

# 7 TIPS WHICH WILL HELP TO ADD VALUE TO YOUR HOME BEFORE PUTTING IT UP FOR SALE

## General Modernisation

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There aren't many other ways that you can add substantial value to your home than by modernising your bathroom or kitchen — or even both if you have the budget. By making a few tweaks and focusing on a few key areas, the simplest modernisations can make drastic differences to your home's asking price. Subtle changes, such as upgraded technology and updated cupboard doors, worktops and fixtures will transform your home and tempt buyers to make offers that you will find hard to turn down. If you're feeling adventurous and space allows, why not consider venturing upwards by converting your attic or even by adding an additional bathroom? A roomier kitchen and dining area, or even a stylish conservatory will ensure better offers, too.

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### 1 Updating the electrics



If the house has not been rewired in years, then updating the electrics may be essential. You should be able to find out by checking by the electricity meter. If you see an old fuse box, you will more than likely need to get the house rewired and install a modern consumer unit with a RCD (residual circuit device) for safety.

The addition of more sockets will always add value to your home, as long as they are in accessible places. In most cases it should be worth opting for the more attractive face plates for switches and sockets.

When rewiring, it is always better to use the opportunity to update your lighting and also install extractor fans in the bathrooms.

### 2 A new plumbing system



Old pipes can get furred up pretty easily and can lead to poor cold and hot water flow, rattling noises and worst of all, they can lead to pipes bursting. Fitting in a pressurised plumbing system over a gravity fed one will eliminate these problems.

If there is room for a cylinder, you can still have stored water for quickly filling a bath. If not, consider getting a combination boiler that provides you with hot water on demand. However, you have to make sure that you get one that has a good rate of flow. 10 litres a minute works perfectly for a decent power shower.

### 3 Loft conversion to add a bedroom



Adding an extra bedroom to your home can add upwards of 15% more value to the property, especially if it's a loft conversion with an en suite bathroom. The majority of lofts have the potential to be converted; however, it is always worth checking with an architect or builder before getting started.

Once you do get started, you will need to get to grips with the different types of conversions that are available. Options range from a roof light conversion, which is the most cost effective and needs the needs only a small amount of structural work, to a Mansard conversion which tends to be a bit more expensive. In this instance, a one or both slopes of the roof are replaced and a new structure with an almost flat roof and steeper sides are installed.

Most of the time Mansard conversions will need planning permission, however the majority of loft conversions are considered a permitted development. Check with your local planning authority as there can sometimes be some complex rules that need to be abided by: for example, you will need to apply for planning permission if you wanted to extend your roof space by more than 50m<sup>3</sup> (40m<sup>3</sup> for terraced housing).

### 4 Garden Appeal



Having a well designed garden will most certainly add a great deal of value to your home, rather than feeling like just an expanse of grass, it should feel more like an extra space for relaxing or entertaining. It is essential to cut back any overgrown trees or bushes, clear pathways, and trim borders. Overgrown trees should be of high importance to cut down, especially if they are blocking any direct sunlight into the property.

Having an area with decking always creates a sense of bigger living space and three percent of homes sold in 2019 all had the addition of a summerhouse in the garden, which gives owners more space to relax and entertain during the sunnier days of the year.

### 5 Convert your garage



Garage conversions tend to give you roughly the same amount of space that a cellar conversion would. If you happen to live in an urban area, it would be wise to think first about the parking in your street. If there are lots of parked cars on the road and most homes don't have a garage or a driveway, a house with a garage would more than likely be valued more highly.

On the other hand, a garage conversion creates square footage – a bedroom, a teenage snug or an annexe with Airbnb potential, perhaps – and therefore creates value. However, homeowners in rural areas where space could be at less of a premium, the benefits of any conversion could be outweighed by the usefulness of a garage. In this case, it would always benefit you to speak to a local estate agent for their views.

## 6 Modernise Your Kitchen



Updating your kitchen can be done by simply applying a fresh coat of paint to your kitchen cabinets. Or it could get a lot more complex, whereby an entirely new kitchen and layout would have to be mapped out and installed. Property experts say if there is only one room in the house that you can afford to update, it should always be the kitchen.

If the plan is to buy a whole new kitchen, the amount you should spend on a new kitchen should be in proportion to the value of your home. For example, a £500,000 home requires a higher spec kitchen than a property only worth £100,000 (and vice-versa), otherwise, you may forfeit adding any substantial value.

## 7 Create a parking space



We all love to see green in our front gardens, but if parking is expensive or even non-existent near to your home, then paving over a part of your front garden to make room for an off road parking space could significantly boost your home's value. According to Direct Line, a parking space can add as much as 13% to your home's value.

Check with your local council to see if planning permission is needed before you can go through with this first.

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