



Paul O'Shea's
TOP 10 TIPS
ON HOW TO BOOST
THE VALUE OF YOUR
HOUSE BEFORE
SELLING

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Meet the estate agency entrepreneurs – highly recommended expertise that you won't find on the high street. Connoisseurs of property that are redefining what it means to be an estate agent...

Paul O'Shea Homes is one of the most highly regarded estate agents in Croydon...

With hundreds of customer testimonials, and over 30 years' worth of combined industry knowledge, Paul O'Shea Homes has developed a reputation of **friendly service, expertise, professionalism, and approachability.**

Paul O'Shea Homes is a professional and passionate estate agency firm that specialises in selling property all across Croydon. Across West, East, and South Croydon, Purley and Coulsdon, Paul O'Shea Homes will sell your property in a way that **impresses potential buyers, optimises your properties' reach, and gets you the best offers – fast.**

Whether you're looking to downsize, upgrade or relocate we can ensure your house gets the best price, in the shortest time. We guide you every step of the way, with updates, reviews, and tailored ideas as to how to sell your property.

Here are Paul O'Shea's "**10 top tips on how to boost the value of your house before selling**". Get in touch, the team will be more than happy to discuss your property options.

10 top tips on how to boost the value of your house before selling

1. First Impressions always count

The front of the house is the first thing a potential buyer sees when viewing a property, so make sure it's up to scratch!

The cost of a pot of paint or a gardener to sort the lawn out is nothing compared to the value of your house. You want to hit the ground running so making sure the drive and walkways are tidy and inviting is a must. Buy a new gate, give the porch a lick of paint, do some weeding and your buyers will have a much better impression from the out-set.

2. Make sure the house is clean!

It sounds simple, but like many estate agents will tell you, you can't sell a dirty house. Potential buyers like to envisage their new lives in the house, can they see themselves cooking on that worktop? Or eating at that table? Or washing in that bathroom? Even though the mess may not be theirs, it's very hard for buyers to see past it. Make sure the house is clean, tidy and not too cluttered – that way buyers can visualise their new life more easily and you're more likely to get a positive reaction.

3. The Doors and Handles

The last thing you want is for a door handle to fall off in the hand of a prospective buyer. Make sure all the handles are tightened and sturdy before a viewing.

4. Get the boiler checked

Getting your boiler checked is a **must** for any property undergoing a sale. It's not just the outside of the house that needs to look good it's the inside as well. A boiler that has been serviced and approved is another tick on the list of good things a potential buyer will see. Make sure you have the paperwork to prove it has been serviced, that way you'll give your buyer peace of mind that nothing will go wrong after they (potentially) buy it.

5. Redo the grouting

Grouting is one of those things that is **so simple** to do but makes a **massive difference** on the impression your house gives its viewers. Many houses suffer from mould or damp at some point, but by re-grouting a bathroom or a kitchen you're not only showing that mould isn't a problem in your house, but it's also keeps the place looking fresh and clean.

6. Give it a lick of paint

High traffic areas such as hallways and stair wells are often the most scuffed, or scratched. If you've got the time before setting up your viewings it's worth repainting the high traffic areas in the house which visitors are most likely to notice. Chances are everything will be repainted after you sell, but it can help in getting to that point. Neutral colours are good as well – it helps the viewer imagine their self in the house more easily.

7. Don't forget the carpet

Similar to the high traffic hallway walls it's always worth cleaning the carpet. Hire a carpet cleaner to brighten the floor and make it seem newer. A newer carpet means it won't need replacing, and if it doesn't need replacing then that could save money in the eye of the potential buyer.

8. 3Rd Bedroom

If you're selling a three bedroom house and currently using the third bedroom as a study or play-room, try and put a single bed in the room so that people don't have to guess whether it's big enough.

The spare room in three bed houses are most likely going to be used as a bedroom and you can waste a lot of time when viewers stand and wonder if it's big enough. Put a bed in it and they'll be able to see exactly how much floor space there is and that a bed really will fit.

9. Neighbours

It's a fact of life that everyone wants to know who they're moving next to!

It's not always possible, but if you're selling your house it may worth talking to the neighbours. For example if their front garden could do with a tidy, come to an agreement when you do your own.

10. Garden

If your property has a garden, make it as big as possible! Trim hedges and greenery so it looks more open, a garden is a great example of how a blank canvas can be a good thing. In London big gardens are usually highly sought-after so optimise the space accordingly.

Get in touch!



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