

Courtney Downing
ESTATES



courtneydowningestates.co.uk



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Welcome to Courtney Downing Estates

We're Courtney Downing Estates — an independent, family-run estate agency built on local expertise and a genuinely personal approach. We have dedicated teams living and working across Warwickshire, Shropshire and the West Midlands, combining in-depth local knowledge with a service that stays hands-on from your first conversation through to completion.

We believe selling or renting your property should feel smooth, transparent and considered, with a focus on relationships — not volume. You're never “just another client”; you'll work directly with experienced local agents who are fully invested in you and your property.

When you choose us, your property is showcased across all major portals, including Rightmove, Zoopla and OnTheMarket. We also include premium marketing as standard, designed to help your property stand out and make a strong first impression. Every viewing is personally accompanied by a member of our team, helping to build stronger connections with buyers and achieve the best possible outcome. Unlike larger corporate agencies, we're not restricted by rigid processes or call-centre handovers.

We're available throughout the week and at weekends, offering clear communication, flexible support and a proactive, hands-on approach from valuation to completion.





Why Choose Courtney Downing Estates?



Personal, Family-Run Approach

As a proud, family business we focus on building relationships, and offering a level of care and consistency that larger agencies simply can't match.



Unmatched Availability and Flexibility

We're available throughout the week and weekends, offering faster decisions, flexible support, and a completely hands-on approach.

rightmove 

Exposure on Every Major Property Portal

Your property will be advertised on all of the major property portals, giving it the visibility it deserves to attract serious buyers.



Viewings That Build Buyer Confidence

We personally attend every viewing, creating a warmer, more engaging experience that helps buyers connect with your property and make stronger offers.



A Reputation Built on Results and Trust

Our livelihood depends on delivering excellent service—every client matters, and everything we do reflects directly on our name.



Free Premium Marketing

We provide high-quality marketing at no extra cost - designed to make your property shine.



Our Services



Residential Sales

Selling your home deserves a personal, considered approach. At Courtney Downing Estates, we combine local expertise with hands-on support to deliver the best possible outcome. From accurate, data-led valuations to high-quality marketing across major portals, every detail is designed to attract serious buyers. All viewings are personally accompanied to build rapport and secure stronger offers, while our flexible, responsive service ensures a smooth, transparent process from start to completion.



Lettings

Letting a property is about finding the right tenant and setting things up properly from the start. At Courtney Downing Estates, we market your property effectively to generate strong interest, while carefully managing enquiries to identify suitable tenants. We handle viewings, negotiations and thorough referencing, ensuring each tenancy is secured quickly and with confidence — giving you the right tenant, not just the first one.



Property Management

Managing a rental property can be time-consuming, but it doesn't have to be. At Courtney Downing Estates, we provide a fully managed service that takes care of everything day-to-day — from tenant communication and maintenance to compliance and ongoing support. We act quickly, communicate clearly, and keep your property running smoothly, giving you complete peace of mind while protecting your investment.



Areas we Cover

With dedicated teams living and working across Warwickshire, Shropshire and the West Midlands, we combine local knowledge with a service that stays personal from first conversation to final completion.



Warwickshire

Including:

- ✓ Leamington Spa
- ✓ Warwick
- ✓ Kenilworth
- ✓ Stratford Upon Avon
- ✓ Henley in Arden
- ✓ Alcester

and surrounding areas



Shropshire

Including:

- ✓ Telford
- ✓ Shrewsbury
- ✓ Bridgnorth
- ✓ Oswestry

and surrounding areas



West Midlands

Including:

- ✓ Birmingham
- ✓ Wolverhampton
- ✓ Walsall
- ✓ Dudley
- ✓ Solihull

and surrounding areas



Testimonials

If you want top class estate agent support that is genuinely professional, friendly and focussed on you as a client then Courtney Downing Estates is a clear answer. We had a very sad/stressful house sale to deal with and rather than focusing on fees and non existent support, Courtney focused on us and what we needed throughout.

- Ian

I had a great experience working with Courtney. Communication was clear and consistent throughout the entire process, and I always felt fully informed at every stage. Their transparency and honesty made everything straightforward and stress-free. Highly professional, reliable, and a pleasure to deal with — I wouldn't hesitate to recommend them.

- Kulwinder

We recently bought our house with Courtney Downing Estates. Courtney and Harry were both amazing! So friendly and approachable yet still professional. They were so much better to buy a house with than the usual high street estate agents you see. They're so genuine and helpful, they made the process as easy and straightforward as it can be.

- Becky

Courtney Downing Estates were great throughout. Good communication, could pick up the phone whenever to discuss things or to ask for advice. All in all fantastic experience, got a quick sale and good recommendations on services such as solicitors too.

- Harpreet

I had a very good experience with Courtney Downing Estates. Courtney was a great agent who helped me successfully rent out my apartment. He was professional, responsive and made the whole process smooth and straightforward. I would definitely recommend Courtney to anyone looking for a reliable letting agent.

- Piotr

Courtney and Harry made the whole process of selling our house simple and stress-free. They were always quick to respond and nothing was ever too much trouble. They truly went above and beyond. I would highly recommend them.

- Ollie



Tips for Preparing Your Property for Sale



Make a Strong First Impression

Buyers start forming an opinion before they've even stepped through the door. The outside of your home sets the tone for everything that follows, so it's worth making sure it feels tidy, welcoming and well cared for. Clear pathways, a neat entrance, clean windows and a clutter-free driveway can all help create a positive first impression from the moment a buyer arrives.



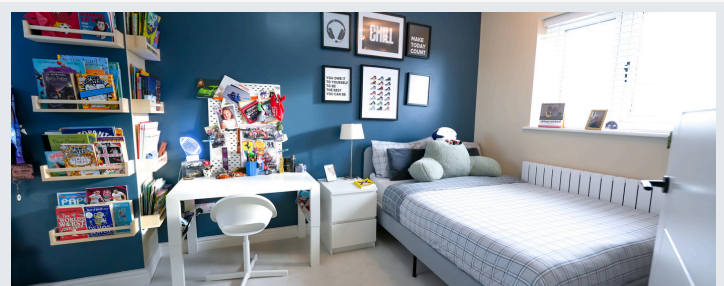
Think Like a Buyer

When you live in a property every day, it's easy to overlook things that a buyer will notice. Try to step back and see your home through fresh eyes, thinking about how each room feels, flows and presents. Reducing distractions, being flexible with viewings and choosing an agent who can market your property properly can all play an important role in generating stronger interest.



Create Space, Light and Freshness

The way a home feels is as important as how it looks. Decluttering rooms, reducing distractions, deep cleaning key spaces and letting in natural light can make a property feel bigger, brighter and more inviting. Buyers respond well to homes that feel calm, fresh and easy to move through, so simple presentation changes can have a bigger impact than many sellers realise.



Fix the Small Details

Small issues can shape how buyers view a property. Things like marked paintwork, loose handles, dripping taps, tired sealant or blown lightbulbs may seem minor, but they can suggest a lack of upkeep and distract from the home itself. Taking care of these simple jobs before going to market helps the property feel maintained, more polished and more ready for a confident offer.

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