

The Stylish Home for Sale Checklist

Curb Appeal

- Lawn Mowed
- Fence cleaned and painted if needed
- Letterbox in good condition with number visible
- Check that the neighbours property is not letting yours down (paint their fence or mow their lawn if you have to)
- Sweep paths and driveway
- Weed and tidy the gardens

Front Entry

- Enhance the front door with a fresh coat of paint
- Invest in a new door mat
- Potted plants on either side of the door if possible to enhance the entry
- Clean all windows
- Sweep steps and decks. Add a fresh coat of stain or paint if they are looking worn and tired
- Once inside the front door arrange furniture, accessories art and rugs to add a sense of interest and to create a welcome feeling

Lounge and Dining Rooms

- Ensure furniture is of the appropriate size and colour for the room. If it is old and needs updating consider hiring some alternate pieces for during the sale process
- Enhance areas of greatest interest i.e. Fireplaces, lead light windows or any architectural features. If you are struggling to find something of interest, create it with colourful art, feature walls either painted or wallpapered or use an oversized light fitting

Kitchen

- Clear bench tops and area above the cupboards of clutter. Show as many workable surfaces as possible
- Clean, repair or replace flooring if needed
- Change kitchen bench top to add value
- Replace cupboard and drawer handles to modernise
- Clean all surfaces including inside of drawers and cupboards
- De clutter and tidy inside of all drawers and cupboards – yes, people will look inside of them
- Add a new splash back in either glass or tile

Bathrooms

- Scrub the bathrooms and toilets until they are spotlessly clean
- Fix or replace any items that are broken
- Replace the shower curtain if it is mouldy
- Shower glass must be see through, clean and sparkling
- Fold new fluffy towels over the hand rails or rolled up and placed into shelves
- Add some luxury with nice handmade soaps or body lotions in lovely bottles. Possibly add a nice plant or simple flowers
- Remove all personal items i.e. toothbrushes, shampoo bottles and ugly toilet brushes
- Air out the bathroom, remove any dirty laundry. Use a room spray if needed.

Bedrooms

- The bed is the main feature of any bedroom, place the bed so you are looking into it as you enter the room if possible
- Make the bed up with beautiful linen – adding cushions for a luxurious feel
- Use bedside tables and lamps
- Art needs to be bedroom appropriate, ensure the colours in the art coordinate with the bed linen

General

- Paint throughout if required or just touch up areas that need it (use neutral colours for broader appeal)
- Use interesting light fittings
- Clean all windows inside and out
- Carpets and floors are to be cleaned. If in a bad state consider replacing
- De personalise, don't display too many of your personal photos and memorabilia. Remember potential buyers want to imagine themselves in the property
- Bad smells can be a turn off to buyers
- Reduce the amount of furniture to create a sense of space
- Window treatments and curtains need to be simple; fabrics are a very personal choice. It is better to have nothing on the windows rather than horrible curtains
- Ensure all areas have been vacuumed and ensure all of the light bulbs are working

Tips

- Clean Up
- Lighten Up
- Create Space
- De personalise



For personalised advice to help present your home for sale contact **Homebase Stage Style & Interiors Ltd on 0800 782 434.**

