical cost guidance: **£300 – £1,000**

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The rainwater goods are black UPVC and appear in acceptable condition, with no visible signs of leakage. The downpipe, bathroom waste, kitchen waste, and rear soil pipe all appear serviceable.

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 generally appear sound. There is some minor pointing loss beneath the bay window, together with some efflorescence near ground level above the damp proof course.

What's likely required:

- Localised repointing beneath the front bay
- Clean off efflorescence and monitor for any recurrence

Typical cost guidance: **£250 – £500**

Windows & External Joinery

● Routine Repair

The uPVC windows and doors appear to be in acceptable condition overall, though somewhat dated.

The barge boards at the eaves show peeling paint but the timber itself appears visually sound.

Painted stone sills and lintels to the front and rear have flaking paint and would benefit from preparation and redecoration.

What's likely required:

- Prepare and redecorate timber barge boards
- Scrape back and repaint flaking painted sills / lintels

Typical cost guidance: **£400 – £800**

Internal Condition

● Priority Repair

Localised damp and black mould are visible to the rear corner of the kitchen, including behind the sink cupboard. This appears limited rather than widespread, and the affected area would benefit from localised repair and monitoring.

There is also black mould visible above the skirting on the rear kitchen wall.

What's likely required:

- Remove localised wallpaper in affected kitchen areas
- Clean any mould from surfaces and allow to dry
- Investigate any potential source of damp
- Carry out localised making good once the source has been resolved

Typical cost guidance: **£300 – £1,000**

● Routine Repair

The rear and front bedrooms have some minor localised wallpaper lifting, which appears cosmetic.

The box room ceiling appears to have polystyrene tiles fitted. If confirmed, removal would be advisable, as these are dated and not desirable from a fire-safety perspective.

What's likely required:

- Minor decorative repairs to lifted wallpaper (optional)
- Remove polystyrene ceiling tiles to box room
- Make good ceiling finish afterwards

Typical cost guidance: **£400 – £800**

Kitchen & Bathroom

● Routine Repair

The kitchen is functional but dated, with mainly freestanding appliances.

The bathroom bath panel has been pushed in and is no longer properly sealed at the base. The grout and silicone are showing age and would benefit from cleaning and localised renewal where needed.

What's likely required:

- Reseal bath panel properly
- Clean and renew local silicone / grout where needed

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

● Ongoing Maintenance / Improvement

There is no extractor fan in the bathroom, and there are very slight signs of condensation-related staining at high level, which appear limited.

What's likely required:

- Fit an extractor fan as an improvement to reduce condensation risk over time

Extractor fan installation (optional improvement): **£250 – £400**

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The gardens and driveway are in acceptable condition and reasonably well maintained, with only minor weed growth to hard surfaces and edges.

What's likely required:

- Light weeding and general tidying

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

Services

● Routine Repair

The gas and electricity meters appear relatively modern, but the consumer unit is dated.

What's likely required:

- An electrical safety check would be sensible due to the dated consumer unit
- Standard gas checks would normally form part of the purchase process
- Allow for future upgrading of the consumer unit if recommended

Electrical safety check: **£150 – £250**

Consumer unit upgrade (if required): **£300 – £500**

● Ongoing Maintenance / Improvement

The property does not have central heating. Heating appears to be by electric appliances, and hot water is from an immersion heater.

What's likely required:

- Consider installation of central heating if a future owner wants a more conventional system

Central heating installation (optional improvement): **£5,000 – £8,000+**

Practical Next Steps

- Investigate and fix the source of damp in the rear kitchen corner
- Carry out localised ridge mortar repairs and replace any cracked/slipped slates as needed
- Redecorate external painted joinery, sills, and lintels where flaking
- Remove box room polystyrene ceiling tiles and make good
- Consider fitting a bathroom extractor fan and, if desired, planning for future central heating installation

Addressing the localised moisture-related items first should help prevent the need for more extensive internal repairs later on.

Practical Context

The issues noted here appear typical for a property of this age that has remained functional but has not been fully updated in more recent years.

Most items are localised and manageable. The property does not appear to present as a major project, but a buyer should expect some early maintenance and a degree of gradual modernisation, particularly in relation to heating, bathroom ventilation, and internal finishes.

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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