

# Best ways to add value to your home



Before you put your home on the market, use one of our ways to add value to your home.

Adding value to your home should always be on your mind. Of course, when you are looking to sell your property, this will be the number one thing on your agenda. However, even if you aren't at that stage yet, it is good to make strategic moves that will add value to your home. There are many options that can help you get that accomplished. Which option you choose depends on your preferences and on the type of your property.

## Most lucrative investments that will add value to your home

Some renovations must be done because they are a basic issue that cannot be avoided. For instance, if your roof is leaking, [getting a brand new roof](#) is a non-debatable investment. On the other hand, *some investments and renovations in your home are not done because they are a must*. However, if you are looking to add value to your home, you will have to start making some changes. Examine your home well and see which are your best options.

## Convert your basement into a living space

Is your basement empty or used to store junk you don't even need? If this is the case, it might be time to put this room to better use. Deciding to **make your basement into a more useful room** is a great way to add livable space to your home. After all, one of the best real estate tips is to add useful square footage wherever the opportunity presents itself. Be careful when making a budget for this project. Your investment per square footage must be less than the value of square footage of your property. Otherwise, you will be spending more money than the added price to your beloved home.



Converting your basement into a modern bedroom will certainly increase the value of your property.

## Make one property into two

This method is very popular in Europe. Though, it is starting to be more common in the United States as well. If you own a large house, you always have the option to *split that property into two isolated real estate units*. By doing this you will get two separate apartments. However, before you make a move towards this venture, **research how in-demand apartments really are in your neighborhood**. This might be a great option for those that are looking to rent their property. If you are looking to sell your home, this might not be one of the best [tips for selling a property](#). It all depends on your future plans.

## Transform your garage into a more useful living space

Many of us don't use our garages in the most standard way. Instead of using this space to shelter and protect our car, we use it to put away things that we do not need and do not use. If you have a different space for your car, like in your driveway, it might be time to make a change. Garages are a nice chunk of space that **can dramatically increase the square footage of your living space**. Consequently, it will add value to your home or other property. Be aware that if you decide to take this step, *you might need to have permissions and permits*. Thus, do your research thoroughly before you start looking for a contractor to get the ball rolling.



If your garage is the only place where you can store your vehicles, it might not be a good place for your next renovation project.

## Add a stunning conservatory to your home

If you like to be in nature, this is a perfect solution for you. Also, it is a *great option to attract potential buyers if you are looking to sell your place*. If you were [looking to buy a home](#), a gorgeous conservatory would surely catch your attention. Not only will it add value to your home, but it gives it the desired wow factor. When jumping into this project, you will be expected to make a few important decisions.

For starters, you must **decide on the style of your conservatory**. Also, you need to know upfront what will this extra space be used for. Next is the choosing of the materials. You will need to select the type of glass you would like to use, as well as the material for the window frames. Hopefully, you are a decisive person, because you will face quite a few decisions when adding a conservatory to your place.

## Investing in your outdoor space

When looking to sell your property, your garden and the outdoor space of your property are the first things that the potential buyer sees. *We cannot stress enough how important this first impression is*. Adding a deck or a patio is the perfect accessory to your garden. Especially if it is in front of your property. That will be the first thing your future buyer lays eyes on. It is a perfect opportunity to knock their socks off.



Your garden is a great representative of how much effort you put into maintaining your property, so make sure it always looks nice and taken care of.

## **Hire professionals to take care of your renovations**

This advice we cannot emphasize enough. Do not get carried away and try to do complex renovations on your own. *Chances are that you will not add value to your home* but only make a mess of things. Unless you have experience in renovating and contracting, **we strongly advise you to hire professionals**. They are trained not only to handle your requests, but also unforeseen problems that might cross their path. So, when your roof starts causing problems, don't take your ladder and go to town. Instead, you should be wise and visit [amroofingcompany.com](http://amroofingcompany.com). The same goes for any other repair or project that you plan on doing in your home.

## **Follow your budget**

Of course, you will be tempted to add value to your home. We all want our properties to be worth as much as possible. Nonetheless, try not to get carried away. Make a budget and stick to it at all costs. During any project, very often things happen that you weren't counting on. Those situations usually prolong your project and add extra dollars to your final bills. So, be careful with your finances and be patient. Every renovation is stressful and challenging, but in the end, they are all well worth it.