

DID YOU KNOW?
The average asking price in the UK is £317,281



7 WAYS TO ADD VALUE TO YOUR HOME (and what not to do)

With house prices continuing to rise and buyers buying, now is the perfect time to make sure you maximise your property's potential.

1 Outside space

As working from home becomes more common, a popular solution to add more space is the addition of a smart garden room. This could add around £30,000-£50,000 to the final value of the house.

2 Lofty dreams

A loft conversion is often the easiest way to add sq footage to your house. A recent survey, carried out by GE Money, concluded that a loft conversion adds an average of 12.5% to the selling price.

3 Extended ideas

Extensions and conservatories are another great way of adding serious sq footage and value to your property. A conservatory (cost £5,000-£30,000) can add around 7% to the value, while an extension (£10,000-£30,000) can add around 11% in value.

4 Goodbye garage

With only 10% of garages being used to house a car, this means that 9 out of 10 buyers won't be put off if you do not have a garage, and would rather see it converted into additional living space.

5 Premium parking

In most urban areas car parking spaces have far more value than a pretty front garden. Additional car parking could cost around £10-20,000, but could add up to £50,000 to the value of your home.

7 Kitchen clever

Many believe that the kitchen is the heart of any home and investing in a new one could increase the value of your house by 4.6%.

7 Bathroom bliss

This is the other room that can make all the difference to potential buyers, with the potential to increase the house value by 2.88%, with a new one.

TOP 3 THINGS TO AVOID

1 Overdeveloping

All properties have a ceiling price and, regardless of what you do, your property won't achieve an asking price that is significantly higher than others on the street.

2 Basement conversions

Great for houses in prime areas of London, but if you live almost anywhere else then the cost of digging out a basement will be far more than the value added from increased sq footage.

3 DIY don'ts

Visible DIY bodes will have potential buyers questioning the less visible ones! If a job is outside your scope then call in the professionals.

How We Can Help

Osborne Morris & Morgan understand the importance of having an experienced conveyancing solicitor on your side when buying or selling a home, so call us today on 01525 450250.

(Advertising Feature)

Buying or Selling?

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Our solicitors can make a difference

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