



## Follow our home staging checklist for a quicker sale

Given the amount of time we spend in our bedrooms, this is one place that requires extra TLC. Use our guide to make sure your bedroom isn't putting off prospective buyers.

Best of luck & happy selling!



Staged homes are sold for

**6%**

above the asking price



Staged homes spend

**73%** less

time on the market



### BED

- ✓ All bed linen should be white or neutral, made from the finest quality cotton and ironed
- ✓ Pillows and cushions should be plumped up to look inviting
- ✓ Consider a neutral throw for added homeliness

### WARDROBE

- ✓ If a fitted wardrobe, would a stand-alone take up less space?
- ✓ Don't overcrowd – a nosy buyer may take a peek inside
- ✓ Ensure your clothes are on one style of hanger, neatly arranged and facing the same way



### FLOOR

- ✓ Ensure carpets are clean
- ✓ Repair floorboards if exposed, consider a re-wax or re-stain
- ✓ Experiment with rugs – their presence may make the room more homely, but does it make it look too small?

### FURNITURE

- ✓ Bedside tables and lamps should match and be free from clutter
- ✓ Remove anything that is taking up space
- ✓ Remove any pieces that show the room as dual purpose e.g. a study desk



### WINDOW

- ✓ All should have blinds or curtains, avoid nets
- ✓ Ensure as much light can get in as possible
- ✓ Make small windows appear larger by using long curtains and thin poles

### DOORWAY

- ✓ An open doorway will make the room look welcoming
- ✓ Ensure the main selling points of the room can be seen from the doorway
- ✓ Repaint or retreat the door and ensure it opens and closes correctly



### WALLS

- ✓ Paint the walls a gender-neutral colour
- ✓ Avoid magnolia, go for pastels or white
- ✓ Gloss wood or re-wax/re-varnish if unpainted

### DECORATIONS

- ✓ Keep to a minimum
- ✓ Use wall mirrors to make the room bigger
- ✓ Carefully-placed artwork can be effective but avoid posters or over-covering the walls



### SHELVES

- ✓ Don't fill with books & trinkets – a select few will avoid clutter
- ✓ Consider them as a space for plants, flowers or lighting
- ✓ Remove any personal photographs

## CREATE AN AMBIENCE THAT SELLS

Once you've looked at the specifics, create an overall ambience of cleanliness and tidiness; little things that can make all the difference to a buyer.



Your bedroom should be a relaxing place for sleeping in, so remove all traces of any other uses – TVs, desks and yoga mats should all be moved to another room or hidden



Carry out any repairs, to the point of ensuring doors do not squeak



Deep clean the room – a truly clean bedroom will help you feel more confident



If the room has a fireplace, fill it with candles if not in use



Some gentle music can be effective but avoid showroom clichés



Make it smell fresh – remove all traces of pets and go for a subtle fresh cotton or vanilla scent



Dress smartly – a scruff wouldn't live in a clean and tidy home



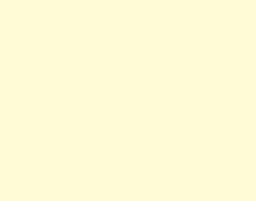
Make sure you can walk around the room easily

### Sources

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