



JULY 2019 | 16TH EDITION

# AUSTINS ANGLE

*is it time to move house?*



PROPERTY MARKET  
UPDATE

WORDSEARCH

SALES

LETTINGS

LATEST INSTRUCTION

## Focused area sales - WV6 Perton

Over the last 12 full months there have been 203 sales in Perton. This is a 4% change on the previous 12 month period. The average sales price was £210,487.

## Focused area lettings - WV6 Perton

Over the last 12 months, the average rent achieved for properties let in Perton was £607 per month.

36% of properties let in the past 12 months were flats, achieving an average rental value of £457 per month. Houses achieved an average rent of £606 per month.

*Source: DataLoft*

## LATEST INSTRUCTION

LEYLAND AVENUE, WOLVERHAMPTON



**FOR SALE - £155,000**

A beautifully well presented 3 bedroom semi detached property available for sale in a great location within Wolverhampton. In brief comprises of entrance porch way, entrance hallway, two reception rooms, kitchen, family bathroom, two double bedrooms and one single bedroom.

Call **01902 244200** to arrange a viewing!

## WORDSEARCH

### Associated with the Holidays

S	K	C	S	N	E	R	D	L	I	H	C	S	H
W	B	H	W	P	A	R	K	S	G	F	S	A	K
O	R	R	I	B	A	S	E	B	A	L	L	R	W
L	I	I	M	B	B	A	B	I	M	G	S	M	L
L	N	S	M	D	N	R	U	E	E	C	G	R	A
A	E	T	I	O	M	A	R	S	S	I	O	I	E
M	E	M	N	O	H	G	G	P	N	N	D	D	L
H	W	A	G	F	N	B	E	R	H	C	T	E	S
S	O	S	S	L	S	D	R	D	L	I	O	S	R
R	L	S	T	N	E	T	S	E	N	P	H	O	E
A	L	D	A	E	G	N	E	W	Y	E	A	R	T
M	A	E	C	B	L	A	N	K	E	T	S	S	S
S	H	Y	B	I	E	K	H	I	K	I	N	G	A
R	G	L	E	N	T	I	I	P	E	E	R	E	E

- SWIMMING
- PICNIC
- EASTER
- BASEBALL
- HALLOWEEN
- LENT
- MARSHMALLOWS
- BLANKETS
- HIKING
- TENTS
- GAMES
- CHRISTMAS
- RIDES
- BURGERS
- CHILDREN
- NEW YEAR
- PARK
- HOT DOGS
- FOOD

Play this puzzle online at : <http://thewordsearch.com/puzzle/304/>

## SHOULD I DO WORK TO MY HOME BEFORE SELLING?

As the valuer for Austins, I meet many clients throughout my day and I get asked a variety of questions. I love to answer any questions that my clients have for me, as I am passionate about property. When you come to sell your property, you will find that you have so many questions and that's what I'm here for, to get them answered and to reassure you! The most common question that I get asked on a sales valuation is "Shall I refurbish my home before selling"? The two main factors to consider when selling are, how motivated are you to sell your home and what work do you think is required?

It's important to remember that decoration can be easily changed to make a room appealing and undertaking drastic work can be costly to you when you leave the house behind. Personally, I would only do the work that really needs doing such as any electrical work, damp or boiler issues. If you are looking to sell quickly and to achieve the best possible price for the sale of your home, then it needs to be presented in the best possible condition to the buyer. Presentation is key to attract buyers for your home, If you are thinking of appointing a builder to do major changes, then you need to consider:

- How much will you be spending on the house
- Will the work done help you to add value to your house
- How will you receive your money back

**Anu Joshi**

*Find the full article in the journal section of our website*

## LATEST INSTRUCTION

AVONDALE ROAD, WOLVERHAMPTON



**TO LET - £750 PCM**

Austins are marketing this 4 bed large mid terraced family house located just off the Tettenhall Road, Wolverhampton.

The property benefits from 3 large downstairs reception rooms one leading onto a large kitchen then to a down stairs WC and shower room.

Call **01902 244200** to arrange a viewing!

To furnish, or not to furnish?

### Increasing number of properties are let furnished

BY REGION	ALL PROPERTY	APARTMENTS	HOUSES
Greater London	60%	67%	51%
North West	35%	63%	18%
Yorkshire & the Humber	31%	41%	19%
West Midlands	24%	45%	25%
South East	23%	31%	21%
North East	22%	52%	12%
East Midlands	21%	47%	20%
Wales	21%	45%	17%
East of England	14%	20%	12%
South West	13%	20%	13%

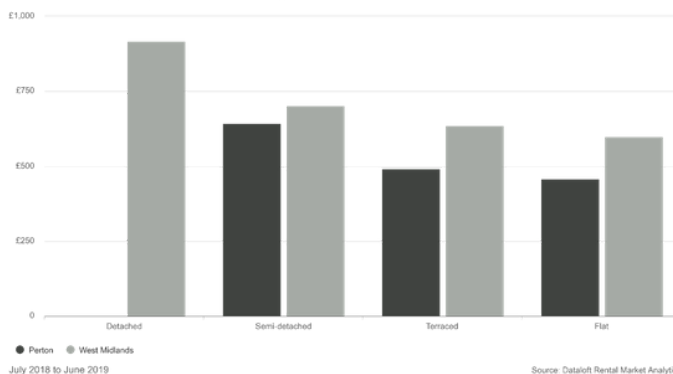
SOURCE: DataLoft Rental Market Analytics  
proportion of properties let furnished or part furnished June 2018 to May 2019



The number of properties let part or fully furnished across England and Wales is increasing, accounting for 31% of properties let over the past year, up 3% year on year. The proportion of apartments let furnished remains over twice that of houses.

## WOLVERHAMPTON LANDLORDS

PERTON: AVERAGE MONTHLY RENTS BY PROPERTY TYPE



Semi detached properties are proving popular within the Periton area of Wolverhampton. Terraced properties and flats aren't too far behind, this shows that Periton is a great place to have a rental portfolio.

If you would like a free valuation on your property, please call the letting team on

**01902 244200**