

# How to sell your home when you have kids



Did you know?

There are over 7.7 million families with dependent children in the UK. At any one time, approx 3% of residents in the UK are in the process of moving.

That equates to lots of families with children trying to sell their home!

We love our own kids. However, when it comes to moving home they can make the whole process a little bit more difficult.

Kids can cause distractions. They can make our homes look untidy. They can even put buyers off sometimes by just stealing their attention!

*"Kids can make our homes look untidy"*





Take a read of our top tips for selling your home with kids and what you need to do to make sure you get the best possible home moving experience.

### It's time to tell the kids



Once you have decided you are moving, you need to tell the kids.

Make it sound like an exciting adventure. If you are staying in the local area, reassure them that they'll keep their same school friends. Make the move sound attractive with promises of a bigger bedroom or a garden they can play in.

### Clear off the fridge magnets and de-clutter



Now the kids are told, it's time to de-clutter.

Fridge magnets, play school paintings and baby sterilisers all need hiding away. These are items which detract from your kitchen. Clear the bathroom of bath time toys. Hide away the fireguard.

Show off the space you really have!

### Invest in a toy box



There may be families who have children looking at your home but that doesn't mean they want to see your kid's toys everywhere!

Buyers want to see the space. A beautifully organised kids room is much more attractive and could just help clinch a sale.

Keep toys out of your main living areas wherever possible.

### Take the kids out on viewings day



Take the kids out when viewers come around.

This allows your potential buyers to really look around your home.

If the kids are in they might steal the attention or even worse play up, leaving your buyers running for the hills!

## Tailored Advice



Selling your home when you have kids can be tough. The key is in the preparation and also in keeping them feeling involved. You need to have a plan and stick to it.

My best advice is to start with a big de-clutter. Straightaway your home will look and feel bigger for it. It will also be easier to have a quick tidy around on viewing days!

***Do you have children? Are you thinking about moving? If you would like us to find a way to make it easier for you, please give us a call and we can create a tailored plan just for you. Call us on 01524 843322.***