

Introducing...



the **michaels property** group

www.michaelsproperty.co.uk

- Michaels were established in 2014
- Michaels now offer **property sales, lettings & property management, mortgages, and commercial finance:**

michaels
property consultants

michaels
lettings & property management

mfinancial
...part of the **michaels property** group

mcommercial
...part of the **michaels property** group

- Our branches in **Colchester, Wivenhoe and Braintree** afford extensive coverage across the North Essex region:



- Michaels are a **fully independent** agency which prides itself in offering our clients **bespoke** property marketing packages.

The **valuation process** for your property...

- The reason for our visit today.
- The process of **valuing** your property.
- Provide you with a honest and guided approach to the **best possible** value.
- Understanding **current** market conditions.
- Our **marketing** campaign.
- The sales process and the **marketing package** we will offer you.

The **current value** of your home...

- What did you **pay** for your property?
- Have you had any **recent** valuations of the property you want to sell?
- Let's take a look at some **comparable properties** in your area.
- Michaels final **value/marketing** price.

Marketing your home...

- Advertising on all **property portals** with featured and premium listings.
- Interactive **social media content**, including facebook and instagram.
- Professional **HDR Photography**.
- **Floorplans** and **property brochures** as standard.
- Comprehensive **write ups** including full internal specification.
- **Interactive videos** featuring Michaels staff.
- Prominent **Town Centre Offices**.

Our beliefs...



- We call, text and email our large database of **suitable registered applicants** at the point of instruction.
- All viewings are **accompanied** by an experienced Michaels Representative.
- Constructive feedback **within 24hrs** after all viewings.
- Perform regular **weekly updates** with all clients, offering honest and transparent advice at all times.
- We **fully vet all potential purchasers** prior to arranging a viewing... we don't have time for time wasters.
- Superior communication... personal phone numbers for **24 hour** contact.

The Michaels sales package...

- A transparent Agency fee policy... simply **no sale, no fee**.
- Contract Length... we don't believe in tying clients into **lengthy contracts**.
- Agency advertising boards... a simple '**For Sale**' board still has a massive impact when it comes to **selling your home**.



Once you've sold...

- Local **Solicitor** recommendation.
- In-house allocated **Sales Progressor**
- Advice on enquiries, searches and surveys.
- Sales **Aftercare...** we'll assist you with:
 - Contacting the **previous** owners.
 - Organising **Utilities** arrangements.
 - Forwarding your **post** and **deliveries**.
 - Resolving any of your **post sale** queries...
 - Michaels don't **take the money** and run.

**Now
Sold**

subject to contract


michaels
property consultants

COLCHESTER

01206 576999

 michaelsproperty.co.uk

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Don't just take **our word** for it...

“ Michaels have to be the best agents around this area, I mean best by far, exceeding expectations on all fronts. Professionalism, responsiveness and brilliant customer service are some of the attributes I would tag to them.”

Noman Jalib

“ Michaels have been professional and helpful throughout our sale. Our chain ended up being quite challenging and frustrating but Michaels were there the whole way through and were very helpful and helped to push it over the line.”

Jim Hannan

“ They're a very professional outfit, all the way through this moving process, the first to keep me updated and easy to contact. I am thoroughly impressed with Michaels... 10 out of 10 from me.”

Kevin Kent

“ All of the staff have been lovely, helpful and supportive through the whole sale and purchase process. Whoever said estate agents don't call back hasn't been to Michaels. Well done to the whole team!”

Susan Willis

“ I've used Michaels twice now, would definitely recommend, the high level of service and competence is worlds apart from other estate agents I have used.”

Adam Day

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