

Homeowner Selling Your Property Outside Bayzos Core Postcodes.

By The Bayzos Team



bayzos.

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We've heard from so many homeowners outside our main postcodes who'd like to use Bayzos to sell their property—especially those who've been viewing properties with us.

We've been working hard behind the scenes to find a way to **expand our service without compromising the experience** we offer both homeowners and buyers.

Current Core Postcodes:

- James: CV4 & CV5
- Caroline: CV6, CV7 (8 & 9)
- Becky: CV7 (7) & CV8



Why We Didn't Conduct Valuations Outside Certain Postcodes.

The main challenge we've had with offering the Bayzos service outside the main postcodes is the bayzos team conducting the viewings.

Conducting property viewings is key for us, and we've built a process that works. By focusing on specific postcodes, our local viewing specialists—who live in the area and know it inside out—can be at any property within 10 minutes.

This local expertise along with the tools we provide to them not only ensures smooth, efficient viewings but also helps us build strong relationships with viewers. Many of our Google reviews come from people who've experienced viewings with us, and it's a major way we attract new business.

We're confident we've found the solution to the above.



Out of Postcode Solution.

Instead of spreading our team too thin and risking the quality of our service we think we've found the solution.

By showing homeowners outside our postcode how we handle viewings and sharing the tools we've developed to keep standards high, we can ensure everyone gets the same great experience.

If we can train people with no experience to deliver excellent viewings, **we're confident that homeowners can do the same!** This not only keeps the quality consistent but could even help us find the next friendly face to join our team as a valuer in the area.

We've decided to provide the service in certain areas.



Areas We're Offering this Service.

- CV3
- B92
- CV12
- CV10

you can request your
postcode by emailing
gary@bayzos.co.uk



What Will Change?

The main difference is that you, the homeowner, will conduct the viewings. Don't worry, though! We'll equip you with the same training, guides, and resources we give our team, so you can confidently show your property the Bayzos way.

We'll handle everything else for you—from creating your property listing and marketing it on Rightmove to organising viewings, managing offers, and ensuring a smooth process all the way to completion. Along the way, we'll provide helpful guides to make sure you get the best results at every step of selling your property.



Resources to Support You.

We've focused on building a positive reputation when it comes to conducting viewings, so we'll ensure you're prepared to deliver the same standard as the bayzos team.

Here's how we'll help:

Step-by-Step Guides: We'll provide all the guides you need. If you think of something extra, email us at gary@bayzos.co.uk and we'll create a new guide within three working days.

Property Information Questionnaire (PIQ): You'll fill this out on your app so it can be used during viewings to share the same information we provide on our viewings. This helps the viewing run smoothly.

Informative Emails: straight forward emails will be sent to both you and potential buyers, keeping everyone informed every step of the way.

Property Reports: all viewings booked will be sent a link to create a property report containing vital details like transport links, broadband speed, school ratings, and more.

Just click the report to create your own and see all the detailed information your viewers will see.



Technology to Simplify the Process.

Our apps make everything seamless for both homeowners and buyers.

Homeowner App

Set your availability for viewings and update it instantly.

Automatically receive booking confirmations.

Get instant feedback from buyers after viewings.

Buyer App

Buyers can book or cancel viewings and leave property feedback directly in the app.



Negotiating & Communication.

Avoid discussing numbers or negotiating directly with the viewers. All offers should be made through our website so we can verify them properly. This process is explained in the emails we send before and after viewings. Talking numbers directly often **leads to avoidable problems**, so it's best left to us.

We also recommend not exchanging phone numbers, as this can **complicate communication** and leave us out of the loop if issues arise.

To make things easier, we've put together a simple guide on conducting viewings the Bayzos way, which includes more details on these points. Following the guide will help avoid any hiccups and keep things running smoothly.



The Bayzos Fee.

Our fee for this service is £2340 (including VAT) and remains unchanged. We're dedicated to improving your experience by **continually investing in resources** like guides, apps, and our upcoming Virtual Moving Assistant. Doing things right requires this level of commitment.

We'll continue to review our pricing for this service to ensure it offers the best value.



Ready to Book a Valuation?

If you're ready to sell outside out of our core postcodes, **we're ready to help!**

Simply book a valuation on a date and time to suit you.

[Book a Valuation](#)

Final message from the founder.

We're excited to bring our service to homeowners outside our usual areas! If you're in Coventry, Solihull, Bedworth, or Nuneaton, you can now sell your property with us. **You'll handle your own viewings, but don't worry—we'll give you all the support you need.** We provide training, guides, and handy resources like a Property Information Questionnaire and property reports. Plus, our dedicated apps make it easy to schedule viewings, confirm bookings, and gather feedback from buyers. You'll also have access to a growing resource hub. We're here to make selling your home as smooth and supported as possible!

Got any ideas how we can improve this guide or this service? Please share them –
gary@bayzos.co.uk

**- GARY (FOUNDER) &
THE BAYZOS TEAM**

