



AUGUST 2019 | 17TH EDITION

AUSTINS ANGLE

ready to sell your home?



- PROPERTY MARKET UPDATE
- WORDSEARCH
- SALES
- LETTINGS
- LATEST INSTRUCTION

Focused area sales – Wednesfield, WV11

Over the last 12 full months there have been 146 sales in Wednesfield. This is a –10% change on the previous 12 month period. The average sales price was £132,917.

Focused area lettings – Wednesfield, WV11

Over the last 12 months, the average rent achieved for properties let in Wednesfield was £554 per month. This is a –3% change on the previous 12 month period. 33% of properties let in the past 12 months were flats, achieving an average rental value of £425 per month. Houses achieved an average rent of £632 per month.

Source: DataLoft

LATEST INSTRUCTION

CLARK ROAD, WOLVERHAMPTON



FOR SALE - £220,000

Austins invites you to view this recently refurbished two bedroom bungalow standing proudly on Clark Road, with convenient lifestyle.

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

WORDSEARCH

Found in the Home

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

- SINK
- PANTRY
- STOVE
- OVEN
- THROWRUG
- FAMILYROOM
- GARAGE
- FURNITURE
- MICROWAVE
- WASHER
- HOUSE
- CELLAR
- RUGS
- LAUNDRYROOM
- DRYER
- TABLES
- CLOSETS
- STUDY
- CARPET
- LAMPS

Play this puzzle online at : <http://thewordsearch.com/puzzle/280/>

WHAT FEES ARE INCLUDED IN SELLING YOUR HOME?

Most Estate Agents charge a percentage of the sale price agreed which varies from 1% to 3%. However, some Estate Agents are offering a fixed fee which can vary from £495 to £1495 some may charge more. While you carry out your research before making any decision, you need to ensure that all activities involved in selling your home are carried out efficiently. In my opinion, Estate Agents are offering different packages and it is important to understand what fee you are paying to the agent and what service you are going to receive. The main services included are:

- Preparation for the initial meeting:** Before an agent meets you for the initial meeting, they should have prepared beforehand.
- Initial Meeting:** This involves the Estate Agent understanding your personal circumstances, as to why you want to sell your home and to establish what is the timescale, they are working with to sell your home.
- Pictures and Floorplans:** Organise photographs of your home.
- Property Description:** This will describe your property in beautiful wording and provide measurements of each room.
- Marketing of your home:** on property portals e.g. Rightmove, Zoopla, on the market. Other forms of marketing will be on social media platforms and their websites.
- Property Match:** Estate Agents should have an existing database of potential buyers, they should consider the database to see if your home matches their requirements.
- Viewings:** They will conduct viewings with potential buyers and explain the features and benefits of the home to them.
- Feedback:** They will collect feedback from the buyers and share this with you. This will help in reviewing the sale to see if any adjustments need to be made.
- Dealing with offers:** The Estate Agent will deal with offers from buyers.
- Managing the Sale:** The sale is managed by having weekly contact with the Solicitors of both parties and other Estate Agents in the chain.
- Releasing Keys:** Arrangements should be made by the estate Agent to have the keys released to the new owner following confirmation from Solicitors that the sale has been completed.

Anu Joshi

[Read the full article in the journal section of our website](#)

LATEST INSTRUCTION

DALTON STREET, WOLVERHAMPTON



TO LET - £350 - £400 PCM

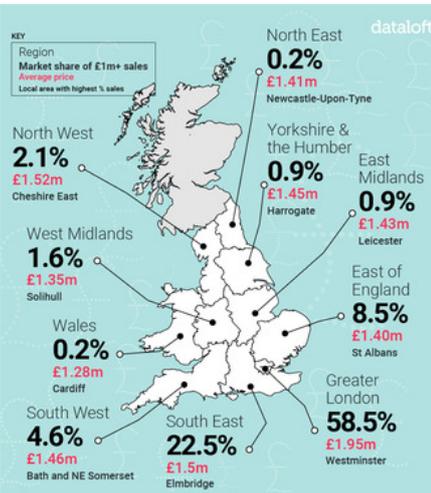
Austins Estate Agents are delighted to market this fabulous luxury HMO accommodation. In a great location in Wolverhampton close to the city centre and all local amenities. The property briefly comprises of **3 double rooms** and **1 single room** to rent.

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

The million pound market

1 in 58 sales in the past 12 months was for £1 million or more

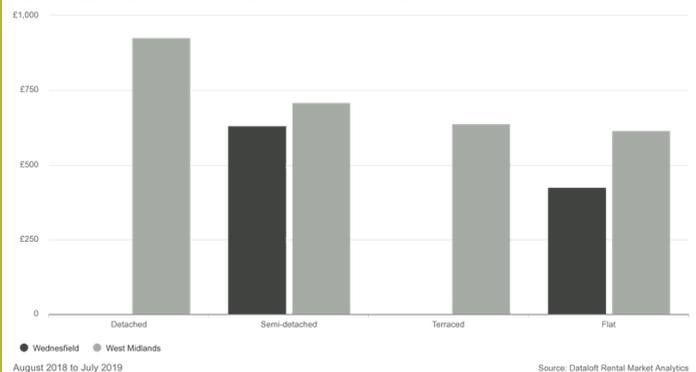
SOURCE: dataloft, Land Registry, based on sales recorded 1st July 2018 to 30th June 2019



There were 14,794 homes sold across England and Wales in the past 12 months priced at £1 million or more. This equates to just 1.7% of all sales, and just under £26 billion in value.

WOLVERHAMPTON LANDLORDS

WEDNESFIELD: AVERAGE MONTHLY RENTS BY PROPERTY TYPE



Semi detached properties are proving popular within the Wednesfield area of Wolverhampton. Flats aren't too far behind, this shows that Wednesfield 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



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