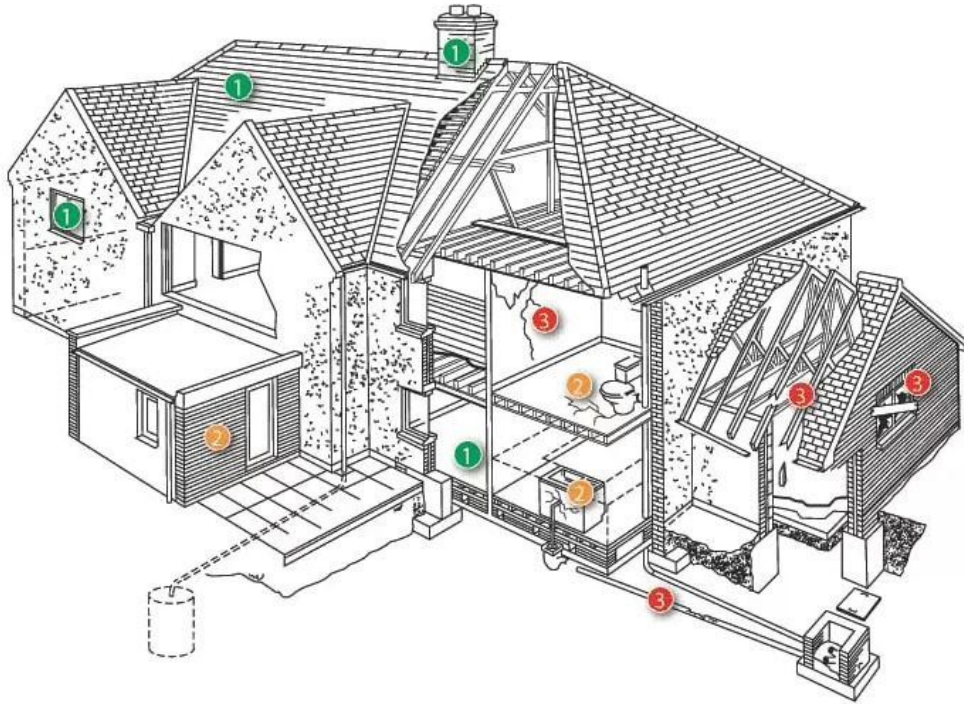


HomeCheck™



HomeCheck Property Review

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

Property address: 477 Herries Road, S5 8TJ

Date: 28 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 semi-detached brick house is in average condition for its age, with sound fabric throughout and recent repainting to walls and some ceilings in a number of areas, though not carried out consistently.

The findings are a mix of localised repairs and a good deal of tired decoration. Most items are minor and can be planned, with only the water staining to the bedroom chimney breast pointing to a live source that is best looked at early. Damp evidence around several window reveals and the rear extension is localised and typical for a property of this age.

In practical terms the property needs a modest set of sensible repairs alongside a general programme of redecoration and floor coverings, rather than any major structural or refurbishment work.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. A few hairline cracks to a lintel, ceiling and cupboard corner are minor and best recorded and monitored.

● Priority Repair

- Water staining to the bedroom one chimney breast and adjacent ceiling suggests ongoing ingress around the chimney or flashing.

● Routine Repair

- Slipped and broken tiles in a couple of locations to the rear roof slope.
- Damp to living room window reveals and the rear extension, with loose plaster and a rusted corner bead.
- Loose window boards to the rear extension that move to reveal the cavity below.
- Broken and poorly repaired kitchen worktop, with sealant absent behind the sink and work surface.
- Loose sliding wardrobe doors to bedroom three, at risk of coming away.
- Flaking, unprotected paintwork to the rear timber door frame, and minor shallow pointing loss to the side elevation.

● Ongoing Maintenance / Improvement

- Widespread tired decoration — wallpaper discolouration, marked paintwork, woodwork overlapped by wall paint, and heavily stained carpets throughout.
- Ridge-tile mortar loss, a sagging rear gutter and ageing flat-roof felt — all to monitor, with no action indicated at present.
- Bathroom is dated and would benefit from refreshing; no mechanical extraction is fitted.
- Minor cosmetic items — porch ceiling hole, damaged Scotia, boiler pipe hole and roof-space mould spotting, which is typical.

Typical Cost Guidance

- **Priority Repair:** £400 – £800
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £2,400 – £4,300
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £4,000 – £7,000+
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect but a combination of modest repairs alongside a property that is due a general refresh. The chimney-related staining to bedroom one is the clearest item to address, as it points to a live source; the remaining repairs — the rear roof tiles, damp reveals, kitchen worktop and loose joinery — are localised and can be planned in a sensible order.

The damp evidence around window reveals, the rear extension and the chimney breast is typical for a property of this age and, apart from the chimney, appears localised rather than widespread. The larger discretionary spend is decorative — redecoration and floor coverings throughout — which is a matter of buyer preference and can be carried out over time rather than all at once.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Routine Repair

The roof to the front and side elevations appears sound. To the rear slope there are slipped and broken tiles in a couple of locations.

Mortar loss is visible to the underside of ridge tiles in several places across the roof. This does not appear likely to be causing leakage, but is best checked from inside and monitored.

The brickwork and pointing to the chimney appear sound.

What's likely required:

- Refit or replace the slipped and broken tiles to the rear slope, reviewing adjacent tiles during access
- Check the ridge-tile mortar from within the roof space and monitor over time

Typical cost guidance: £300 – £600

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The front and side guttering and downpipes appear sound.

The rear plastic guttering runs unevenly and sags between joints, indicating it is not consistently supported, though no leakage was visible. This is best monitored rather than actioned at present.

What's likely required:

- Monitor the rear gutter run and re-support the sagging length if leakage develops

Typical cost guidance: No immediate cost anticipated

(re-support or renew rear gutter run if required: £150 – £300)

External Walls

● Routine Repair

The brickwork and pointing to the front, side and rear elevations are generally sound.

To the side elevation at low level, some shallow historic repointing has dropped out where it was not carried to sufficient depth. This is localised.

What's likely required:

- Rake out and repoint the shallow areas of failed pointing to the side elevation

Typical cost guidance: £150 – £300

Windows & External Joinery

● Routine Repair

The white UPVC windows and doors throughout appear sound.

To the rear, a small brick extension has aluminium windows and aluminium sliding French doors set within a timber frame. The timber frame paintwork is significantly flaking and no longer protecting the timber from the weather. The flat felt roof to this extension is ageing and beginning to degrade; there is no sign of leakage, but it is best kept under review.

What's likely required:

- Prepare and redecorate the rear timber door frame to restore weather protection
- Monitor the flat-roof felt over time

Typical cost guidance: £300 – £500

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front grounds — block-paved driveway with gates, hedging, fencing, stone walls and lawn — are sound and well maintained. The rear grounds of lawns, paths, paving and boundary hedging and fencing are also sound.

To the rear are two or three outbuildings, one possibly a garage and one a shed. None could be accessed and they were inspected externally only, where they appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Priority Repair

The chimney breast in bedroom one shows significant water discolouration, spreading out across the adjacent ceiling. This has been painted or stain-blocked previously, but the staining remains evident, which suggests ongoing ingress around the chimney or its flashing.

What's likely required:

- Trace and address the source of ingress at the chimney or flashing, then make good the internal finishes once dry

Typical cost guidance: £400 – £800

● Routine Repair

In the front living room there is damp to the window reveals, where wallpaper has lifted and the plaster behind is loose, friable and sandy. A partially filled crack runs from the corner of the bay window up across the ceiling, with associated damp discolouration, best refinished and monitored for any ingress from the bay roof.

In the rear living/dining room there is damp staining to the ceiling beneath the flat-roof extension, exceeding the area previously stain-blocked, and damp above skirting level to the rear wall. Within the extension, the internal brick corner pillar has suffered damp, with the metal corner bead rusted and the plaster popped off, and a crack has opened between the pillar and the door frame. The window boards to each side of the extension are loose and move to reveal the cavity below.

What's likely required:

- Address the localised damp to the living room reveals and rear extension, allowing to dry, then make good the loose plaster and rusted bead
- Refit and secure the loose window boards over the cavity
- Refinish and monitor the bay window ceiling crack

Typical cost guidance: £1,200 – £2,000

● Ongoing Maintenance / Improvement

Decoration throughout is tired but serviceable — wallpaper discolouration and scuffing (particularly around radiators), and areas where recent wall repainting has overlapped the woodwork, which has not been refinished. The carpets to the hallway, stairs, rear lounge and bedrooms are heavily stained and may or may not clean up.

Minor hairline cracks are present to a bedroom two lintel and to a cupboard ceiling corner, and fine crack lines follow the wallpaper joints on the bedroom three ceiling. These are minor and best recorded photographically and monitored. Other cosmetic items include the porch ceiling hole and flaking paint, damaged perimeter Scotia to the front living room, an unfinished pipe hole by the bedroom three boiler, and light mould spotting to the roof-space timbers, which is typical and not indicative of a defect.

What's likely required:

- Redecorate throughout and refinish the woodwork as a planned programme
- Renew or professionally clean the stained floor coverings
- Record and monitor the minor cracks; attend to the cosmetic items as desired

Typical cost guidance: £3,000 – £5,000

(full redecoration and new floor coverings, depending on extent and finish)

Kitchen & Bathroom

● Routine Repair

The kitchen is dated and functional. The worktop is significantly damaged around the sink where it has been broken and poorly repaired, and sealant is absent behind the work surface, particularly behind the sink, leaving the wall junction unprotected. Some floor laminate strip edges are lifted and slightly broken. The mains stopcock beneath the units appears sound.

In the bathroom there is water damage to the kickboard beneath the base and WC storage units, and a cracked tile behind the WC.

What's likely required:

- Replace the damaged worktop section and reseal behind the work surface and sink
- Refix the lifted floor laminate edges
- Renew the water-damaged bathroom kickboard and the cracked tile

Typical cost guidance: £700 – £1,200

● Ongoing Maintenance / Improvement

The kitchen walls, cooker hood and cooker carry grease staining and the walls and roughly finished ceiling would benefit from cleaning and redecorating. The bathroom is dated, with discoloured grout and a stained vinyl floor, and would benefit from refreshing. No mechanical extraction is fitted to the bathroom, which has natural ventilation.

What's likely required:

- Clean and redecorate the kitchen as desired
- Refresh the bathroom finishes over time

Typical cost guidance: £700 – £1,200

(bathroom extractor fan, if desired: £200 – £350)

Services

● Ongoing Maintenance / Improvement

The gas boiler is housed in a bedroom three wardrobe and appears visually sound. The mains stopcock and meters were noted and appear in order.

What's likely required:

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

Typical cost guidance: £150 – £300

Practical Next Steps

- Trace and address the source of water ingress at the bedroom one chimney breast, then make good internally.
- Refit or replace the slipped and broken tiles to the rear roof slope and check the ridge-tile mortar from inside.
- Address the localised damp to the living room reveals and rear extension, then make good the plaster, rusted bead and loose window boards.
- Replace the damaged kitchen worktop section and reseal behind the work surface.
- Refix the loose sliding wardrobe doors and lifted floor laminate.
- Redecorate the rear timber door frame and repoint the shallow areas to the side elevation.
- Plan redecoration and new or cleaned floor coverings throughout as preference and budget allow.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a sound semi-detached house of average condition for its age, with recent but inconsistent repainting to walls and some ceilings. The repairs identified are localised and typical for a property of this age — slipped rear tiles, damp reveals, a worn kitchen worktop and some loose joinery — and can be carried out in a sensible order.

The chimney-related staining to bedroom one is the one item pointing to a live source and is best looked at early. The various hairline cracks noted to a lintel, ceiling and cupboard are minor and are best photographed and monitored rather than acted on now.

The largest discretionary element is decoration and floor coverings throughout, which is a matter of preference and can be spread over time. Overall the property needs a modest programme of sensible repair and refresh rather than significant structural or refurbishment 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

HomeCheck™

www.myhomecheck.co.uk