


Shelton&Lines

Personable Service, Traditional Values with Contemporary Marketing

The background is a solid red color with a subtle, embossed floral pattern. The pattern consists of various flowers and leaves, including what appears to be a large rose at the top center and several smaller, stylized flowers and leaves scattered throughout. The pattern is rendered in a slightly darker shade of red, creating a textured effect.

Our belief is that the traditional business model of
an Estate Agency has changed to be more
technology driven and customer focused, our
experience gives clients the confidence that their
property is in safe hands.

Property Sales

National & International Marketing

“National connections – maximises the interest and leads to the highest market price...”

Shelton & Lines are members of The National Homes Network, a group of specially selected and approved independent estate agents in the British Isles, collectively approaching 250 offices throughout the UK and with additional associated offices overseas including Southern Ireland, USA, Spain, New Zealand and Australia.

Our nationwide connections provide our client’s properties with the maximum exposure to as many possible buyers; this increases the opportunity of an early sale and a high selling price.



Web Marketing

“Reaching more buyers allows us to achieve the best possible price...”

At Shelton & Lines we understand that the internet is one of the many important factors in marketing property today. Our website is updated daily and benefits from large digital photographs, floor plans, street view, location maps and a PDF of the brochure.

www.sheltonandlines.co.uk

The screenshot shows the Shelton & Lines website interface. At the top, there is a navigation menu with links for HOME, SELLING, LANDLORDS, ABOUT US, BOOK YOUR VALUATION, and CONTACT. Below the menu is a large image of a brick house with a bay window. Underneath the image is a "Property Search" section with filters for Sales and Lettings, and dropdown menus for Minimum price, Maximum price, and Bedrooms. To the right of the filters is a "View shortlist" button and a pagination control showing "1" of 1 results. Below the search filters are two property listings. The first listing is for "The Hill Avenue, Worcester" with an offer around £350,000, 5 bedrooms, and 2 receptions. The second listing is for "Martley Road, Lower Broadheath" with an offer around £375,000, 4 bedrooms, and 4 receptions. Each listing includes a small image of the property and buttons for "Shortlist" and "View Detail".

Property Website Portals

“All major portals included at no extra cost...”

- sheltonandlines
- globrix
- findaproperty
- propertyfinder
- primelocation
- ukpropertyshop
- fish4homes
- mouseprice
- rightmove
- google
- yell
- home

Local Media

“Local and National marketing combined...”

Our research tells us that despite the growth of the internet people still enjoy looking through the property pages and magazines. The design and layout of our property advertising is important to ensure that your property is always presented at its best. Fresh, clear images that are easy to read will encourage viewings.



Accompanied Viewings

“Going the extra mile for our clients...”

We know from our own experience that Saturdays and Sundays are by far the busiest period of the week; therefore we offer the service to accompany viewings seven days a week. More viewings means, faster sales, higher prices and less inconvenience for our clients.

Lettings

“Maximising the interest in your property...”

When you are choosing a selling agent, do make sure you choose one that handles lettings too. Letting agents have long-term buy-to-let investors permanently on their books who buy regularly. They know their agent and make quick discussions and reliable offers. They prefer to buy through an agency that does lettings because it is easy for them to let their new investment, to compliment this we offer a unique service whereby we offer a Free Tenant Find Service encouraging an offer on your property.

Photographs

“Shelton & Lines will ensure your property looks at its best...”

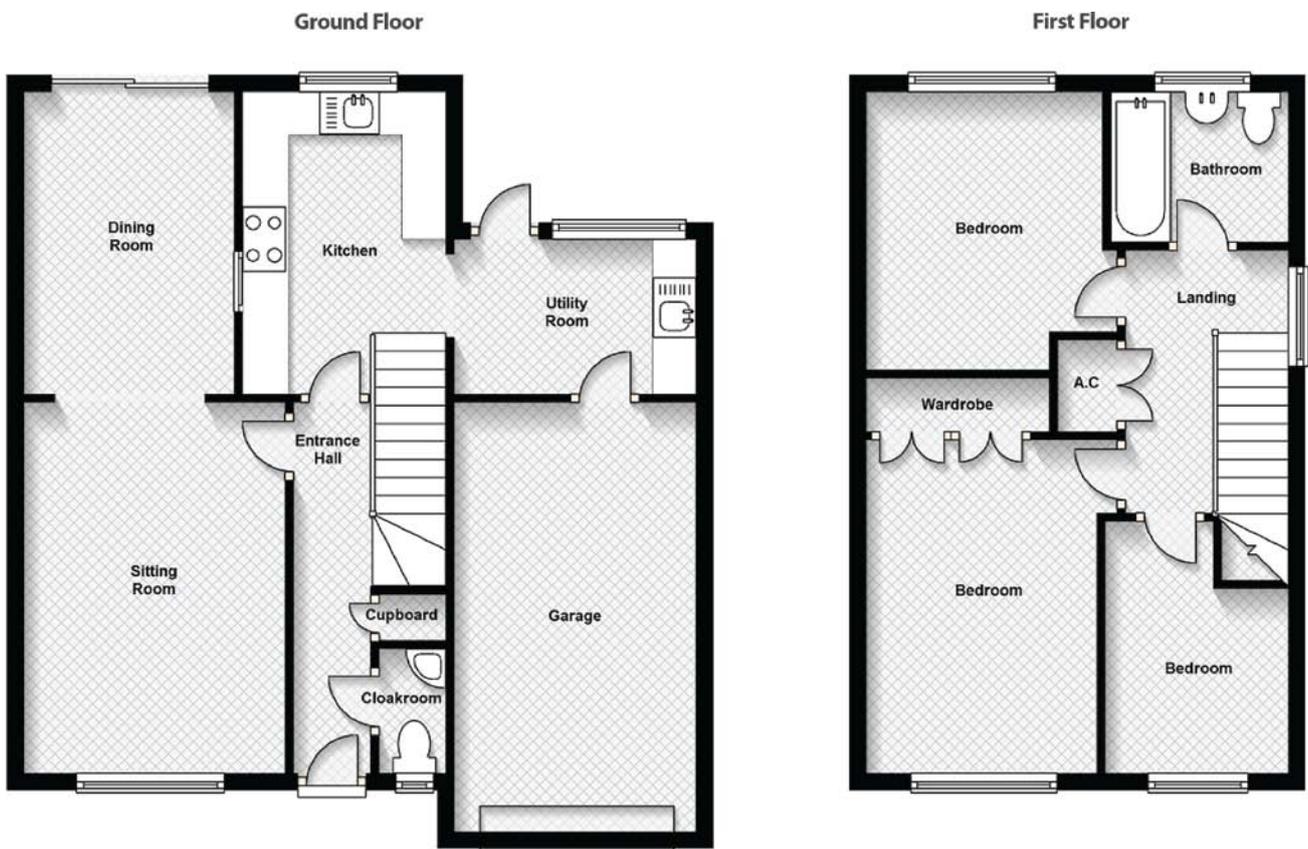
A set of high quality digital photographs will be taken of your property for inclusion on the sales details, for use on all the property websites and the press advertising. Our experience and knowledge allows us to take internal and external photographs of your property to highlight the features to potential buyers.



Floor Plans

“When a property is deceptively spacious these really work well...!”

We believe that floor plans suggest an open approach to property marketing and our research has shown that buyers overwhelmingly prefer them to the usual write-up details. Only floor plans can accurately relay how the accommodation “works” in practice, illustrating how it could compliment a buyer. Conversely in instances where a floor plan alerts a purchaser to a blatantly unsuitable property, fruitless viewings can be avoided.



Mortgage Services

“When an offer has been made on your property Shelton & Lines protects your sale...”

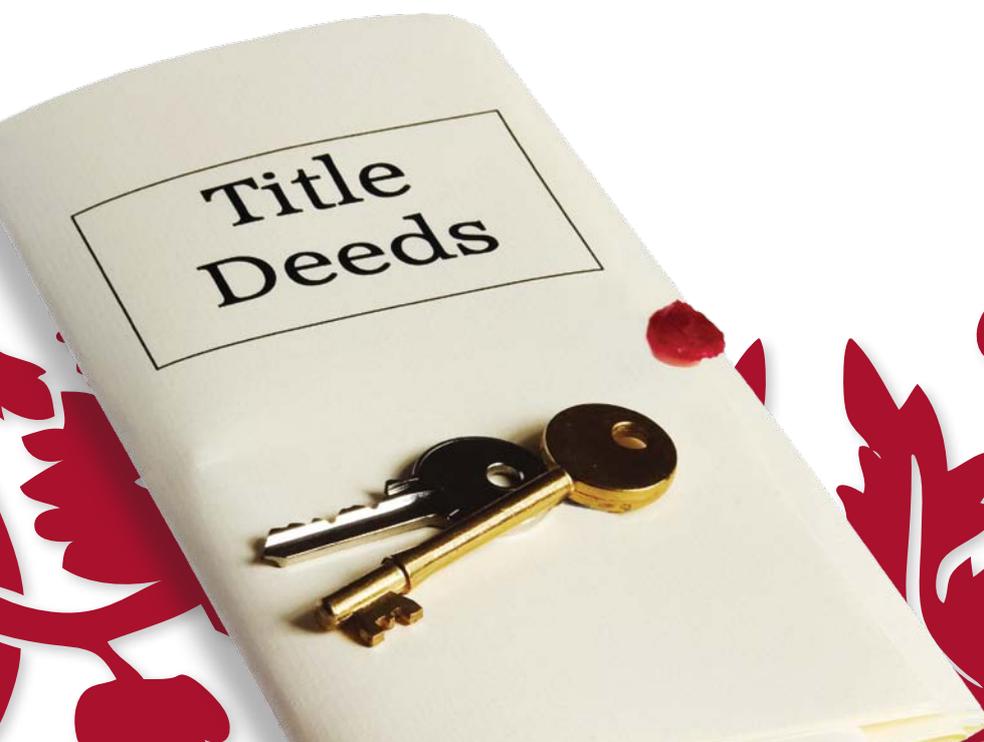
Before an offer is agreed on your property we will financially qualify your buyer. It is very important your estate agent checks the buyer’s financial position when agreeing your sale; this eliminates problems further along the conveyancing process and reduces the risk of sale from falling through.



Legal Services

“Providing our clients with a unique, fast and proactive service...”

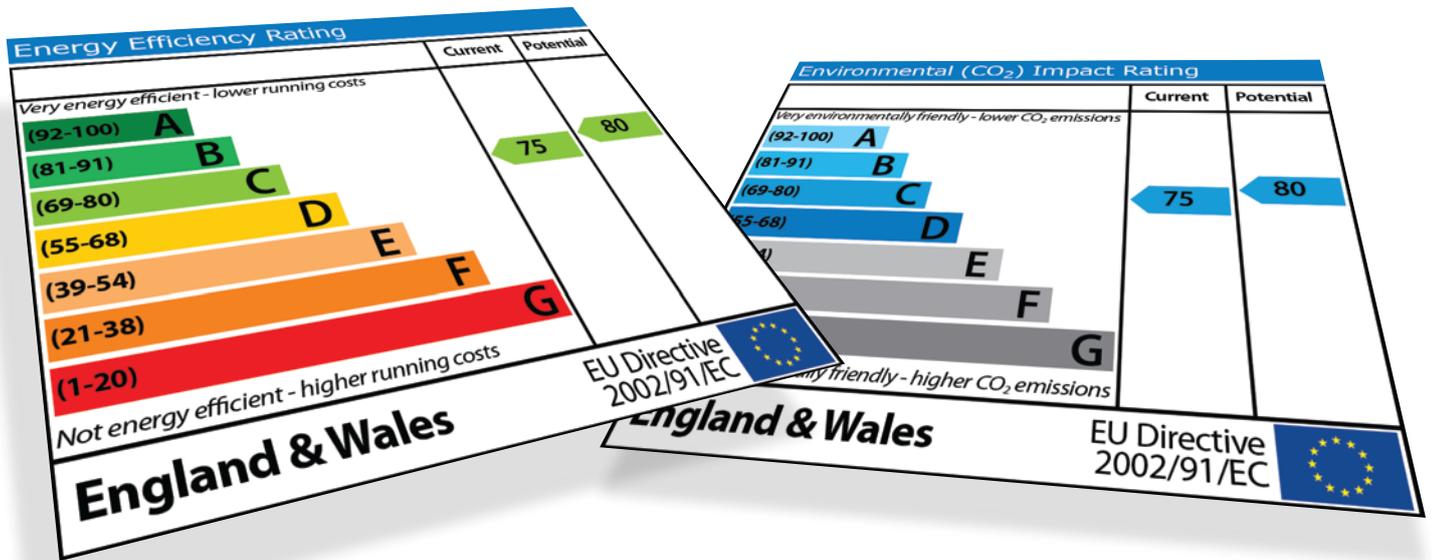
It is easy to become impatient when buying or selling a property and one of the greatest frustrations in moving is the legal delay. We have acted decisively on this point and have a firm of Solicitors who provide our client’s with an unrivalled legal service. They not only speed the process along but reduce the chance of the sale falling through. They offer a bespoke service, to include your own personal adviser, fixed fee guarantee and the huge benefit of no sale, no legal fee!



Energy Performance Certificates

"Everything arranged under one roof..."

We can arrange for an E.P.C to be carried out on your property, this is a legal requirement whether the property is marketed for sale or for rent.



Professional Surveys

"Offering the convenience of all your needs under one roof..."

If you own a property or look after one for someone else the chances are you will need a Chartered Surveyor at some stage. The bulk of our work involves valuations and surveys on a wide range of properties including modern brick houses, black and white cottages, barn conversions and country estates. Our surveyor has over 30 years experience of dealing with property matters and if there is any property-related problem to discuss, we are a telephone call away. Our reputation has been built on giving clear and concise advice with a common sense approach.

- ✎ Fellow of Royal Institute of Chartered Surveyors
- ✎ Surveys to include the new RICS Homebuyer Report
- ✎ 30 years experience in Worcestershire
- ✎ Member of Dispute Resolution Faculty of the RICS
- ✎ Experience of giving evidence in court
- ✎ Expert witness reports prepared for litigation
- ✎ Reports prepared in accordance with the Civil Procedure Rules and the RICS



Our Staff

"The partners always available to help and assist..."

Selling a property can sometimes be a daunting prospect. At Shelton & Lines, we aim to make the whole process as smooth and straight forward as possible. We provide a personal, friendly service that is tailored to your needs ensuring we find the right buyer for you quickly and efficiently.

We are a strong and experienced team, specialising in selling and letting residential properties in Worcester and the surrounding villages. Our partners have a combined experience of over 50 years in residential property and boast an in-depth knowledge of the local area. They have established their personal reputations by assisting thousands of people in Worcester, with their property transactions.



Richard Shelton
Director



Simon Lines
Director



Lee Francis
Director



Natalie Chance
Lettings Administrator



Joe Shelton
Negotiator



Michelle Taylor
Sales Administrator

As members of the Ombudsman scheme Shelton & Lines Ltd comply with a code of practice which lays down the standards of business conduct. The public should ensure they are dealing with a member of the scheme so that they can be confident about the firm's approach and where, if they feel disadvantaged, they have access to independent judging of their complaint.



Shelton&Lines Lettings

Personable Service, Traditional Values with Contemporary Marketing



Property Letting

“Complete piece of mind your investment will perform...”

At Shelton & Lines we pride ourselves on a property letting service that is second to none. We offer a comprehensive service with a personal touch, allowing you to rest assured your property is in safe hands. All our tenants are personally chosen to meet strict a referencing criteria enabling a smooth tenancy. A full independent photographic inventory will be produced to safeguard your property along with a substantial deposit. Our current tenant occupancy rate is 97%; therefore you can be quite sure there will be no long void periods.

There are two levels of services available to you, a Let Only Service or a Fully Managed Service.

Both options are offered - No Let, No Fee.

Feel free to contact us to discuss further.

Lettings Option 1

Let Only

Includes:

- 📌 Marketing on all major websites
- 📌 Local press advertising
- 📌 Database of waiting tenants
- 📌 Accompanied viewings
- 📌 Fully referenced prospective tenants
- 📌 Drawing up the tenancy agreement
- 📌 Setting up standing orders
- 📌 Arrange the EPC and GSC
- 📌 Deposit in a tenancy deposit scheme
- 📌 Send you the paperwork
- 📌 No let, no fee

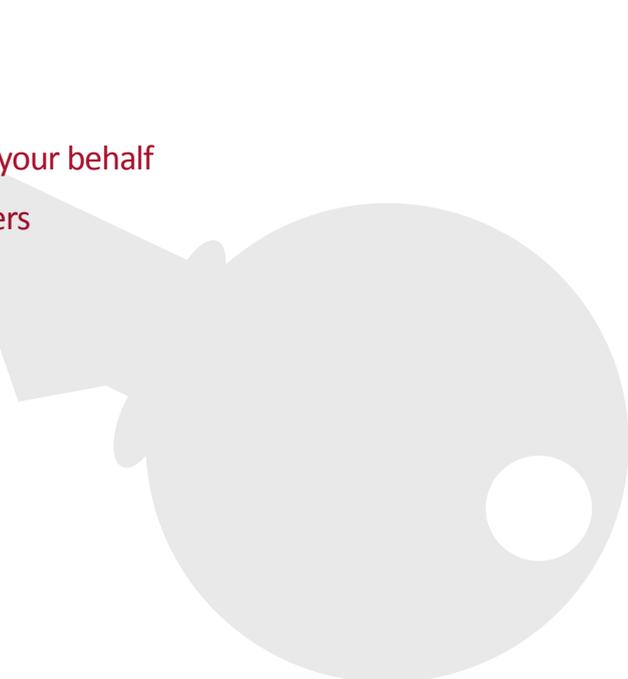


Lettings Option 2

Fully Managed

Includes:

- Marketing the property on all major websites and local press
- Database of waiting tenants
- Accompany all viewings
- Provide vital feedback from prospective tenants
- Create a draft tenancy agreement
- Collect bond money
- Complete standing order forms
- Referenced the tenants
- Clear the bond cheques
- Sign the tenancy agreement
- Send you the paperwork
- Send management report
- Arrange the gas safety certificate
- Produce a detailed photographic inventory
- Arrange electrical appliance safety test
- Deliver keys to the tenants
- Be a 24-hour point of contact
- Take maintenance requests
- Provide tenants inventory
- Check any inventory discrepancies
- Implement council tax bills
- Collect rent
- Regular property inspections
- Contact your nominated contractors on your behalf
- Arrange access for maintenance engineers
- Provide nominated CORGI engineer
- Provide nominated electrical engineers



(Fully Managed continued...)

Includes:

- ✔ Instruct the purchase of items and services on your behalf
- ✔ Send you a monthly rent statement
- ✔ Send you a monthly expenses statement
- ✔ Transfer balance of funds within 10 days
- ✔ Transfer late rent collected within 10 days
- ✔ Send you a monthly management diary
- ✔ Send details of maintenance reported
- ✔ Send details of notices issued
- ✔ Advise tenants on any problems
- ✔ Bring issues to your attention
- ✔ Try to re-sign current tenants
- ✔ Serve a Section 21 Notice
- ✔ Inform tenant of leaving arrangements
- ✔ Explain the condition we expect the property to be left in
- ✔ Arrange collection of the keys
- ✔ Arrange a closing inspection
- ✔ Inform tenants of outstanding paperwork
- ✔ Check the inventory
- ✔ Arrange for any cleaning or repairs
- ✔ Take meter readings
- ✔ Charge tenants where appropriate
- ✔ Send you a copy of the inspection report
- ✔ Return the tenant's bond
- ✔ Rent guarantee insurance
- ✔ Legal protection insurance
- ✔ Specialist insurance for building / contents
- ✔ No let, no fee

Shelton&Lines 

www.sheltonandlines.co.uk

info@sheltonandlines.co.uk

181 Bath Road
Worcester
WR5 3AQ

01905 353933

