



ADD VALUE TO YOUR HOME

30th October 2008...With media headlines dominated by rising living costs, increasing utility and fuel bills, job losses and a struggling housing market, more and more people are looking to improve their homes, rather than move.

Giving your home some TLC will not only provide you with a real sense of accomplishment but in the long run, can really add value to your property. And in these tougher times, spending cash on home improvement rather than moving can be a very worthwhile investment.

Cannock Gates, the UK's largest manufacturer of gates, assists customers looking to improve their properties every day. Colin Stead, Managing Director for Cannock Gates, says: "A 'credit crunch' economy coupled with rising living costs is making all of us think harder about how we're spending our money. When we buy a property, we all hope that when we come to move on, we'll see a return on our investment. However, in current times, more of us are choosing to stay in our existing property rather than move – and by looking at ways to improve our homes, we can continue to add value to our properties for when the housing market does begin to recover."

Try Cannock Gates' top ten tips for adding value to your home.

1. Convert the loft

If you feel that your family has started to outgrow your current property, why not look at adding space without the upheaval of moving? Clear out your loft and see if you can maximise this space with a conversion. Adding an extra bedroom or home office is cheaper than moving house and could even take your property up to the next price

category in your area. While planning permission is not usually required, make sure you check it out with your Local Authority first.

2. Fit double glazing

With soaring utility prices, there has never been a better time to invest in double glazing for your home. Not only will it reduce heat loss and therefore your fuel costs, if you choose a style that is in keeping with your house, it can really enhance your property's kerb appeal.

3. Build a patio or a deck

Gardens are very much seen as an extension of your home and are a key selling point in the buying process. Making a feature of your garden will not only bring you much enjoyment – think entertaining friends on balmy summer evenings – but will also really enhance the appeal of your property in the eyes of prospective purchasers in the future. Cannock Gates offers a range of garden features, including rose arches, pergolas, planters and a superb timber gazebo.

4. Fit gates and railings

Prevent intruders getting to the front, back and sides of your home by installing strong gates and/or railings, such as those produced by Cannock Gates. Making it difficult for burglars before they have even got near your property is very likely to deter them! Home security is becoming increasingly important with over 1 million burglaries and attempted burglaries every year in the UK*. Fitting gates or railings not only offers peace of mind but also creates an impressive entrance to your property – in fact, it will give your house an instant facelift! Cannock Gates offers a range of gates to suit all property styles as well as a bespoke service for those people with a clear vision for their home.

5. Update your kitchen

You don't need to tear out your kitchen and start from scratch. You can make a big difference with a few smaller changes, for example, replacing the doors on your kitchen units or updating cupboards with funky handles. Give the room a lick of paint and get new blinds for a fresh, updated look.

6. Modernise your bathroom

Bathrooms make a big impression on homebuyers and you'd be surprised how often a 1970s avocado suite with mouldy grout lines puts someone off purchasing a

property! Bring your bathroom into the 21st Century and invest in a modern, white bathroom suite. Wet rooms, large tiles and chrome finishes are all the rage at the moment!

If your budget doesn't stretch to loft conversions or new double glazing, you can really make a lasting impression by simply sprucing up your home.

7. Tidy up the garden

Fix broken garden furniture, give fences a lick of paint, rake up leaves, mow and edge the lawn, replace cracked patio slabs and store garden tools away in the shed.

8. Spruce up the exterior of your home

Repaint or replace your front door, plant up your window boxes and hanging baskets, clean the windows and repaint window frames and external walls.

9. Finish off small DIY jobs

Perhaps you've been meaning to hang a mirror in your lounge for the past six months or maybe you've been planning to give the kitchen a fresh coat of paint. Bite the bullet and dedicate a weekend to getting sorted those DIY jobs that have been niggling away at you for months – you'll be surprised what a difference it will make to your home!

10. Add accessories

Soft furnishings really help to make your house a home. By brightening up rooms with decorative accessories, you'll not only love the transformation but when you do decide to sell, it will make a lasting impression on prospective purchasers.

Cannock Gates is the UK's largest manufacturer of gates offering the UK's largest range of wooden gates and wrought iron style gates and railings. The extensive range includes garden gates, side gates, drive gates, estate gates and field gates in over 750 standard size/style combinations. A bespoke service is also offered, meaning you can choose a style and size of gate to perfectly suit your home.

Most pairs of gates are suitable for automation, with a choice of above and below ground hydraulic systems and electromechanical systems, some designed for easy DIY installation.

An installation service is available for gates, railings and automation.

Where extra security is required, Cannock Gates also supply wrought iron style window grilles, security gates for doorways and security locks. A range of traditional garden products including arches, arbours, picnic tables, planters, tool sheds are also available.

Operating for over 25 years, the Cannock Gates ethos is based upon traditional manufacturing methods and skilled craftsmen.

All Cannock Gates timber products are PEFC certified and are produced in ways which do not damage ancient forests, harm wildlife or jeopardise the future of the people whose lives depend on the forest.

For further information please call 01543 462500 or visit the Cannock Gates web site – www.cannockgates.co.uk

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* secureone.co.uk

For further press information, please contact:

Anna Jester or Claire Heavisides

Haslimann Taylor PR

T: 0121 355 3446

E: anna@haslimanntaylor.com or claire@haslimanntaylor.com