



An introduction
to your trusted
local agent.

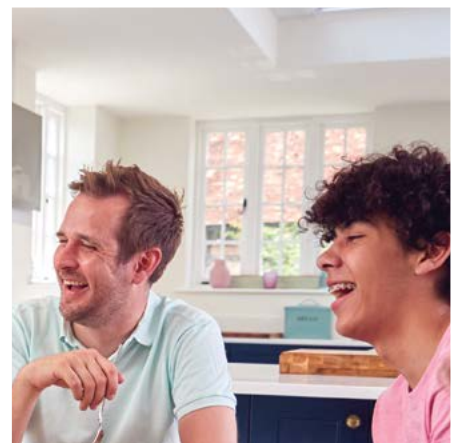
picker-elliott.co.uk



Customer reviews



“ The Picker Elliott sales and lettings teams have been brilliant, friendly, professional, and caring, throughout the years. – Gordon Cromar ”



“ Their fantastic diligence to detail and the customer service which was second to none. – Colin Ellis ”



CONTENTS

4	Welcome	
5	Which estate agent?	5
6	Customer reviews	
7	Selling your property – Your sales journey guide	7
8	Marketing your property – Secrets of a successful sale	
9	Marketing your property – Professional marketing	9
10	Customer reviews	
11	After-sales process	11
12	Alternative selling options	
13	Trusted partners	13
14	Lettings services – Working with you to find the right tenant	
15	Lettings services – Managing your property	15
16	Contact details	



About us

Picker Elliott Estate Agents is your independent, local agent, focused on providing a high-quality personal service for property sales and lettings.

Founded by Director Steve Picker, our experienced team strive to make life easier for customers, helping them navigate even the most challenging aspects of property transactions.

99

% of our Google reviews have 5 stars

Est.
2004

Trusted and established, company

Our Core Values



Innovation

To make your property journey exceptional, we continually embrace fresh ideas to stay ahead of the market.



Integrity

Doing what's in your best interest is our primary goal. Only by gaining your trust can we provide the best service.



Transparency

You'll know what to expect at each step of the process due to our open, straightforward communications.



Passion

You need an agent who is passionate about getting the best results for their clients. You're not just another listing.



Dedication

We provide personalised support and meticulous attention to detail, all guided by our dedication to excellence.

80+
years

Combined sales and lettings experience



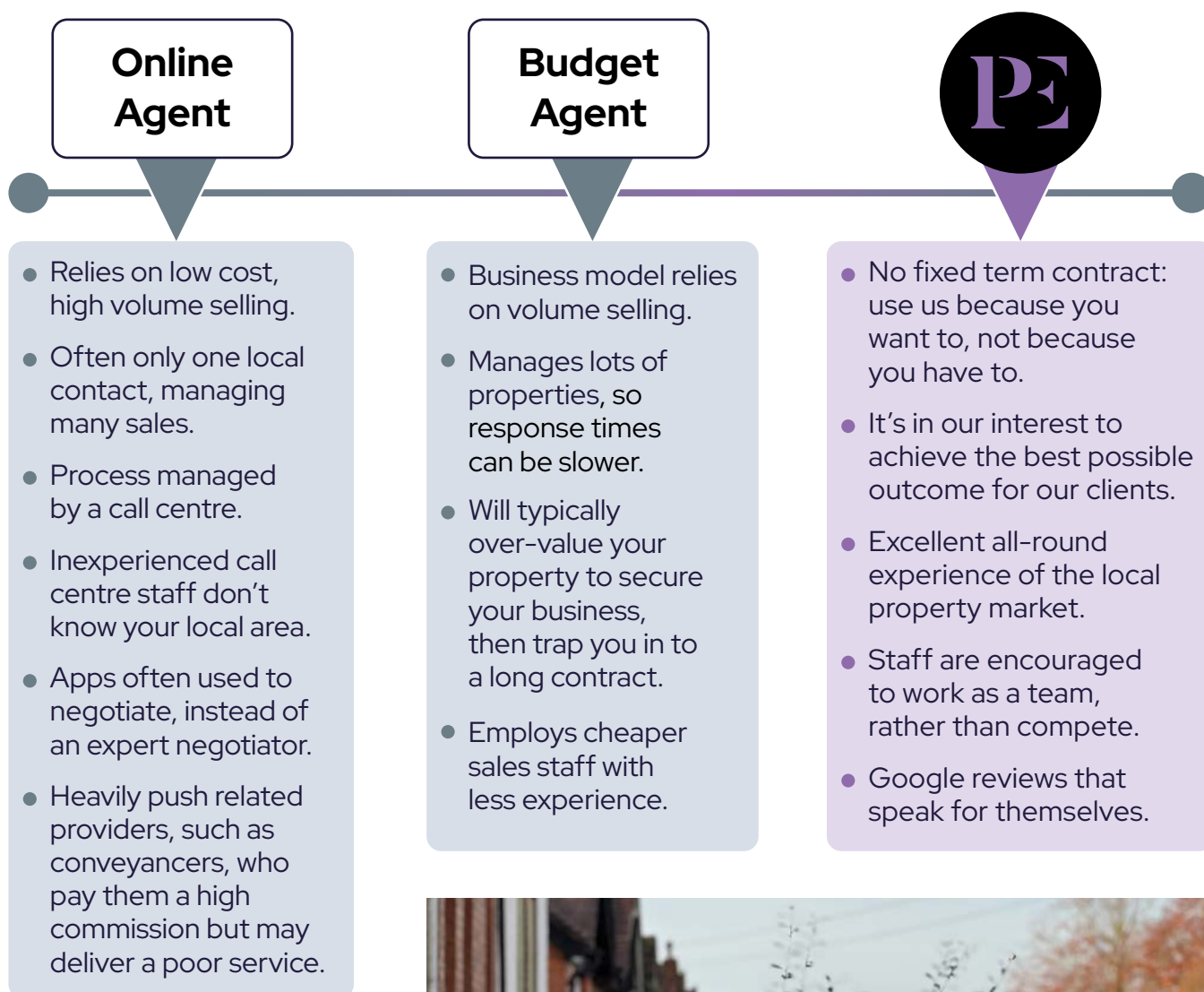
Choosing the right estate agent for you

There are many estate agents local to you, so we understand how difficult it might be to choose the right one.

The sliding scale below will help you see where Picker Elliott are positioned within the marketplace.

Moving house can be stressful and daunting. At Picker Elliott, we guide you through the process with sound advice and support.

We want to help you avoid losing your dream property or having to put your life on hold, due to a slow property sale.



“ I would highly recommend
Picker Elliott to anyone
thinking of selling.

– Kay Cave

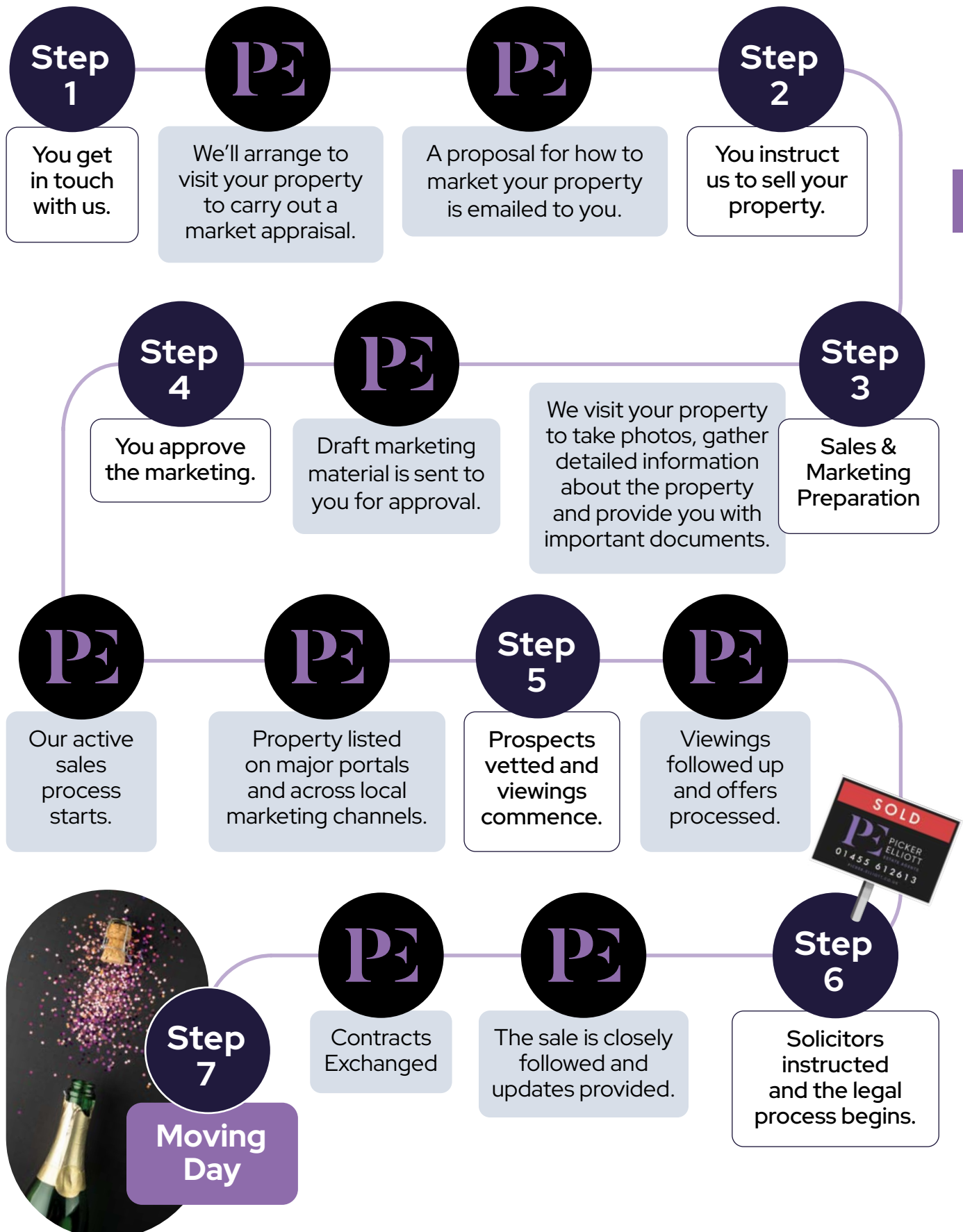
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“ Very helpful and friendly
service. Always there to
look after you and help you
through the house selling
process. – Paul Colderick

”

Your sales journey guide – 7 steps to success



Secrets of a successful sale

Listening

By really tuning in to what's special about your property, we can promote it more successfully. We want to ensure your property photographs present a lifestyle as well as its features.



Internal promotion

We have buyers already waiting for certain types of properties, so we can often make calls straight away to potential buyers.



Professional Presentation

We'll help advise you on how to make your property look its absolute best, so you will soon have buyers booking viewings and falling in love with it.



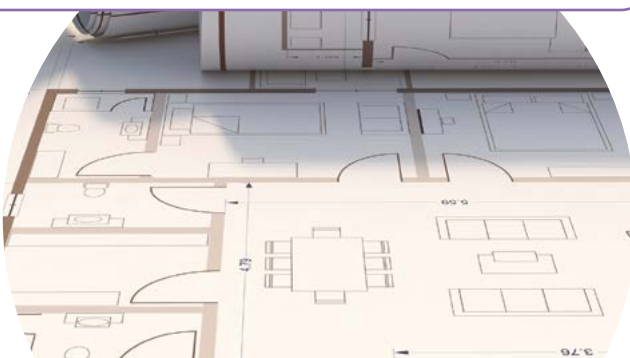
Advertised

On the most successful online property platforms.



Detailed Floor Plans

You'd be surprised what sells a house. If a garage is missed off, a buyer could lose interest if it's featured on their 'must haves' list.

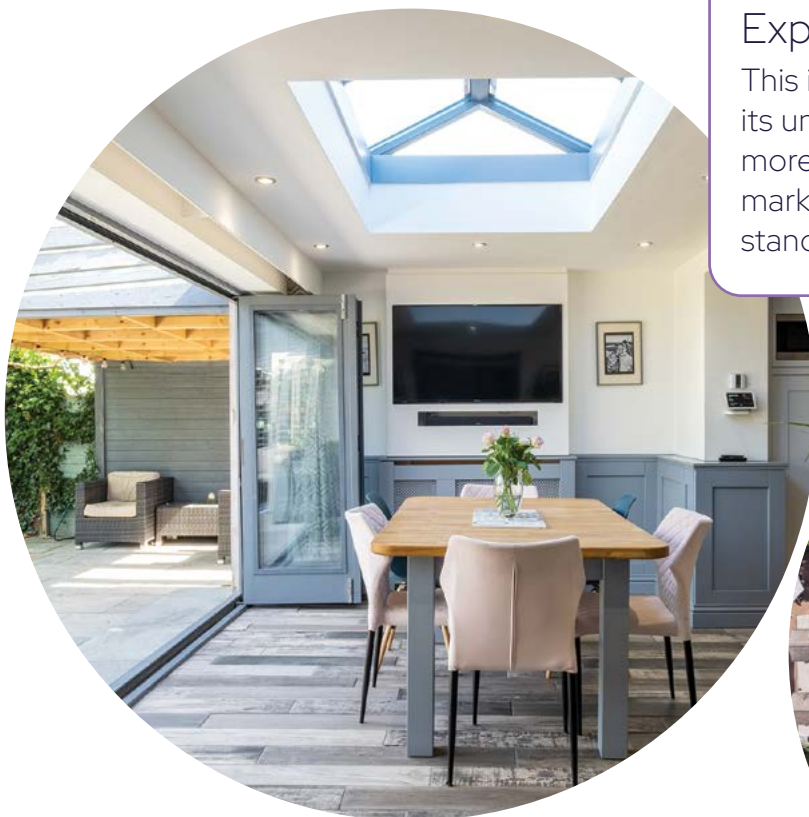


Professional marketing



Expert Photography

This is crucial in marketing a home, capturing its unique features and appeal, to attract more potential buyers. In a digital-first market, high-quality images help a property stand out and maximise its sale potential.



Aerial Photography

Highlighting the location's benefits can captivate potential buyers, encouraging them to arrange a viewing.



Expert Videos

Virtual tours are dated. Our high-end preview videos attract more attention.

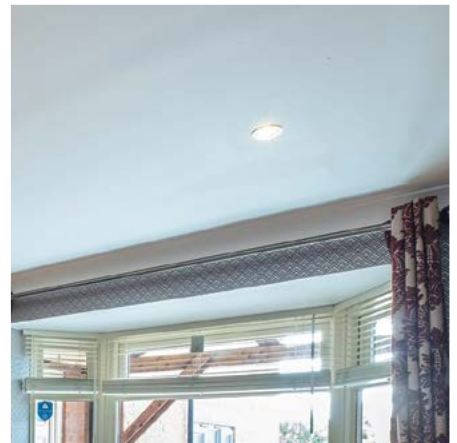




“ I very much appreciated their guidance and support when selling my home.

– M Brockhouse

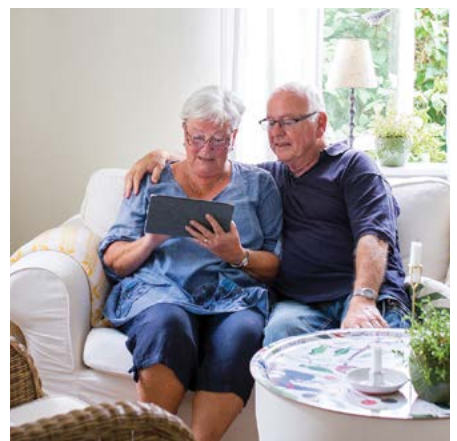
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“ We love the expertise of the team, the excellent and smooth transition of the sale/purchase.

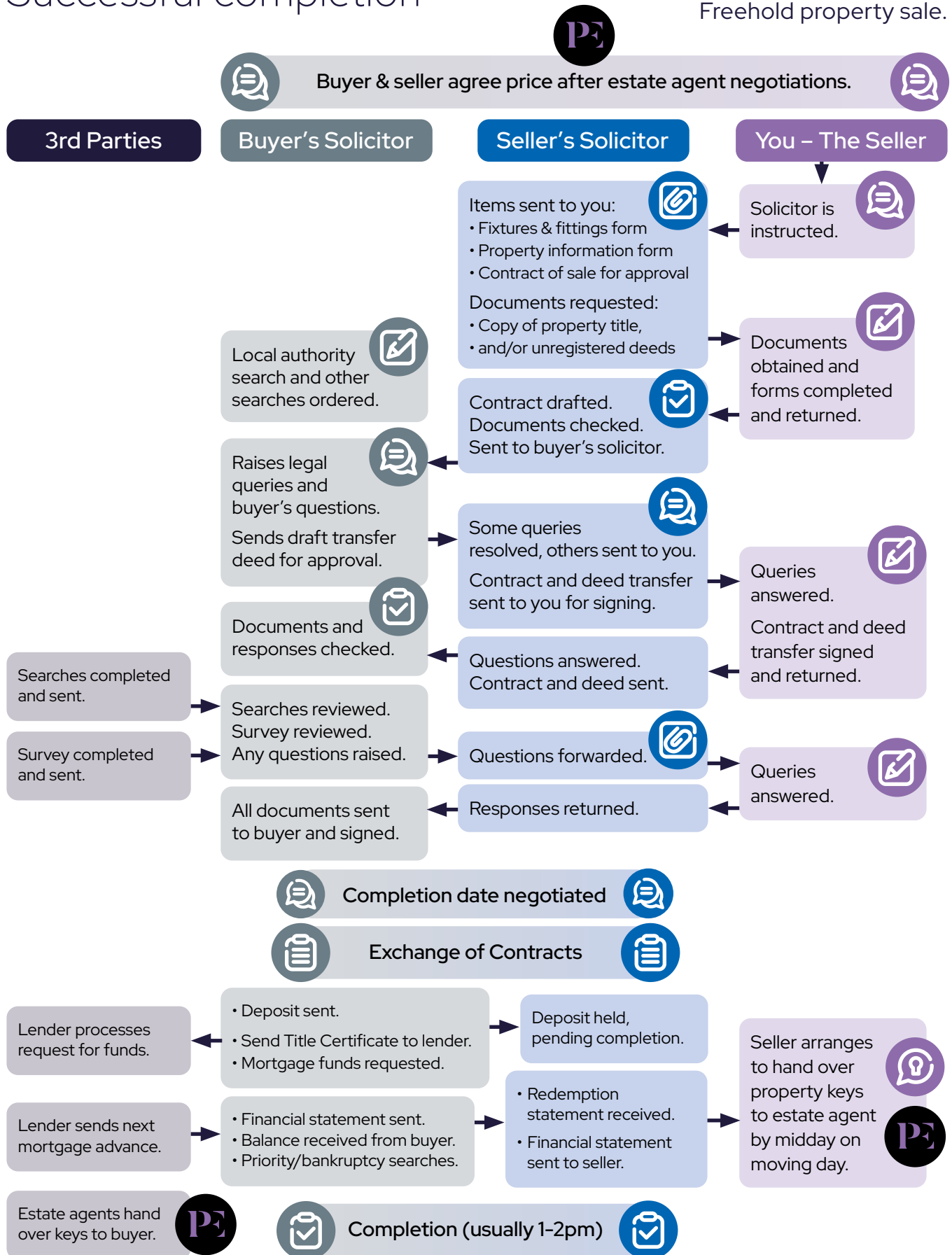
– Jackie Shaw

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Successful completion

The typical journey of a Freehold property sale.





Some circumstances and certain types of properties are suited to a different type of sales method to the traditional agency route.

These can be provided by Picker Elliott, for clients requiring a quicker and less complex sales process.

Selling at auction

Ideal for unique properties with huge potential, such as building plots, land and properties in need of major renovation. Or, for sellers seeking a faster overall sale, whilst minimising the risk of their sale falling through.

There are two types of auctions: traditional and modern. Traditional auctions are for cash buyers only, whilst modern auctions can involve mortgages.

Key points about auctions

- ✓ Typically achieves a faster sale, and the highest possible sale price.
- ✓ Auctions are now usually held online.
- ✓ Once auctioned, completion usually takes 28-56 days.
- ✓ No agency fees (buyer pays fees).
- ✓ Over 95% of auction sales reach successful completion.
- ✓ Auction houses often have buyers waiting and can sell before advertised.
- ✓ Viewings still handled by Picker Elliott.
- ✓ Dual marketing efforts: by agent and the auction house.

Instant sale

Suited to situations where a property needs to be sold very quickly. It may be that the owner is facing financial difficulties or needs the money urgently to pay for the care of a family member.

We work with a network of trusted investors and can often secure multiple offers for your property. In some cases, if the buyer resells the property for a profit, a portion of that profit is shared with the original owner.

Key points about instant sales

- ✓ An investor offers to buy your property.
- ✓ Offer made within 72 hours of valuation.
- ✓ Instant sales typically take 7-28 days to complete (subject to survey, if one is required).
- ✓ For properties worth £120,000 or more.
- ✓ Suitable for ex local authority homes.
- ✓ Flats up to the 7th floor considered.
- ✓ Properties of any age and in any condition can be considered.
- ✓ Properties in all UK areas considered.
- ✓ No marketing or viewings required.

Helping you prepare for success!

Whether you're preparing your property for sale or the rental market, there may be a number of other services you might need, in addition to ours.

Over a number of years we've built a good rapport with a wide network of local trades people and professional service providers, who can consistently deliver high standards of service.

If you need any related services, feel free to ask our advice on who we recommend. A list of those most commonly requested are shown opposite.

Rest assured that we don't recommend providers based on commission payments.

We recommend reliable providers who share our values and care about their customers.

Examples of trusted partners

- ✓ Conveyancers
- ✓ Surveyors
- ✓ Removal companies
- ✓ Storage companies
- ✓ Electricians
- ✓ Plumbers
- ✓ Decorators
- ✓ Flooring providers
- ✓ Window companies
- ✓ Will writers
- ✓ Financial advisors



Working with you to find the right tenant

Whether you're a new landlord, or have been letting for years, the biggest concern for most property owners is finding a good tenant who will:

- treat your property with respect;
- keep your property well maintained;
- pay on time, every time; and,
- ideally be a long-term tenant.

We can discuss your expectations and advise you on the rental value for your property within the current market.

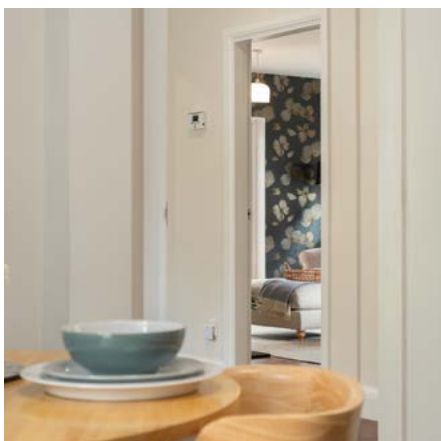
Outstanding marketing



At Picker Elliott Lettings, we utilise our extensive experience in sales and marketing to attract the right tenant for you.

- ✓ Call prospective tenants on our waiting lists.
- ✓ Arrange stunning photography.
- ✓ Advertise on the most suitable online platforms.
- ✓ Highlight the location benefits, such as local schools etc.

[View price options online](#)



“ We started using Picker Elliott last year to let out our home and can honestly say we wouldn't use anyone else.

– Samantha Coleman



Managing your property

Instructing Picker Elliott Lettings to manage your property can save you time, provide peace of mind and enable you to enjoy the finer things in life.

Picker Elliott have been managing properties for landlords since 2007 and have a range of packages available.

From just helping you to find a suitable tenant, to managing the whole process going forwards, including all tenant communications and ensuring you remain compliant.



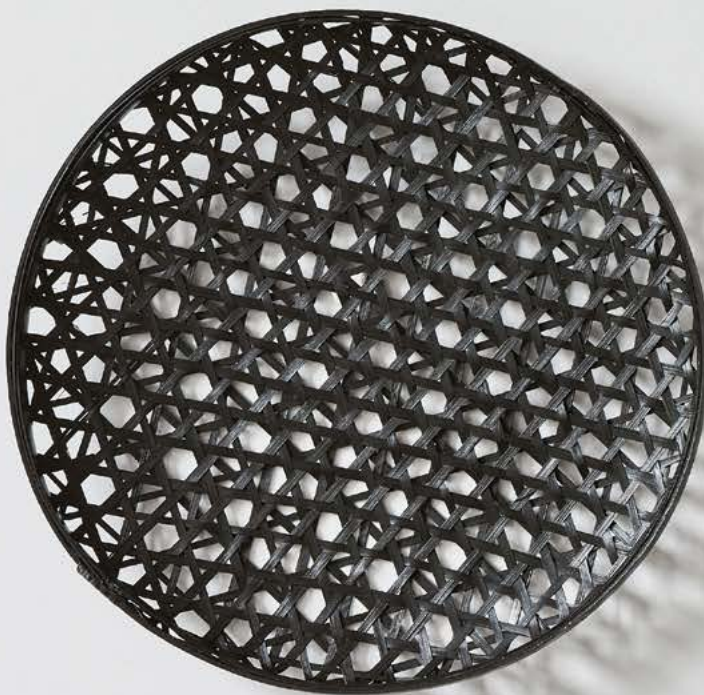
The fully managed package with ongoing management.

- ✓ List on the major portals.
- ✓ Expert photos.
- ✓ We manage all enquiries and viewings.
- ✓ Tenant references included.
- ✓ Right to rent checks.
- ✓ Collect and transfer deposit.
- ✓ Keeping compliant with ever-changing legislation.
- ✓ Tenancy agreement and legal documents.
- ✓ Inform council and utilities.
- ✓ Comprehensive inventory.
- ✓ All Certificate Renewals + Compliance.
- ✓ All tenant contact.
- ✓ Ongoing property inspections with photographic reports.
- ✓ Rent collection + transferring.
- ✓ Arrears chasing.
- ✓ Monthly statements.
- ✓ Arrange property maintenance.
- ✓ Comprehensive checkout.
- ✓ Deposit and dispute handling.

“ I really appreciate the service that I have received, over the many years that I have used Picker Elliott to manage my property. – Liz T ”



[BACK TO CONTENTS](#)



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