

‘Improvements Made to the Property by the Owners’

22B Zion Road, Birkenhead

List of house improvements we have done since we moved in 2019 are in order below and compliance certificate for the council major renovation in late 2022/23 attached -

- Upstairs East facing windows - dining room ranch slider replaced with completely new frame double glazed bi-fold windows.
- Retro double-glazed glass in windows lounge east and northeast facing, existing frames remain.
- Main bedroom windows as above - retro double-glazed glass in all windows, existing frames remain.
- New wooden fence facing back of house and new trellis fencing at front door.
- New and extended wrap around west wall and deck downstairs off both bedrooms.
- Redecked upstairs timber balcony.
- Cedar cladding full refurb and repaint.
- Klinker brick downstairs repainted.
- Upstairs major renovation - removal of bath and bathroom and complete new ensuite bathroom with new toiletry and shower unit, new window and fully tiled space with under floor heating, rebuilt passageway and new bedroom/study L shaped with underfloor heating, existing large window from previous bathroom remains, new size is - entryway width is 1.8m x 1.3 and big part of the room is 1.6m x 2.9m, effectively a 2.9 square box with a corner taken off to make the L shape.
- Stairwell window and internal wall renovated with new double-glazed window and framework.
- Complete re-carpet early 2024
- All new window furnishings throughout house with new blinds and plantation shutters in lounge, dining and kitchen in 2023
- All bedrooms installed with new storage organiser units

Total improvements \$300,000