



GUIDE TO.....

10 THINGS YOU CAN DO TO
INCREASE THE VALUE OF
YOUR HOME



PROPERTY VALUE

The essential
guide on how
to increase
the value of
your home!





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INTRODUCTION:

With property being one of the best investments, we all want to make sure that we are adding the most value possible to our homes! The easiest and most budget friendly way to do this is to improve what you already have!

Here are 10 things you can do in terms of improvements and some additions that will increase the value of your house!

Remember to get a valuation on your property before starting any upgrades!





1. GARDEN & KERB

British people value outdoor space! Make your garden feel inviting, clean and a space people would want to spend time in! Think of it as another room in your house to maintain. You can add a deck or patio, water feature or fish pond to create an escape from the busy world for potential buyers to imagine themselves in!

Don't neglect simple improvements like tidying up the lawn, planting some flowers or sweeping up leaves.

Don't neglect your kerb appeal either, a fresh coat of paint to the exterior of your home could mean an increase in value! Something as simple as a new front door or new fencing could also go a long way in making a good first impression!



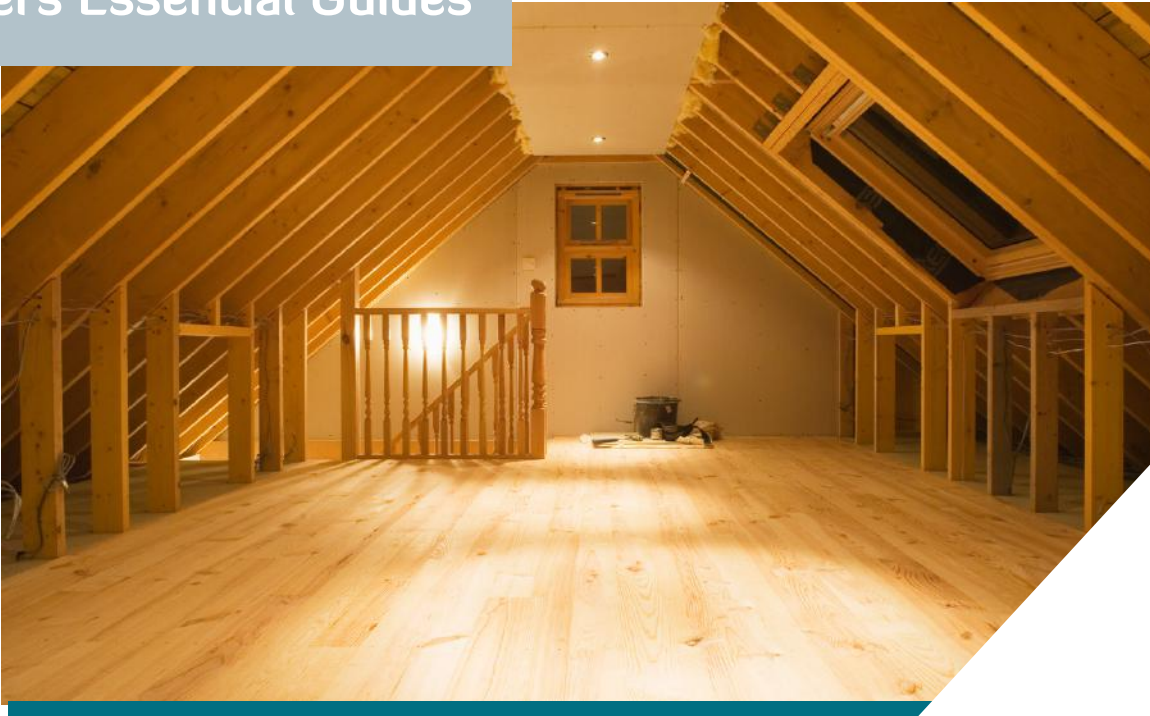


2. PARKING

Parking is a must for most buyers with parking becoming more and more scarce! Even if your buyers don't own a vehicle, its added value for when their families or friends come over to see their brand new home!

Consider paving part of your front yard to create off road parking. You might have to apply to have the kerb dropped, but it's still well worth investigating.





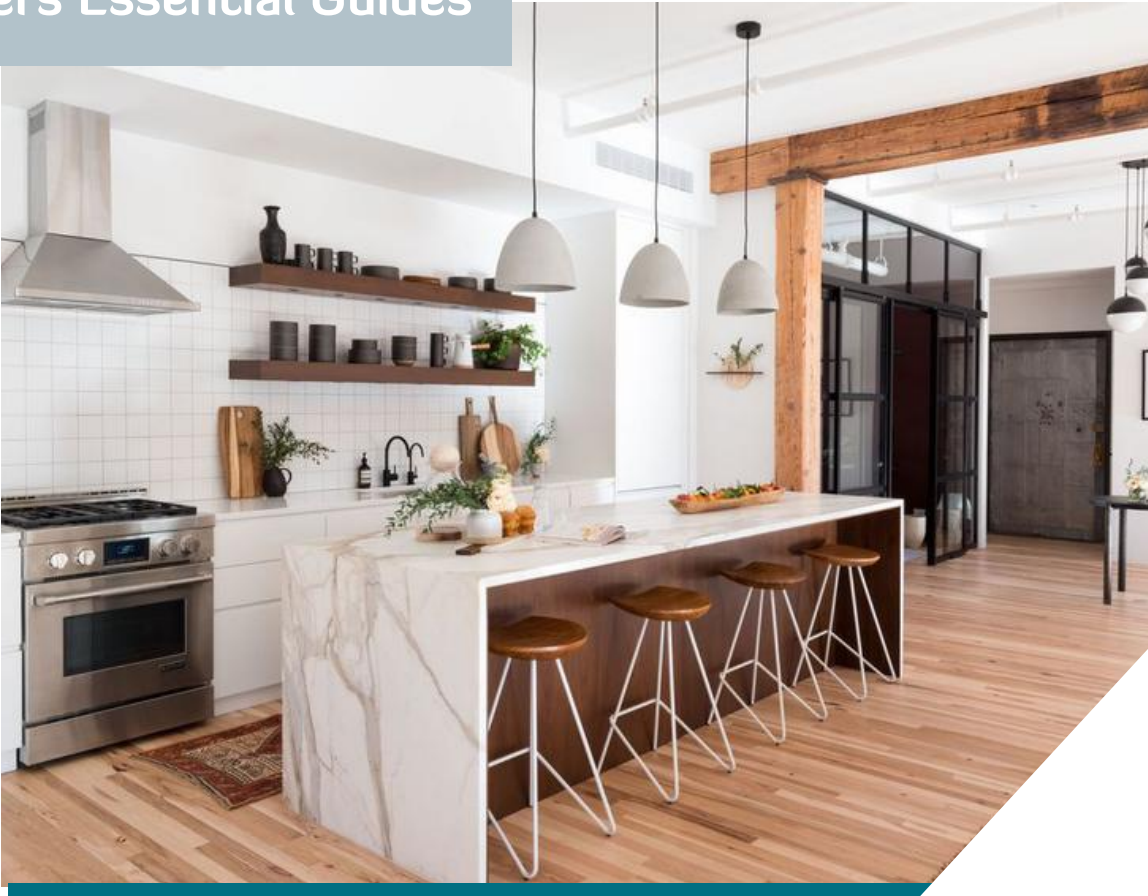
3. GARAGE & LOFT

Consider converting your garage into an extra reception room to increase the square footage of your home!

Garages can also be converted into great niche spaces such as home offices, play rooms, teen hang out spaces or entertainment areas!

What about the loft? Most houses don't require planning permission to convert the loft and they make really stunning spaces. Plus, they're reported to add up to 20% onto a property's value.





4. KITCHEN

There's nothing more appealing than a big welcoming kitchen in which to cook and entertain. If you only have time or budget to convert and upgrade one area, then definitely concentrate on the kitchen!

Expanding your home to extend the kitchen to the full width of your property means a vast amount of extra space!





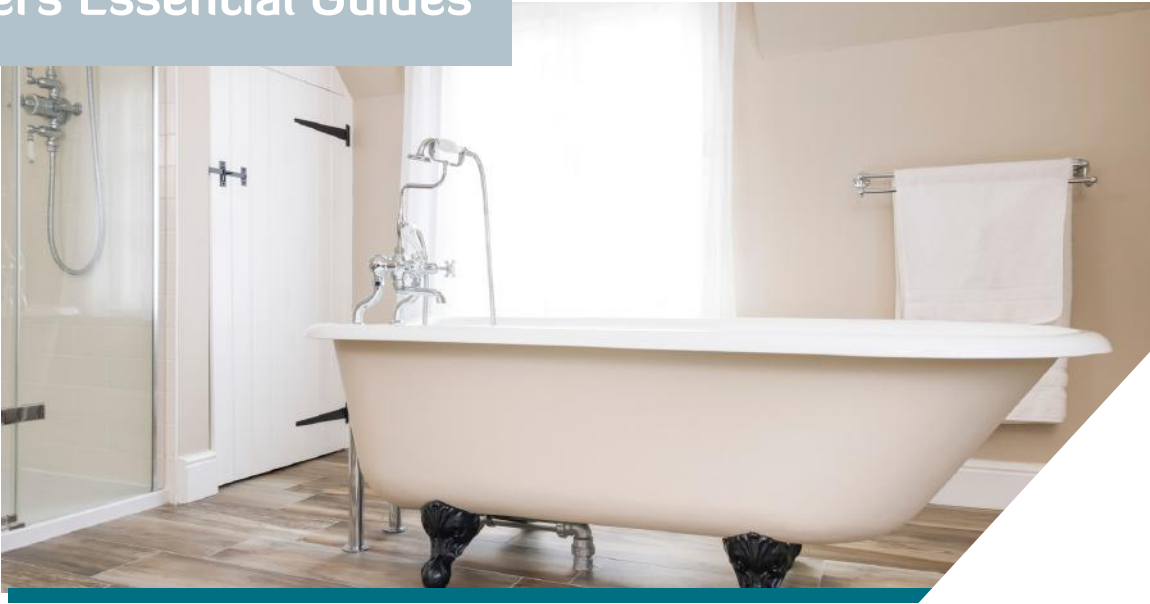
5. INCREASE LIVING SPACE

Conservatories are another great way of adding square footage to your property.

A good option is adding one next to your dining area or kitchen.

Tip! Make sure you keep it at a comfortable temperature as any rooms that are too hot or cold could put buyers off.





6. BATHROOM

Your bathroom should be next priority when it comes to upgrading, after the kitchen. Replacing taps and tiles are cosmetic changes that can create a brand new modern space!

If you're looking for something a bit more budget friendly, consider new paint (yes you can paint tiles!) or replacing cabinets and hardware!





7. STRUCTURAL INSPECTIONS

Make sure you fix any structural problems before you put your house on the market. If you can't afford to do anything else then do this!

If your property is structurally unsound, buyers are likely to use this as leverage to negotiate as they will know they will have to invest money upfront fixing those problems.





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8. WARM & COSY

Adding central heating to a property that doesn't already have it will drastically increase its value.

It's considered essential by many buyers!





9. ECO FRIENDLY

Make your home more environmentally friendly by adding solar panels, wind turbines or new insulation will appeal to many buyers, especially young, modern buyers!

Making your home cheaper to run will make it stand out from other homes buyers are looking at!





10. DOUBLE UP!

Double glazed windows in your home is definitely one of the best ways to add value.

Double glazing is pretty much a standard in newly built homes, so having single glazed puts you at an immediate disadvantage!

You could see an added value of up to 10% by doing this



The Walters Way!

At Walters, we simply have one goal – to help you sell your home in a straightforward and stress-free way, securing you the best possible price.

Selling a property doesn't need to be complicated and we are confident that we have the best team in place to move your sale forward positively and professionally. We look after you every step of the way, helping you make a move in the right direction.

Our Team manages every detail of the sales process – from the day the property goes on the market, to the day the sale is completed. However, we never forget that property is all about people too, and that you want to feel involved and informed. That's our approach and it's what we believe makes Walters different.



Marketing

“Our aim is to give you an opportunity to have some control in the marketing of your home”.

So, we decided that we didn't want to tell you how we should market your home - you know it better than us: you know which features attracted you to the property, you also know the local residents and what local people want and the mediums they use.

So, we have created a service offering which is, in our opinion, far greater than any other agent. It is also flexible and allows you to add in additional services if you deem them important”.



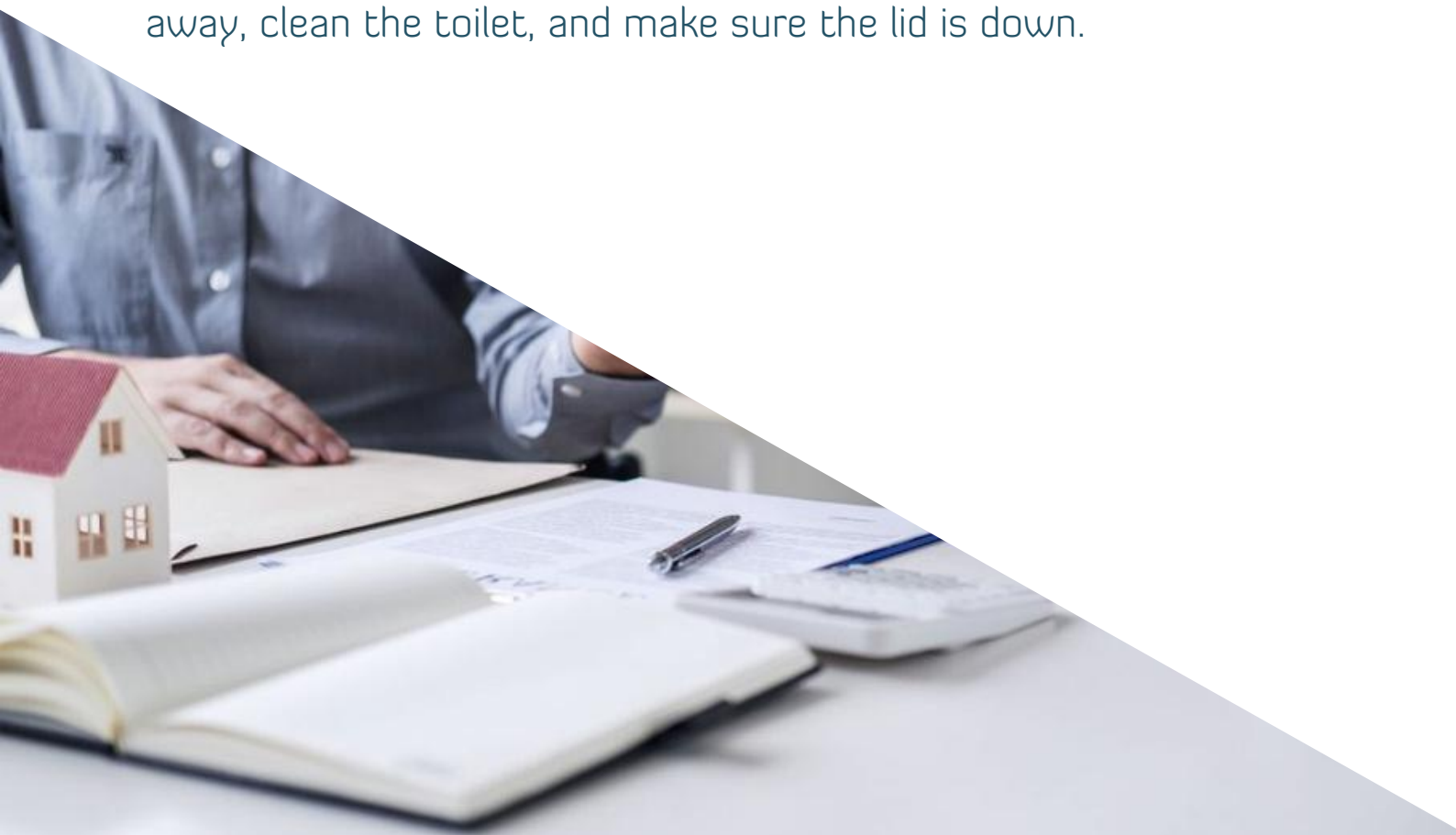
Getting it ready to sell...

First impressions really do count. We have seen a great number of houses in our time, so we have compiled a list of handy tips to make your home stand out from the crowd.

Tidy the front garden, mend the gate, trim the hedges, and weed the flowers beds.

Make those minor repairs - fix that dripping tap, replace mouldy grout, repaint the cracks, replace the doors on cupboards that are broken, turn on the lights, open all the doors, and replace any lightbulbs that aren't working.

Kitchens and bathrooms are key rooms – clearing the surfaces will make them look larger. Do the washing up, put your laundry away, clean the toilet, and make sure the lid is down.





FAMILY

IS A GIFT THAT LASTS FOREVER

GIVE THEM THE HOME THEY DESERVE

Our award-winning Team are with you from the beginning. Our Valuer will visit your property and work with the office team to put a marketing strategy in place. They will then guide you through any interest, negotiate offers and then progress your sale all the way through, from when you accept an offer, to completion day.

As a local high street agent, our team of property professionals are here to help seven days a week, maximising interest and ensure we achieve the best possible outcome.



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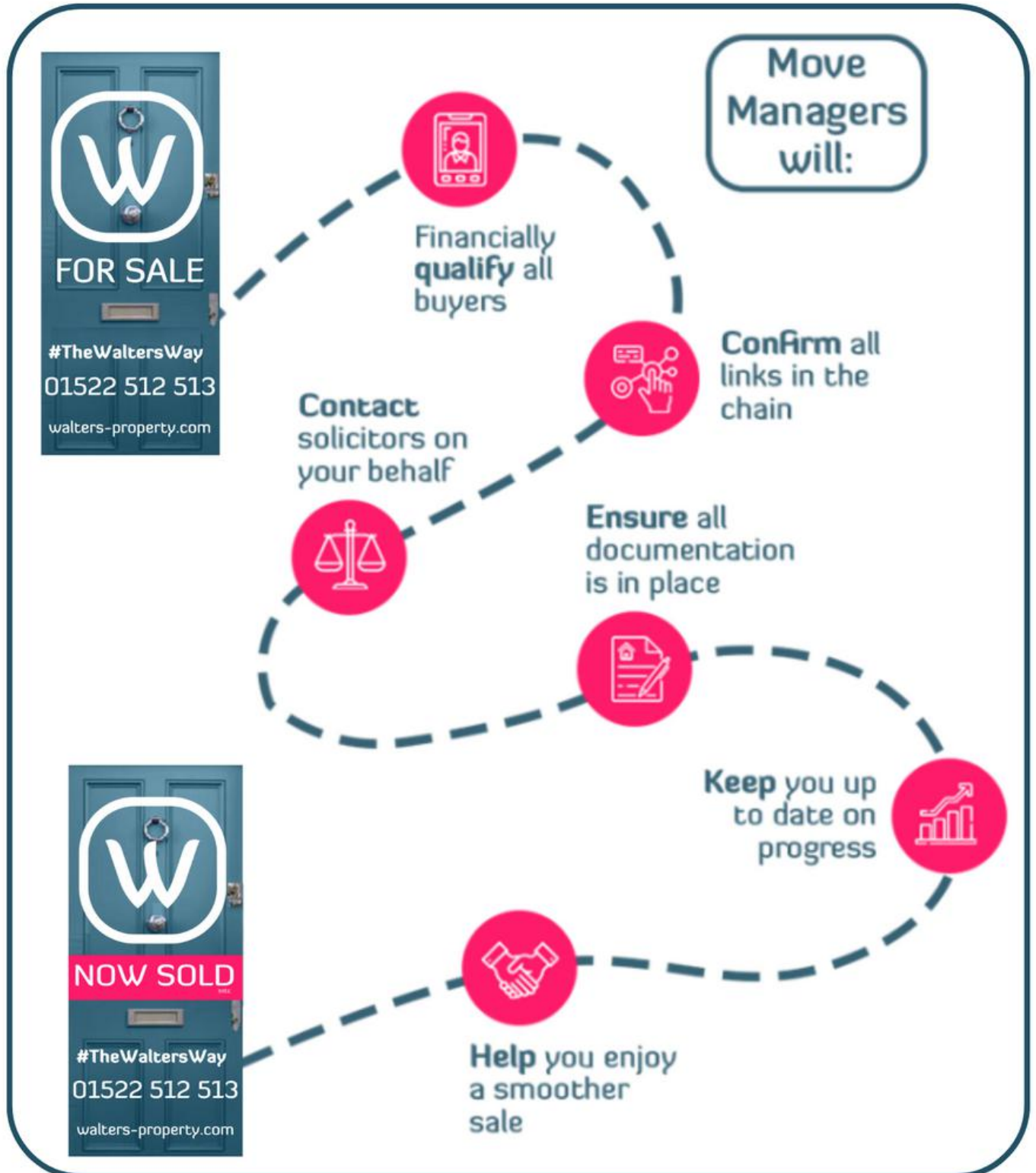
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End-to-end property experts

The selling journey and milestones.



Notes and Actions

Two months to go...

- ✓ Talk to a van hire or removals company to get initial feedback and quotes.
- ✓ Buy your boxes, packing, and storage supplies.
- ✓ Start sorting out your belongings. Get rid/donate things you don't need.
- ✓ Begin packing non-essential items.
- ✓ Do you need kennels or a cattery for the move? Book it in advance.
- ✓ Think about putting items of excess furniture into storage until you've settled in.

One month to go...

- ✓ If you're moving a long way, get your car serviced and tyres checked well before the trip.
- ✓ Register with local Doctors and Dentists if you are moving to a new area.
- ✓ Inform your local council of your change of address and cancel council tax payments.
- ✓ Inform your phone and internet providers of your change of address.
- ✓ Update the DVLA.
- ✓ Notify your bank of your change of address.
- ✓ Inform Inland Revenue.
- ✓ Update your insurance providers, ensure you have home insurance sorted for the day you move in.
- ✓ Confirm your moving arrangements with moving firms.
- ✓ Start putting items you don't use every day into boxes and label them.
- ✓ Arrange for someone to look after the children and pets If possible.

Could some of those items go into longer term storage to free up more room in your new home?

Two weeks to go...

- ✓ Let people know about your change of address, including friends, online shops, mail order, milk, newspapers, and magazine subscriptions.
- ✓ Clean your house as you pack.
- ✓ Organise your mail to be re-directed for at least three months.



Notes and Actions

One week to go...

- ✓ Confirm with your solicitor and estate agents that the move is going to plan.
- ✓ Notify TV Licensing of your new address.
- ✓ Make sure your packing is nearing completion - double-check the loft & garage.
- ✓ Ask your neighbours to make sure there is room outside your home for the removal van.
- ✓ Empty and defrost / dry out your fridge / freezer.
- ✓ Clear out your kitchen cupboards.
- ✓ Work out the moving route.
- ✓ Remind friends and family you'll need a hand next week.
- ✓ Pack valuables and important documents in a safe place to take in the car with you.

The day before...

- ✓ Charge your mobile phone.
- ✓ Put everything practical you'll need to one side in a clearly marked box, tape measure, extension lead, step ladder etc.
- ✓ Get a box of first night essentials together.
- ✓ Collect your hire van or confirm tomorrow's schedule with your removal firm.
- ✓ Move all your packed boxes into a downstairs room if needed.

Things to do on moving day...

- ✓ Record all utility meter readings for Water, Electricity, and Gas. Take a photo of the meter and let your providers know you are moving today.
- ✓ Strip the beds, curtains, and pack into clearly marked bags.
- ✓ Check the bathrooms for toiletries.

Loading the van...

- ✓ Instruct your movers on what is moving and what is not.
- ✓ Check everywhere and do a final house clean.
- ✓ Leave all the sets of keys as arranged for the new owners.

Say goodbye and then hello to your new home.



Notes and Actions





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