

# APPENDIX (3)

## oulsnam

01527 971395 21 High Road, Brimingham, West Midlands, B81 2AD www.oulsnam.co.uk

Our Ref: Valuation  
24 April 2024

Mr & Mrs R Eastwood  
258 Stourbridge Road  
Catshill  
Bromsgrove  
Worcestershire  
B81 9LQ

Dear Mr & Mrs Eastwood,

**Re: Proposed Sale of 258 Stourbridge Road, Catshill**

It was a pleasure to meet you at your home and I write to confirm the details of our conversation and to offer you our services regarding your proposed sale.

#### The Property

Is a good sized and immaculately presented four bedroom detached home which has been lovingly maintained by the current owners. The property offers accommodation to comprise of entrance hall, lounge, dining room, kitchen, utility room and downstairs shower room. To the first floor is four bedrooms and a family bathroom. Also benefits from driveway, garage, and a rear garden.

#### Our Thoughts and Recommendations

Having looked at the property and as discussed, the large Beech Tree in the garden does cause me some concern. The tree's routes are clearly causing substantial damage to your garden and there is potential that they could if they aren't cut back cause damage to the foundations of the house.

I think, as the house is if the tree was not an issue, then the value of the property would be in the region of [REDACTED]

With the tree as it is I believe it will be detrimental to the value of the property, as a minimum I would expect the cost of the tree to be removed and the cost to relandscape the garden to be deducted from the house value and I would therefore expect the value to be reduced to in the region of [REDACTED]

We also need to consider that the tree I believe will have significant impact on the saleability of the house, some buyers may not wish to buy the property and take on the issue of maintaining the tree and the continuous maintenance to the tree routes and garden that this would entail. The mortgage lenders chartered surveyors view will also need to be considered as if the surveyors view the routes as a risk to the structure of the house if not properly maintained then they could refuse to lend the money against the property. If a mortgage is rejected on the property then it could only be sold to cash buyers and this would then have an even bigger impact on your property value.

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