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# Oakwood Estates Selling Your Property



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## Sales

Oakwood Estates is the fastest growing independent estate agency in the area and below is the sales formula we adopt to guarantee success. This service has been developed over the years through listening to client feedback and then moulding the business to meet expectations. Only by observing, developing and implementing can a business evolve in such a fast paced industry. Your marketing campaign is tweaked and tailored to your property and its specific needs. Our attention to detail and meticulous approach is what sets us apart.

### SHORT TERM CONTRACTS

If you take advantage of our short term sole agency contract you won't need to be locked in to a long duration and have to provide a lengthy notice period. It can be very frustrating if a sale does not materialise within the first few weeks. Short term contracts demonstrate that we have confidence in our ability to secure you a buyer a quick succession.

### OPEN 7 DAYS A WEEK

In order to ensure every prospective buyer can view your property we make ourselves available 7 days a week. Many people have busy working and family lifestyles and cannot view during traditional working hours. Sundays can often be our busiest day.

### PRE SCREEN BUYERS

Our sales team is trained to obtain specific information before viewings are booked in order to ensure that your time is not wasted through ineffective viewings.

### TEXT, EMAIL ALL VIEWING & OFFER CONFIRMATION

So there's no chance of any confusion or miscommunication we meticulously text and email both the applicant and vendor the full viewing details. All offer details are also texted and emailed and the point of an offer being received.

### PROFESSIONAL PHOTOGRAPHY

All of our new instructions come to the market with high end professional photography which ensures picture perfect presentation and an increased online click through rate creating more viewings.

### GLOSS BROCHURES & MAGAZINES

We offer comprehensive marketing material unlike no other estate agent. You will be shown the secrets to our marketing during your valuation.

### VERBAL & WRITTEN FEEDBACK FOR EVERY VIEWING

After each viewing takes place you will receive feedback through written and verbal means. We will then send you a full weekly report encapsulating all the viewings and feedback which we have received to date.

### ALL VIEWINGS ARE ACCOMPANIED BY AN AGENT

Its company policy that all viewings are accompanied by an agent. Under no circumstances will vendors be expected to conduct viewings themselves unless previously agreed.

### WEEKLY REPORTS CONVEYING PROPERTY & AGENCY PERFORMANCE

Due to our advanced IT systems we can provide vendors with accurate information on what we as an agency have been doing throughout the campaign and how your property is performing against others.

### WIDER PROPERTY ADVERTISEMENT THAN ANY OTHER LOCAL AGENT

Each property is exposed through numerous channels to ensure you achieve the best possible price. All the various portals and newspapers are listed on the inside page of the valuation brochure. These include the two leading portals Right Move and Zoopla.

### MORTGAGE CONSULTANT PROVIDING TRANSPARENCY

Once an offer has been submitted the prospective buyer will be required to speak to our team to ensure that the deal can progress as smoothly as possible. This ensures transparency and the necessary due diligence to make sure that the buyers financial position is sound.

### DEDICATED IN HOUSE SALES PROGRESSION TEAM ENSURING QUICK COMPLETIONS

We employ a skilled in house sales progression team who specialise in this vital side of the process. Our progression team have an outstanding reputation for keeping deals moving forward and reaching a successful completion.

### LOCAL TEAM OF SOLICITORS

Once an offer has been accepted and a sale agreed the progress of that sale is kept in house and local. We have excellent relationships with local property conveyancers creating a smoother and less stressful sale.

So, if you want professional help and advice on all aspects of moving home then please contact us on **01753 981326** or at [gerrardscross.enquiries@oakwood-estates.co.uk](mailto:gerrardscross.enquiries@oakwood-estates.co.uk). Or even better still pop into our office.



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Estates