

April 2023
NEWSLETTER

OFFICIAL LOCAL NEWSLETTER FROM YOUR LOCAL ESTATE AGENT



NEWS INSIDE:

**HOW TO IMPROVE
YOUR HOMES VALUE**

5 Renovation tips to
add value to your home

**FEATURE
PROPERTIES**

Take a look at what is
new to the market

**HOW TO WIN A
BIDDING WAR**

Navigating a bidding war
when buying a home.

Spring Season is Here!

THE PROPERTY MARKET IS BLOOMING!
NOW IS THE RIGHT TIME TO BUY AND SELL

Springtime means warmer weather, longer days, and more time spent outdoors. It also happens to be prime selling season. With tons of buyers looking for their dream home!

It is a time for spring cleaning, getting active, and planning. If you are thinking about buying or selling now is the time.

FOR BUYERS - Should expect competition, but will benefit from increased inventory, which can lead to easier negotiations.

FOR SELLERS - If your home has been well-priced, and well-marketed you will receive attractive multiple offers. With buyers being more serious in the spring months.

Improve the value of **YOUR HOME THIS SPRING!**

Remodeling is a great way to bring your home up-to-date, adapt it to your changing family needs, and improve its value. Here are 5 renovation tips that will offer you the biggest returns.

- 1. ADD A NEW FRONT DOOR**
Refresh your entryway, and impress potential buyers with a new front door. If your current front door is in good condition, consider painting or staining it, making it as good as new.
- 2. A NEW GARAGE DOOR**
If your garage doors are old or dated, replacing them will add value to your home. If they're still in good shape, paint them to enhance the look of your home.
- 3. A WOODEN DECK ADDITION**
Improve the indoor/outdoor versatility of your home by adding a wood deck ready for summer.
- 4. AN ATTIC BEDROOM**
Bedrooms are a versatile addition. They can serve as a bedroom, a guest room, or a home office. An attic bedroom makes use of this often underutilized space and adds value.
- 5. A MINOR KITCHEN REMODEL**
The kitchen is one of the most popular renovations that homeowners tackle. A minor remodel can update the space and entice potential buyers.

April Home Maintenance

- ✓ Inspect and repair cracked or peeling paint outside & inside
- ✓ Have your heating system checked and serviced as your heating will be turned off for the summer months
- ✓ Check to be sure your gutters and drains.
- ✓ Go through each room to get rid of clutter. Remove winter throws to make space for spring

wishing you
A Happy Easter!

FROM YOUR LOCAL
ESTATE AGENT

Wishing your family a fun filled easter holiday! Be sure to contact us for all your estate agency needs!



Featured Listings



ASKING PRICE £475,000

CHARLTON KINGS

3 BEDS | 1 GARAGE | 1 BATHS



ASKING PRICE £520,000

HEMPSTED

5 BEDS | 2 GARAGE | 2 BATHS



ThomasLegal

Thomas Legal is a niche law firm that only specialises in property law. We are experts dealing with all aspects of residential conveyancing. We focus 100% on our clients' requirements making us experts at what we do.



ASKING PRICE £375,000

LONGLEVENS

3 BEDS | 1 GARAGE | 1 BATHS



ASKING PRICE £650,000

HATHERLEY

4 BEDS | 0 GARAGE | 2 BATHS

Recipe of the month

CHOCOLATE EASTER EGG NEST CAKES

Brilliant to make with children over the holidays, these easy chocolate Easter nests are a perennial favourite.

1. Line a 12-hole fairy cake tin with paper cases.
2. Melt the chocolate, golden syrup and butter in a bowl set over a saucepan of gently simmering water (do not let the base of the bowl touch the water). Stir the mixture until smooth.
3. Remove the bowl from the heat and gently stir in the cornflakes until all of the cereal is coated in the chocolate.
4. Divide the mixture between the paper cases and press 3 chocolate eggs into the centre of each nest. Chill in the fridge for 1 hour, or until completely set.

Ingredients

- 225 grams
- Plain Chocolate (broken into pieces)
- 2 tablespoons
- Golden Syrup
- 50 grams
- Butter
- 75 grams
- Cornflakes
- 36 Mini Chocolate Eggs



yummy!



O'Connell Property Agents.....

are your trusted, family-run independent estate agent covering Gloucester, Cheltenham, Tewkesbury and surrounding villages.

We first opened our doors in 2007, with our two passions in mind 'People & Property'. Ever since, we've used our over 50 years of collective experience in the Gloucestershire housing market to offer an award-winning, personal service for all your property needs.

Here at O'Connell Property Agents we thrive on great customer service and to be your local friendly, approachable agent, whether you are a buyer, vendor, tenant or landlord.....we are here to help!

We are known for our differences as we treat every client personally and not like a number. We use high quality marketing with a blend of creative and intelligent technology making sure all our client's properties, whether for sale or to let are presented to the largest audience to ensure that your property stands out from all the rest!

We would love to talk to you about your move and needs.

Two High Street Offices



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SCAN TO JOIN OUR FACEBOOK & NOT MISS OUT ON ANY NEW PROPERTIES



SCAN TO JOIN OUR INSTAGRAM & NOT MISS OUT ON ANY NEW PROPERTIES



Show your Community Support
Small Business of the Month



Signora Musolino's Languages for Fun!

There are so many good reasons to learn a new language. Whether you frequently go on holiday to countries where your chosen language is spoken or you are looking to advance in your career, whether you are keen to keep your brain active (language learning has been proven to delay the symptoms of Alzheimer's disease!) or are simply looking to have some fun learning with local, like-minded people, language classes could be a great thing for you to start in 2023.

Signora Musolino's Languages for Fun language classes have been built for adults who are looking to learn or improve their language skills in a fun and sociable environment.

Spanish Beginner level classes will be starting from April 2023 in Bredon, Worcestershire. Other levels and languages will also be offered soon, so if Spanish isn't your language of choice please get in touch and let me know what language and level you are interested in, and I will get back to you as soon as we go live with those classes.

COURSE DATES:

11-week course running from the week commencing 17/04/2023 until week commencing 26/06/2023.

COURSE TIME OPTIONS AND LOCATION:

Spanish Beginners 1 – Every Thursday 19:00 – 20:30 in Bredon Village Hall

or

Spanish Beginners 1 – Every Friday 10:00 – 11:30 in Bredon Village Hall

FREE TASTER SESSION AND EARLY BIRD SIGN-UP DISCOUNT!

The first Thursday 20th and Friday 21st April lessons will officially be free taster sessions for Spanish Beginners 1! If you would like to continue after this lesson, you can then pay the term fees ahead of the following lesson. Alternatively, we are also offering an early bird sign-up discount! If you sign up and pay term fees by or before the 10th of April, you will receive a 10% discount on term fees. Together with the free taster session mentioned above, this will mean a new total of £135 (only £8.20/hour) for the 11-week term!

HOW TO SIGN UP:

Please email me at signoramusolinoslff@gmail.com or call on 07568541091 and I will register you and provide payment details.

Tips on how to WIN A BIDDING WAR

1

DON'T DISCUSS CHANGES TO THE HOME

If they hear the first thing you are going to do is change it, they might be less inclined to accept your offer, due to emotional attachment to the house.

2

PRESENT AN ALL-CASH OFFER

Yes, cash is definitely KING when it comes to buying a home. An all-cash offer is almost a done deal, so the seller doesn't have to wait to see if their buyer will be approved for a mortgage, etc.

3

SUBMIT A PRE-APPROVAL LETTER

A pre-approval letter will show the seller you are financially able to buy their home. Compared to other buyers don't have a pre-approval letter.

4

OFFER A FLEXIBLE CLOSING DATE

This one is huge. Offer a flexible closing date. If the seller needs extra time for whatever reason before moving, they might need a flexible closing date and offer you the bid due to this.

5

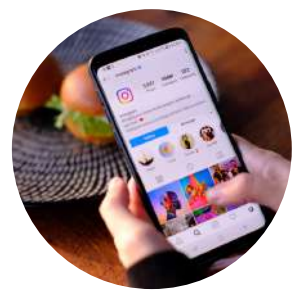
CHAIN FREE

If you can, get yourself in a position that you do not need to sell a property and you are ready to go!



Win your home!

**Make Sure You Are Up To Date With
New Instructions!**
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