# Property expert warns five popular home renovations may lower house values



A property expert has recently shed light on five common renovations that may surprisingly devalue homes rather than enhance their market appeal. Joshua Houston, a property expert at WhatCost, argues that homeowners often have misconceptions regarding which upgrades will yield increased property values. His insights offer a cautionary perspective for those considering renovations aimed at boosting their homes' worth, pointing out that some popular upgrades can deter prospective buyers due to various factors.

One of the first red flags is the addition of a swimming pool. Although many homeowners perceive it as a luxurious enhancement, Houston indicates that swimming pools can be a significant deterrent for potential buyers. Not only do pools incur considerable maintenance costs, but they can also be seen as underutilised features, especially in a country like the UK, where sunny days are not guaranteed year-round. The daunting prospect of added upkeep may lead potential buyers to factor in the costs of pool removal, thereby reducing the property's overall value.

Another renovation that can backfire is converting a garage into a different living space, such as an office or gym. While this may suit current homeowners, it often does not resonate with the broader market. Many prospective buyers actively search for properties with garages for parking or additional storage, making such conversions less appealing. This sentiment is echoed by various housing experts, who maintain that the need for off-road parking has not diminished, especially in urban areas where space is often at a premium.

Built-in electronics present another potential pitfall. Even though these features may appear sleek and modern, their value can diminish quickly in the eyes of new owners. As Houston points out, the presence of personalised or high-end built-in technology can make a home feel less adaptable to the tastes of future buyers. The higher costs associated with their removal further compound the issue, as buyers may perceive them as wasted space rather than an enhancement. Studies suggest that such bespoke features often become outdated, weakening their appeal.

The aesthetic choices homeowners make can also affect property values. For instance, a brightly coloured exterior may stand out prominently, but it can alienate potential buyers if it's too far removed from the norms of the surrounding area. Houston emphasises that homes that clash visually with their neighbourhood can pose challenges when it comes to finding buyers who appreciate such distinct styles. Conversely, new homeowners may face additional costs should they want to repaint in more traditional colours, further detracting from the property's value on the market.

Finally, altering the number of bedrooms by converting one into a different type of space can diminish a home's appeal. The consensus among property experts is that more bedrooms generally translate to higher property values. Prospective buyers frequently search for homes that conform to conventional layouts. As Houston advises, retaining as many bedrooms as possible is often the wisest choice for those looking to maximise their return on investment.

In conclusion, Houston underscores the importance of thoroughly considering the potential consequences before undertaking home renovations. By holding steadfast to features that maintain broad appeal, homeowners can better position themselves to secure favourable selling prices in the future. Understanding that every renovation impacts not only the current living experience but also potential resale value is essential for effective property investment.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/femail/article-14756455/Property-expert-reveals-surprising-luxury-renovation-devalue-home.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.reviewjournal.com/business/housing/learn-which-home-renovations-will-actually-hurt-your-homes-value-2594054/)
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* Paragraph 3 – [[4]](https://hellercoleyreed.com/9-renovations-that-can-devalue-your-home/), [[6]](https://www.reviewjournal.com/life/home-and-garden/bad-home-renovations-that-will-hurt-your-homes-value-1881298/)
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2. <https://www.reviewjournal.com/business/housing/learn-which-home-renovations-will-actually-hurt-your-homes-value-2594054/> - This article discusses various home renovations that can decrease a property's value. It highlights that adding a swimming pool may not be beneficial, as pools are generally more trouble than they're worth unless you live somewhere that’s hot at least six months out of the year. The piece also mentions that converting a garage into a living space can be detrimental, as many buyers specifically seek homes with garages for car storage or other belongings. Additionally, it points out that built-in high-end electronics can be off-putting to potential buyers, as personalization can lead to a decrease in home value, and built-in technology that can quickly become outdated is no exception.
3. <https://realestate.usnews.com/real-estate/articles/home-renovations-that-can-decrease-the-value-of-your-home> - This article outlines 12 home improvements that might not add value to a property. It includes the addition of a swimming pool, which may not add much value unless you live somewhere that’s hot for a majority of the year. The piece also mentions that converting a garage into a living space can be detrimental, as many buyers specifically seek homes with garages for car storage or other belongings. Additionally, it highlights that built-in electronics can be off-putting to potential buyers, as personalization can lead to a decrease in home value, and built-in technology that can quickly become outdated is no exception.
4. <https://hellercoleyreed.com/9-renovations-that-can-devalue-your-home/> - This article discusses nine home renovations that can devalue a property. It mentions that converting a garage into a gym or office can reduce a property's value, as many buyers specifically seek homes with garages for car storage or other belongings. The piece also highlights that built-in electronics can be off-putting to potential buyers, as personalization can lead to a decrease in home value, and built-in technology that can quickly become outdated is no exception.
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7. <https://www.decasrealty.com/12-improvements-that-could-actually-devalue-your-property/> - This article discusses 12 home improvements that could devalue a property. It mentions that adding a swimming pool may not be beneficial, as pools are generally more trouble than they're worth unless you live somewhere that’s hot at least six months out of the year. The piece also highlights that converting a garage into a living space can be detrimental, as many buyers specifically seek homes with garages for car storage or other belongings. Additionally, it points out that built-in electronics can be off-putting to potential buyers, as personalization can lead to a decrease in home value, and built-in technology that can quickly become outdated is no exception.