

Home Staging: Bedrooms

Home staging is about accentuating the features of your home to increase its appeal to buyers. It's simple to tidy up what you currently have and hope for the best, but most people are far too busy with everyday life to maintain their homes' cleanliness and style all the time. More often than not, people lapse into a certain comfort level with their homes. Newspapers and knickknacks start to pile up; carpets only get vacuumed when they really need it. Sometimes the decor hasn't been updated for several years, or since they moved in. Before you put your home on the market, consider the following home staging tips for bedrooms.

Blinds and Drapes

If you have washable plastic, metal or vinyl blinds, cleaning them can greatly improve their appearance by removing dirt and dust. However, just because they are washable doesn't mean they will be easy to clean. Remove the blinds from the windows and wash them outside on a deck or in a bathtub with an appropriate manufacturer-recommended cleaner. If you cannot remove the blinds, simply work from the top down wiping with a damp soapy cloth, and rinse with a clean damp cloth. Another option is to hire a professional cleaning company to come into your home, remove the blinds, clean them, and then re-hang them.

A professional company that offers a guarantee on their service should clean cloth blinds and draperies. If not cleaned properly, cloth window treatments can shrink, warp or discolour.

Carpets

Cleaning the carpet will significantly improve the look of it, predominantly if cleaned by professionals. It can remove dust, pet dander and odours that you might not have noticed but prospective buyers might! You can rent a machine in the price range of \$25 - \$50 (or more), but this option can leave too much moisture in the carpet and the underlay. This could lead to the growth of mold and cause the underlay to rot. Hiring a professional carpet cleaning company is a much better option.

Hardwood Floors

If you have dull or scratched up looking hardwood floors, consider sanding or resealing them. This can be a labour intensive job, but once completed, they make a dramatic difference to the overall look and feel to a room.

Rugs

If you have hardwood flooring, an area rug can make the room feel cozy. There is a wide range of choices that will suite your bedroom decor. From traditional Persian-style rugs, to shag mats and trendy sheepskin rugs, to different shapes and sizes.

Paint

Deciding a colour to paint your bedroom depends on the look you want to achieve. Rich shades such as deep taupe and burgundy can look sophisticated and cozy. Light shades and neutral tones can make a room look brighter and airier. Bold colors such as mustard yellow or aqua are best reserved for accessories or pillows on the bed. Whichever paint colour you choose, be sure to coordinate it with the flooring and trim.

Pillows

Accent pillows on a bed signify comfort and can cost as little as \$20 each. These can complement a rooms' decor, especially since they come in a variety of colours, textures and patterns.

Bedding

Consider the difference between these two quilts in a guest bedroom: a bright red and blue Spider Man design or a new silk duvet with matching skirt. Some simple updates can make a tremendous difference.

Bed Skirt

An exposed bed frame can be unattractive. By using a bed skirt, especially a straight-line box-pleated style, can hid the bed frame and complement a contemporary bedroom design at a minimal cost.

Candle

Scented candles may be unpleasant to some prospective homebuyers. Use unscented candles around the room to create ambiance. Groupings of tea-lights are an attractive way to add warm, soft light.

Artwork

Poster collections, paintings and drawings displayed all over your home may appeal to your artistic side, but to a potential buyer it may look cluttered. Display a few of your favourite pieces. Strategically placed shelves are a trendy way to display artwork, photographs, vases and candles. If you own a nice frame, maybe purchase an inexpensive print to fill it and use as a focal point in a room.

Children's Bedroom

It is important to make a child's bedroom somewhat "adult friendly" as not all homebuyers have children. It may be difficult to envision an office or guest room when there are pink polka dots and frilly window coverings. Since you will be moving anyway, consider repainting the room a neutral colour. Donate any unused toys or items your child has grown out of and tuck away the rest during a showing.

Remove Clutter

Clutter often distracts from a space. It can also make it more difficult for buyers to picture themselves living there. You want to encourage the same feeling as a show home- orderly, well-furnished and accessorized were coordinated.

There are a few people lucky enough to have a television crew and a group of style professionals to show up and revamp their home, but instead these tips can help stage your home to prospective buyers. Don't forget the flowers!

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