



Westbrookes

Taking care...
of everything



Why you should choose Westbrookes

The most crucial thing to remember is that a person's home is the most valuable asset they will ever own. Without a doubt one of the most important factors that most people take into account of when looking at property is how long the property has been on the market. Your house is only new to the market once, therefore we employ flexible and effective marketing methods to result in a rapid and efficient sale.

Following considerable market research being carried out across the UK within the property sector, there are three comments that keep coming up....

- 1. Lack of communication from my Estate Agent when enquires are made**
- 2. I can never get hold of my Estate Agent and they never return my calls**
- 3. What is my Estate Agent doing to sell my house?**

Westbrookes will go that extra mile to offer you a very personal service and will not only take the pressure away from you but will also endeavour to achieve the very best possible price.

Choosing Westbrookes could make all the difference to whether your home sells quickly and at the right price, so it's worth making us your choice. It may be tempting to go with the agent that quotes you the highest selling price, but how long will it take to sell at that price?

Ombudsman For Estate Agents

In March 2006 Westbrookes application was accepted to join the Ombudsman for Estate Agents. 40% of estate agents in the United Kingdom are members of the scheme displaying the code of practice expected by the consumer. This code of practice has been awarded the Office of Fair Trading's Approval under the Consumer Codes Approval Scheme (CCAS). Estate Agents who have been accepted by the Ombudsman are able to display the OFT's Approval Code logo alongside the Ombudsman's logo.

Negotiating The Best Price

Westbrookes staff are experienced in the skills of negotiating, and receive ongoing training. This ensures that when we receive an offer on your property, we will discuss it with you and negotiate the best possible sale price, whilst also ensuring that we fully understand the buyer's situation and their financial arrangements.



All of the following are services offered by Westbrookes:

- Active marketing to find buyers
- Keeping you up-to-date with timely communication
- Professional and helpful advice
- A fair suggested property appraisal supported with evidence
- Ways of keeping the chain together
- Open Six Days a Week
- Online 24 hour Sales Progression
- 360 Degree Virtual Tours
- Excellent Local Knowledge
- Individual online access to your own private diary account, enabling you to keep completely up-to-date on the progress of your house sale at your convenience 24 hours a day
- Full Colour Sales Brochure included in standard package
- Pre and Post Sale Advice
- Website updated within seconds
- Colour photos in our advertising, website and sales particulars
- We accompany the majority of viewings
- Free current open market appraisal. No obligation
- Weekly Client Progress Reports (daily if required). Plus many more Marketing tools such as e-malling and SMS messaging
- Competitive fees on a No Sale No Fee Basis

Westbrookes unique association with the UK's largest relocation company

Statistics show that a significant proportion of house moves in the UK are transactions as a result of job relocation, and nowhere is this more apparent than in the Nottingham area.

Westbrookes has links with the Personnel departments of many large local companies, as well as to all the UK's major relocation companies including an exclusive relationship with Cartus, the largest relocation company in the world. These companies are tasked with moving thousands in and out of the area every year.

- 4 of the top UK banks
- 3 of the top 5 retailers
- Government departments covering 50% of public sector employees
- 4 of the top 10 electronics firms
- 3 of the top 5 leisure organisations
- Hundreds of other companies all use Cartus when relocating employees

Selected Member Of The Home Sale Network

The Home Sale Network is a group of estate agents approaching 750 member offices, each one leaders in their local area. All members are independent businesses as distinct from large, impersonal chains. Each selected estate agency is run by its owner bringing a dedication to customer service, a deep rooted commitment to the local community and a detailed insight into the market which drives local house sale and purchase.

How this would help you sell your home?

Buyers on a company move are quite simply the best around. They are highly motivated professional people, usually with the resources and backing of the company at their disposal.



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To contact our offices call:
Sales & other services: **0115 929 9295**
Westbrookes conveyancing: **0845 600 7913**

