



MONOPOLY

BUY ■ SELL ■ RENT

www.monopolygroup.co.uk

ALL ABOUT MONOPOLY

Monopoly are refreshingly different to other estate agents you will come across. That is because the unique combination of our people, our marketing of properties and our company, aims to give you the very best service available, whether you are selling, buying, or both. We believe it is an unbeatable package which makes moving easier - and more enjoyable too!

The ethos of Monopoly is to offer vendors and landlords the perfect combination of the financial savings of an office based and online estate agency with the benefits of the full service and support of a traditional agency.

At Monopoly, they realised a long time ago, that when instructing an Agent to market your home or business premises, you are looking to achieve a relationship and rapport that is based on honest communication and trust.

When choosing Monopoly as your Agent, you are choosing people that are highly trained to the most professional and ethical of standards, as well as utilising the full resources of a team that is firmly on your side.

The two partners Simon Evans and Nathan Cunningham have a wide range of property experience ranging from estate agency, property development and are both landlords in their own right.

Simon is responsible for the day to day running of Monopoly and is a qualified estate agent with years of experience working in two well known local high street estate agencies.

Nathan is a well respected local business man, who has vast experience of buying, selling and letting properties, whilst at the same time managing his building and development companies.

Whether you are selling or buying, our friendly staff will listen carefully to your needs and use every endeavour to meet your highest expectations. To ensure you receive a high standard of Customer Care and bring your transaction to a successful conclusion, we bring together modern methods and traditional values, whilst always working to our Professional Codes of Conduct.

We are very accessible at Monopoly and can be contacted via phone or email outside standard office hours: Our phone lines are available Monday to Friday 8am until 8pm, Saturday 8am until 5pm, Sunday 10am until 4pm. This means we never miss a viewer or even more importantly an offer for your property.

For all your Residential Property requirements across the region, discover the benefits of using Monopoly by contacting us.

WHY CHOOSE MONOPOLY?

Fees

Monopoly charge half the average fees of the other estate agents, providing an excellent level of customer service and a full traditional estate agency experience.

Trustworthy

As we are members of several accredited bodies, you will be dealing with a regulated organisation managed by qualified professionals at the forefront of the industry.

Style and Substance

Our contemporary style and branding has become synonymous with high standard market leading services and consequently offers elevated visibility for your property and greater results for us both.

Enthusiasm

Along with our passion for property, we employ the powers of listening, understanding and empathy and combine this with energy, ambition and drive to achieve our client's goals.

Local Presence

With our extensive first hand local knowledge, there is no one better placed to represent you and promote the sale of your property.

Buyers

We manage a comprehensive database of buyers who have given us their search criteria and matching this with your house very often results in success.

DIAMOND

£500 UP FRONT
+VAT

NO COMPLETION FEE

GOLD

0.5%
+VAT

NO SALE , NO FEE
MIN. FEE £900+VAT

• Market Appraisal •

• High Quality Photos •

• Comprehensive Internet Coverage •

• Rightmove, Zoopla, Primelocation •

• Newspaper Advertising •

• Property Viewing •

• Arranging EPC and Floor Plans •

(additional charges apply)

• Arrange for eye catching "For Sale" board •

• Negotiate Offers •

• Send out memorandum of sale to all parties •

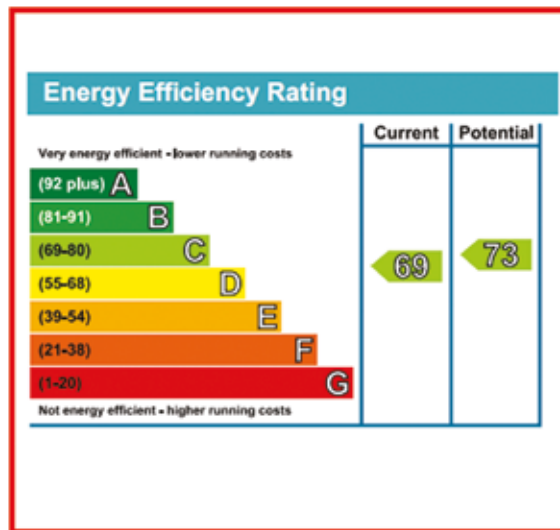
• Liaise with solicitors to make sure the sale goes smoothly •

MARKETING

Energy Performance Certificates*

(EPCs) give information on how energy efficient a property is and suggests ways to improve efficiency and reduce carbon dioxide emissions.

All homes bought, sold or rented are legally required to have a current EPC.



Floor Plan*

Adding a floor plan of your property allows prospective buyers to have a clear indication of the layout of the property.

Floor plans also give perspective and show the layout of rooms.

A floor plan can make a huge difference between a buyer wanting to view a property or not.

*All optional marketing services are subject to a fee

Rightmove Premium Listing*

70% of home hunters turn to rightmove first. Stand out from the crowd with a premium listing.

35% increased views on properties when premium listed.

EYE CATCHING STICKER

BIGGER BOLDER PRICE AND LINKS

EXTRA PHOTOS

LARGER LISTING WITH HIGHLIGHTED BACKGROUND

PROPERTY LISTING

£659,950

6 bedroom detached house for sale
Llay Blank, Cefn-Y-Bedd, Wrexham

Approached via a private tarmac drive this fabulous barn conversion set in a 2 acre plot with a total of 6 bedrooms and 5 bathrooms is awaiting its new owners. The living rooms including enormous kitchen/diner, lounge and study/family room are to be found on the first floor to take full advantage... [More details](#)

★ Save property Contact agent

Added on 02/09/2014 by Monopoly Group, Rossett
Call: 01978 880486 Local call only



ADVICE TO PEOPLE BUYING AND SELLING

Selling your property quickly and gaining the best possible price has got to be a priority for any prospective seller and there are a few simple steps which you can take to improve your chances greatly.

First impressions are very important, your prospective purchaser will form an opinion within thirty seconds of drawing up outside your property. So make sure your garden is kept tidy, a well kept garden usually looks larger and needing less maintenance than an untidy one.

A fresh coat of paint can work wonders to improve the appearance of your front door and window sills. Make sure the interior of your home is free of clutter. Consider short term storage options to allow your rooms to show off their true size and allow potential buyers a clearer picture of how a room could look to them.

The smell of flowers can make a room feel more welcoming as can a warm home in Winter and open windows in the Summer.

If you are showing people around your home try to be as helpful as possible and answer all their questions truthfully. If you have a dog or cat try to keep them isolated when people visit as not everyone likes animals.

There are very few purchasers who buy the home of their dreams and do not want to change anything. Try not to be offended when viewers talk about the changes they want to make, we all have different taste, style and needs.

The best way to view a property is to use the viewing record page in this guide. List all the positive and negative points of the property and your feelings about it.

The businesses in this guide are there to help you before, during and after your move. Think on, see the future, not the present.

Tudor House Insurance Services Ltd - Making insurance easy

Insurance cover is vital in this day and age. Whether it is to cover you and your family whilst on holiday, or a policy to cover your home and possessions, getting the best advice is vital.

Tudor House Insurance Services Ltd in Wrexham are specialists in the field of insurance cover, whether it be commercial or residential they will find the best scheme for you.

They have access to all offers available in the market place which ensures you will receive the right policy for your personal circumstances.

Tudor House Insurance Ltd cover the following categories:

- All Commercial Insurances
- Car Insurance
- Motorcycle Insurance
- Home Insurance
- Fleet Insurance
- Property Owners Insurance
- Contents and Buildings Insurance
- Uninsured Loss Recovery

The business has always strived to provide the very best services and attention for their clients. Indeed, they pride themselves on the way they treat their clients. That is why so many of their clients come to them after being recommended by their existing ones.

At a meeting with Tudor House Insurance Services Ltd you can expect professional and extremely helpful advice because they firmly believe in getting the right cover at the best available price for you.

The business have a dedicated and professional team with over 35 years of experience and have also built up an enviable reputation for their skills and experience in the insurance industry.

Whatever your insurance needs, you will be well advised to contact Tudor House Insurance Services Ltd and give them a chance to prove their worth.

After all, "who would you rather looked after your best interests, a company only concerned with selling their own policies or an independent company looking after your best interests?" The choice is yours.



Tudor House Insurance Services Ltd

34 Chester Street, Wrexham, LL13 8AH

Tel: 01978 290 800

Email: enquiries@tudorhouseinsurance.co.uk

www.tudorhouseinsurance.co.uk





YOUR LOCAL FRIENDLY SOLUTION TO ALL YOUR LOGISTIC NEEDS

Moving home can seem a daunting prospect for many of us, however, the actual move can be left in the hands of a company that you can completely trust to do the job properly.

Greenfield Removals can assist in household and commercial removals throughout Chester and surrounding areas. The company has all the skills, equipment and experience you will ever need plus over 12 years experience.

They offer their services to both domestic and business clients and can move a whole home or just a single item. Greenfield Removals are fully insured and also include goods in transit insurance for any accidents, giving you total peace of mind.

The company offer the following services:

Domestic Removals
Flexible Packing Options
Storage
Unwanted Item Disposal
All Pack Service and Packing Supplies
House and Office Clearance

Once you have made your enquiry, you can expect to receive all the help and guidance you will require, together with a free of charge consultation and quotation.

All their staff are full time, trained and accredited. They appreciate they are dealing with your personal possessions and ensure this is handled in the right way.

There are occasions when there is a gap between moving out and moving in and you may have to store all or part of your belongings.

Greenfield Removals have the answer and can arrange storage in their secure and modern storage facility, whether this is on a short term or long term basis.

This is useful if you wish to de-clutter your home for decorating or whilst selling.

This solution is ideal to businesses who may wish to archive or store records or equipment. Why pay expensive rent in an office just to keep records you rarely use, when they can be safely and securely stored for a fraction of the cost.

For all your removal and specialist needs you should contact Greenfield Removals. They have the experience to make sure everything goes to plan.

Greenfield Removals

Calcot Farm, Lixam Road,

Brynford, CH8 8LR

Mobile: 07837 829 653

Email: enquiries@greenfieldremovals.co.uk

www.northwalesremovals.com





A WARM WELCOME AWAITS AT ALYN FIREPLACES

Fire and warmth have been a preoccupation of both man and woman since the time it was first discovered thousands of years ago and it still remains one of the most hypnotic images known to mankind.

This preoccupation is still as much a part of our life today as it was all that time ago, which is why **Alyn Fireplaces** have dedicated their business to the supply and installation of top quality fireplaces.

With over 65 years experience and two showrooms, Alyn Fireplaces boasts one of the largest ranges of fireplaces manufactured from various materials. Using a combination of state of the art computer controlled CNC machinery together with hand finishing skills, enables Alyn Fireplaces to produce one of the finest ranges of fireplaces available today.

They appreciate there can be little doubt that the focal point of our living room, dining room or even bedroom is the fireplace, especially during those long winter evenings. The warmth which emanates from the fire affords an atmosphere which is both welcoming and relaxing whilst the flames offer us an invitation to stay awhile.

The range of fireplaces on offer is impressive to say the least and caters for all tastes, whether you are looking for antique reproduction style, modern style or perhaps something unique. You will also find live displays of fires, stoves and fireplaces.

Finding the right fireplace is obviously important, however, you must also select the correct surround to host it and here again Alyn Fireplaces are able to help. They have a wide range of surrounds to suit the most discerning of tastes.

Customer satisfaction is important to Alyn Fireplaces where you will find all the staff ready, willing and more than able to help you find the fireplace you are looking for. If price is important to you and you have a budget in mind, then you are sure to find a package to suit your pocket.

They are a registered HETAS approved retailer, with their staff being HETAS trained, ensuring that you and your family will benefit from a safely fitted and maintained heating appliance.

In short, Alyn Fireplaces are dedicated to customer satisfaction as well as offering probably the best range of fireplaces and surrounds in the area. For anyone who is looking for a distinctive focal point for their room, they are definitely worth a visit.

ALYN FIREPLACES
— est 1947 —

Cefyn-y-Bedd, Wrexham,
LL12 9UL

Tel/Fax: 01978 760 366

Mobile: 07960 249 880

Email: sales@alynfires.co.uk

www.alynfires.co.uk





Interior Design which puts you first

Do you need to improve the look of your property for sale or have you just moved in? Do you need to work on the whole house, transform a room or just add those special finishing touches?

Maybe now is the time to enlist the help of an interior designer, whose skills and experience will make all the difference. **Serendipity** offer a service that is both personal and unique where relationships with clients are a top priority.

Whether buying or selling, they work closely with each client and will blend favourite styles and colours to achieve the right balance of proportion and style.

This can make the difference between producing a professional rather than amateur look and ultimately saves time, money and expensive mistakes.

Serendipity will fully project manage any work and will liaise closely with yourself at every stage of the process.

Sarah understands that interior design is not just about choosing the correct fabrics. Serendipity offers the ultimate in beautifully painted furniture and is a stockist of Grace Mary chalk paint. Using traditional skills and expertise Sarah offers an extensive service painting new or refurbishing existing pieces of furniture. The importance of detail and quality are paramount.

They offer a refined and unbiased service that not only provides guidance and enhances your choice, but also allows the opportunity for you, the client, to explore an innovative array of ideas, open new doors and turn dream interiors into a reality that works for you.

Prior planning and preparation is the key to success and Serendipity will take charge from the planning stage through to completion.

They see any project as a partnership between themselves and you. Your ideas and dreams will always be incorporated into any design they propose.

Make your dreams come true - visit Serendipity today.





Enjoy The Old Post Office Office Tea Room Experience

The Old Post Office Tea Room is located in the heart of Gresford. The surroundings are kitsch fabulously vintage and welcoming. Enjoy having quality loose leaf tea's served in vintage China Tea cups. They also serve excellent Tilley Green coffee.

When you visit The Old Post Office Tea Room you will always be guaranteed a warm welcome and friendly efficient table service in relaxed surroundings.

They serve a fabulous selection of homemade food and cakes. Why not try their delicious afternoon tea served on a beautiful vintage cake stand with vintage China.

They also offer a range of unique items such as hand finished vintage furniture, cards, gifts and home furnishings, vintage collections and much more.

Visiting The Old Post Office Tea Room is definitely a must. They are stockists for Sasse and Belle, Shruti, Gisella Graham, Bomb cosmetics, Abode Aroma and many more. You will be amazed once you step inside.

Serendipity and The Old Post Office Tea Room also hold regular chalk paint workshops and are stockists of GraceMary Chalk paints.

For more information visit their Facebook page:
www.facebook.com/serendipityattheoldpostoffice



The Old Post Office, 23 Chester Road,
Gresford, Wrexham, LL12 8NB
Tel: 01978 501 712
Email: sarahjbellamy@gmail.com



HOW SAFE ARE YOUR ELECTRICS?

It is often the parts of our property which we cannot see that can cause us problems in the future and our electrics are no exception. With electrical wiring, continual use can lead to degradation and eventually failure.

This is why you should contact **Smarts Electrical Services Ltd**, who are a friendly business with many years experience, offering a one stop shop for all your electrical needs.

Since they were first established, they have built up an enviable reputation for the quality of their work which is very much to their credit.

They carry out work across North Wales and are specialists in domestic, commercial and industrial electrical work.

Listed below are some of their services:

- Electrical Installations
- Landlord Safety Certificates
- RCD and Earthing Upgrades
- Testing and Inspecting
- Rewires and Fuseboard Replacement
- Smoke Alarms
- Portable appliance testing and much more

Smarts Electrical Services Ltd are approved NICEIC domestic installers and Part P registered which means their work is carried out to the highest of standards.

They will carry out full electrical inspections, periodic checks, as well as rewires and portable appliance testing. No job is too big or too small.

They specialise in everything electrical. For the homeowner who is looking to protect their property, they offer a full and complete solution.

When you do contact the business, you can expect them to listen to your needs and offer you all the advice and guidance you will require.

Smarts Electrical Services Ltd aim to offer homeowners a complete and fair service and their customers can have complete peace of mind in all the work they carry out.

If you have a problem with your electrics, or you have a security or cabling need, you should contact Smarts Electrical Services Ltd.

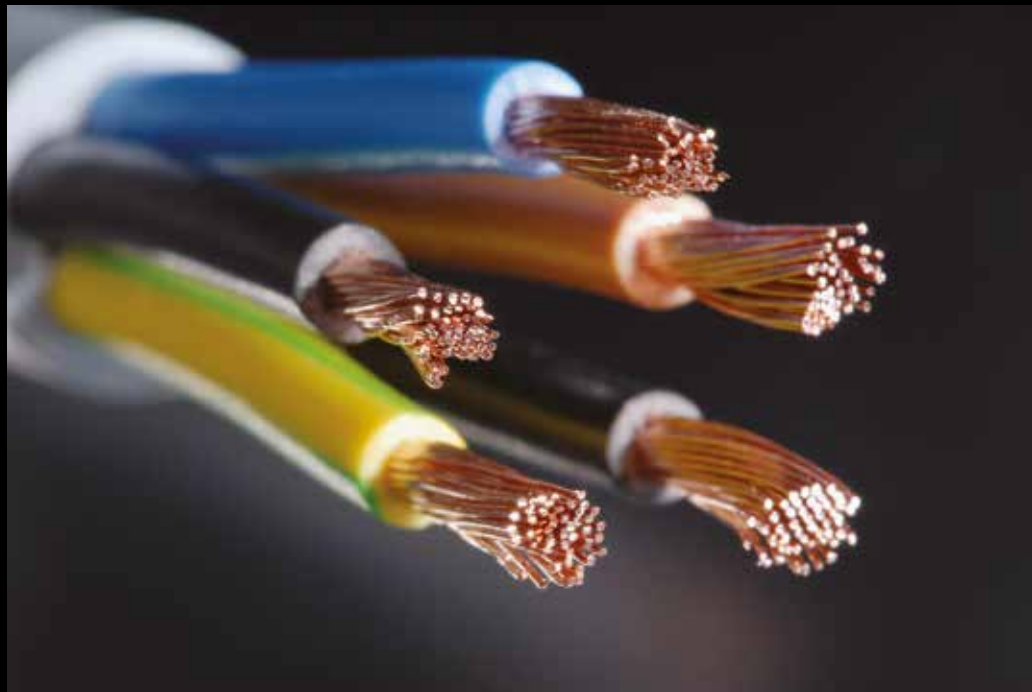
15 Chestnut Road, Bradley, Wrexham, LL11 4BX

Tel: 01978 720 482

Mobile: 07866 778 280

Email: smartselectricalservices@hotmail.co.uk

www.smartselectricalservices.co.uk





FOR ALL YOUR PLUMBING, HEATING, SOLID FUEL AND RENOVATION NEEDS

Gasline is a friendly local business offering a one stop shop for all your plumbing, heating, solid fuel, log burner, bathroom and renovation needs, being both Gas Safe and Hetas registered.

They are friendly and responsive to their customers needs and as ex British Gas technical engineers appreciate the fact that a great deal of their work comes from personal recommendation, which speaks volumes for their quality of work.

The business offers the homeowner a complete service from modernisation, boiler servicing, installation and repair and are Worcester Bosch accredited installers.

They also offer complete bathroom/plumbing installations from start to finish including all plumbing, electrical, plastering, tiling and decoration.

And additionally as Hetas registered they can supply, install and maintain log burner, solid fuel and biomass installations and are recommended installers for R N Williams, St Asaph, LL17 0RE.

As Gasline are both Gas Safe and Hetas registered, their work is carried out to the highest standards.

Legislation concerned with gas/plumbing/solid fuel has recently changed and the local authority building control will have to be informed when relevant work is undertaken, an example being when a property is vacated by a tenant the gas installation will need re-inspecting regardless of when the annual check was done, and when a gas appliance is installed or exchanged.

Your plumbing and heating can sometimes cause no end of problems, however, rest assured Gasline are just a phone call away and are always pleased to assist you from a simple repair to a full installation.

3 Green Pastures, Gresford,
Wrexham, LL12 8RT
Tel: 01978 853 027
Mobile: 07738 985 375
www.proheatheating.co.uk



221 986



3470







Keeping Homes Beautiful and Dry since 1977

Property repair and preservation is essential and when managed carefully will help increase the value of your home or commercial property.

Dampshield offer their customers stress free solutions and an assurance they will receive a local service with all the benefits of a national company.

They have been delivering property repair and preservation treatments throughout the UK for over 37 years, eradicating property problems and providing solutions for the following:

- Dry Rot
- Damp Control

- Rising Damp
- Condensation
- Penetrating Damp
- Basement Conversions
- Woodworm
- Damp and Timber Surveys

Property repair and preservation can be a stressful time, however, as specialists, Dampshield are there to help their customers. They will manage the whole job from start to finish.

They also provide their customers with:

- An accurate and truthful survey of your home by identifying property problems and solutions
- On site quotes and timescales to complete the work required
- A clean and tidy home on completion of the work
- Property repair guarantees to give you peace of mind
- Extra value added to your home

Whatever your property preservation needs, Dampshield offer a one stop shop. For full details, visit their website at www.damp-shield.co.uk



The White Cottage, Drury Lane, Hawarden,
CH5 3NG

Tel: 01244 537 236

Mobile: 07767 241 501

Email: dampshield@btinternet.com

www.damp-shield.co.uk



WELCOME TO ACTON GATE AUDIO

Established in 1987, **Acton Gate Audio** is an experienced provider of audio and visual equipment for the home. Recommendation through word of mouth works well and having known the people at Monopoly Group for many years now it does seem a good way of telling people that Acton Gate Audio have just recently relocated.

Acton Gate Audio's showroom has a wide range of equipment on display and they can easily demonstrate items from a single radio to a full projector based audio visual system. They cater from discrete, easily operated installations to providing high end Hi-Fi audio equipment or a full home cinema experience.

Multi-room streaming audio is much simpler and cheaper to achieve these days, listening to different or the same music or radio in separate rooms at the same time used to be very expensive, but these days it is relatively inexpensive, and perhaps more importantly easy to use and reliable. Even combining lighting and heating control is not just limited to the budget of a stately home.

Why not visit their showroom and take a look at what is available in terms of the latest new technology of streaming high-definition audio, or the latest old technology for playing vinyl on a turntable.

Acton Gate Audio do not offer everything which is available on the market. Few manufacturers have a range of products that the business like to stock, and advise their customers on purchasing the correct equipment through experience and select what they have to offer carefully. Acton Gate Audio like to think that they know what they are talking about, after all they have been in this industry a long time.

Pop along and have a chat with Mike, Andy, Mark or Simon plus to make things easier they have their own car park and the coffee machine is always on!

ACTON GATE AUDIO

56 Pen Y Bryn, Wrexham, LL13 7HY

Tel: 01978 364 500

Email: info@acton-gate-audio.co.uk

www.acton-gate-audio.co.uk





MALCOLM RANDLES

AERIAL & SATELLITE SERVICES

8 Roberts Lane, Rhos, Wrexham, LL14 1AP

Tel: 01978 845 736

Mobile: 07702 270 278

Email: info@malcolmrandles.co.uk

www.malcolmrandles.co.uk

MOTIVATED, PASSIONATE AND KNOWLEDGEABLE

Are you suffering with poor TV reception in your home or business?

If you live in an area where it is difficult to get a great signal, the simple solution would be to call Malcolm Randles Aerial & Satellite Services.

Malcolm Randles Aerial & Satellite Services is the ultimate specialist of installation for the discerning home owner. They stock an extremely wide range of products which will satisfy the needs of their customers.

With over 20 years experience in TV aerial and satellite installation, they pride themselves on providing a high quality service which has enabled them to build a fantastic reputation across Wrexham, Chester, Cheshire, Shropshire and North Wales.

Their services include:

- TV, Satellite and Radio Aerial Installations
- Sky and Multiroom
- Freeview Installation
- LCD and Plasma TV Wall Mounting Service

- Repair and Maintenance
- Commercial Services
- Telephone Points
- CCTV

All of their engineers are permanent staff and fully qualified with all the up to date qualifications.

For more information and to discover just how much Malcolm Randles Aerial & Satellite Services can offer, call them today.







GARDENING

for ALL of your outdoor grounds

Like every other room in your house, your garden needs to be furnished in order to be a functional area and if you are looking for ideas and inspiration, then **Little Red Tractor Company** are highly recommended.

Little Red Tractor Company is a company who are passionate about delivering high quality landscaping solutions. They undertake a wide range of projects, both domestic and commercial, throughout Wrexham and the surrounding areas.

Along with their experienced landscaping knowledge they can offer their clients a complete landscaping package using the best materials available which are often locally sourced.

They pay great attention to detail and the company has a very thorough quality control policy and comprehensive company insurance. All their work is fully guaranteed.

They pride themselves on the following services:

- Hard and soft landscaping
- Garden design
- Paving
- Brickwork
- Turfing
- Fencing
- Artificial grass
- Garden maintenance and much more

Little Red Tractor Company can also advise on plant aftercare and garden maintenance. They offer a bespoke service, specifically tailored to meet your requirements whether it is general maintenance or to keep hedges in trim and borders maintained.

For a beautiful and functional, well maintained garden, contact Little Red Tractor Company or alternatively visit their web site at www.littleredtractorcompany.co.uk



Fawnog Farm, Bersham, Wrexham, LL14 4HR
Tel: 01978 357 406
Mobile: 07827 445 255
Email: rob@littleredtractorcompany.co.uk
www.littleredtractorcompany.co.uk

*It is not where you are
at... it is where they can
take you...*

Wine is undoubtedly one of the most popular drinks enjoyed by people throughout the world and can boast a rich history which can be traced back over six thousand years.

One problem for many people is the incredible choice available, literally, thousands of wines from hundreds of countries.

Clear Black Wine has all the knowledge and experience to be able to help and advise people on the correct choice of wine. From their friendly store in Gresford, they supply a wide variety of wines, beers and other beverages.

Tasting a range of wines is the best place to start and Clear Black Wine will offer this facility at specially organised wine tasting events, where you can not only experience the wine itself, but also learn about its origins.

Whether you are looking for a particular bottle to mark a special occasion, or looking to buy in quantity, then the company will be more than able to accommodate your requirements.

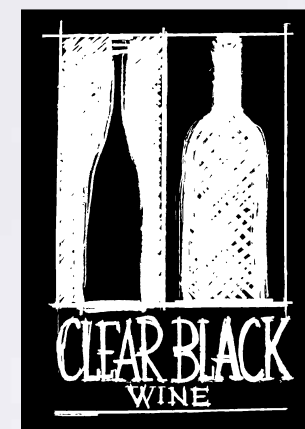
They stock wines from across the world all at prices to suit any budget. They already have a large number of clients who return to them time and time again paying testament to the quality of their products and service.

Their customers are both private clients and businesses and they welcome enquiries from anyone. If you are looking for a very special experience and an enjoyable way to choose your next bottle of wine, contact Clear Black Wine today.

EXCITING NEW VENTURE

*You can now enjoy
wine by the glass and
a selection of Tapas
dishes.*

*"Come and indulge
yourself"*



17 Chester Road, Gresford, LL12 8NB

Tel: 01978 852 237

Mobile: 07989 413 696

Email: peter@clearblackwineretail.co.uk

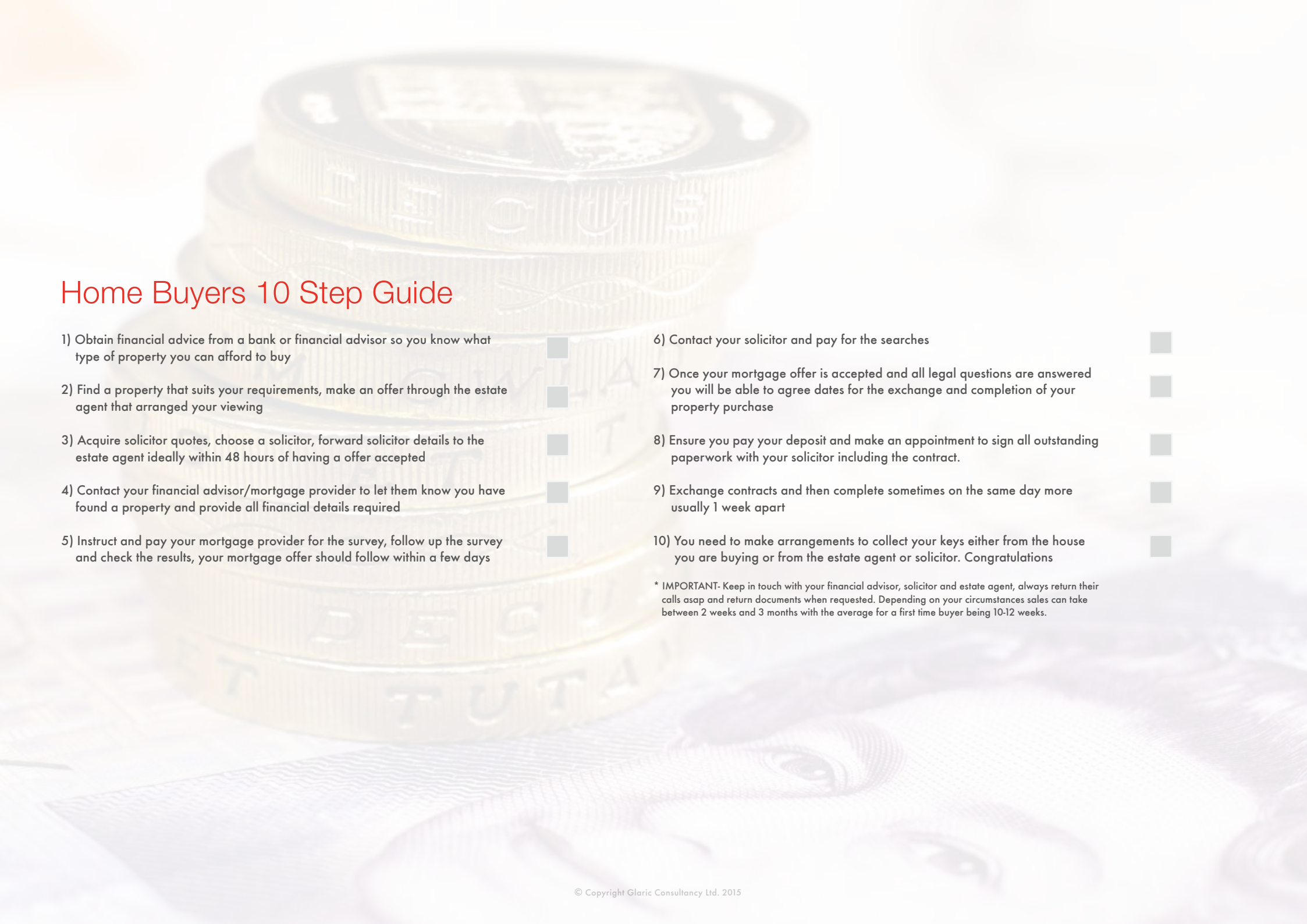
www.clearblackwine.com



CLEAR BLACK

WINE MERCHANT
&
TASTING HOUSE

01978 852237
www.clearblackwine.com



Home Buyers 10 Step Guide

- | | | | |
|--|---|--|---|
| 1) Obtain financial advice from a bank or financial advisor so you know what type of property you can afford to buy | ■ | 6) Contact your solicitor and pay for the searches | ■ |
| 2) Find a property that suits your requirements, make an offer through the estate agent that arranged your viewing | ■ | 7) Once your mortgage offer is accepted and all legal questions are answered you will be able to agree dates for the exchange and completion of your property purchase | ■ |
| 3) Acquire solicitor quotes, choose a solicitor, forward solicitor details to the estate agent ideally within 48 hours of having a offer accepted | ■ | 8) Ensure you pay your deposit and make an appointment to sign all outstanding paperwork with your solicitor including the contract. | ■ |
| 4) Contact your financial advisor/mortgage provider to let them know you have found a property and provide all financial details required | ■ | 9) Exchange contracts and then complete sometimes on the same day more usually 1 week apart | ■ |
| 5) Instruct and pay your mortgage provider for the survey, follow up the survey and check the results, your mortgage offer should follow within a few days | ■ | 10) You need to make arrangements to collect your keys either from the house you are buying or from the estate agent or solicitor. Congratulations | ■ |

* IMPORTANT- Keep in touch with your financial advisor, solicitor and estate agent, always return their calls asap and return documents when requested. Depending on your circumstances sales can take between 2 weeks and 3 months with the average for a first time buyer being 10-12 weeks.

Selling Guide

- 1) Choose and instruct your estate agent
- 2) Prepare your home and garden for viewings
- 3) Accept an offer from your purchaser via the estate agent
- 4) Acquire solicitor quotes, choose a solicitor and forward the details to estate agent ideally within 48 hours of accepting an offer
- 5) Your solicitor will send you detailed questionnaires asking what you are leaving in the property such as blinds, light fittings, who your service suppliers are etc. Ensure you return all the forms and provide all requested information to your solicitor as promptly as possible to ensure the sale progresses smoothly.
- 6) Make an appointment to sign all the necessary paperwork in plenty of time for exchange of contract.
- 7) Agree a date for exchange of contract and completion
- 8) Book your removal company, they can supply you with packing materials should you wish
- 9) Talk to your estate agency about what you want to do with the keys on the day of completion
- 10) Your solicitor will phone to say the sale has completed usually late morning, you then need to hand over keys as arranged and move on to your new home.

* IMPORTANT- Keep in touch with your financial advisor, solicitor and estate agent, always return their calls asap and return documents when requested. Depending on your circumstances sales can take between 2 weeks and 3 months with the average for a first time buyer being 10-12 weeks.

Notes

This Guide to Moving Home has been prepared for MONOPOLY of WREXHAM
by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH
T: 0845 1300 556 E: glaric@aol.com W: www.glaric.com

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Whilst it is believed that the editorial features included in this Guide are representative of
the businesses appearing, no responsibility will be accepted by MONOPOLY or
GLARIC CONSULTANCY LIMITED in respect of any products or services supplied by them.

Viewing Appointment Record

Date	Address	Price	Comments

MONOPOLY
BUY ■ SELL ■ RENT

Pinfold Works, Rossett Road,
Trevalyn, Wrexham,
LL12 0DQ

01978 800186 / 01244 560610 / 01691 880407
monopolywrexham@hotmail.com
www.monopolygroup.co.uk

