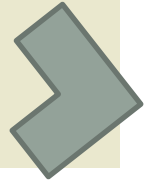




# The Austin's Angle



## Whats happening in the world of property?

How has the market performed since the start of 2018, according to Rightmove it has been a good start to the new year with prices of property which are coming to the market are up by an average of 0.8% which in layman's terms is approximately £2,500 which should be an encouragement amongst the new sellers out there.

Rightmove have also reported that January was their busiest month with home hunter visits hitting over 141 million and that the average house price in our region is just under £216,000. The average time for selling a property in the West Midlands is 61 days.



Maddy Swann Sales Manager/Valuer

## THE ADVENTURES OF RILEY!



*Became friends with the postman, I think he will even bring me a tasty treat on the next round!*



*Another doggy friend rushed past the window right in front of me! I'm going to get his human to come inside so I can play!*

## PUZZLE TIME!

### Batman

B	E	L	T	G	O	T	H	A	M	C	I	T	Y	GOTHAM CITY
S	R	E	D	A	S	U	R	C	D	C	V	E	T	JOKER
S	E	L	O	P	E	R	I	E	M	C	C	N	J	PENGUIN
A	E	L	A	N	G	I	S	A	L	U	E	B	A	CATWOMAN
C	A	T	W	O	M	A	N	E	R	D	T	A	R	RIDDLER
N	S	E	C	R	E	T	A	B	R	E	D	E	A	FREEZE
E	I	R	E	A	R	E	K	O	J	T	E	I	B	BRUCE
N	E	U	C	U	R	R	E	N	E	A	E	R	R	ROBIN
A	L	A	G	O	R	B	S	E	Z	L	T	U	A	BARBARA
B	V	R	B	N	A	U	R	N	E	F	O	I	B	POLES
E	R	I	T	R	E	E	G	H	E	R	O	E	S	BELT
N	N	O	C	D	R	P	R	I	R	E	L	T	R	CAVE
L	S	N	I	A	L	L	I	V	F	D	I	O	A	SIGNAL
B	C	I	H	P	O	S	I	R	I	C	I	S	B	VILLAINS
														HEROES
														BANE
														SECRET
														ALFRED
														CRUSADERS

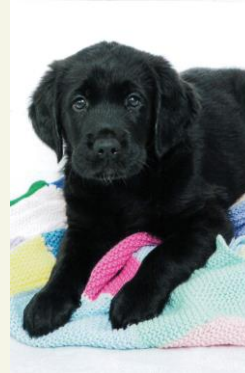
## OUR RECENT WINNER!



Here at Austin's, we like to get involved with our followers! We host regular competitions through our Facebook page and host some great prizes! Make sure you follow our page for your chance to win! Here is our Valentines competition winner with her prize of luxury chocolates for Valentine's Day!



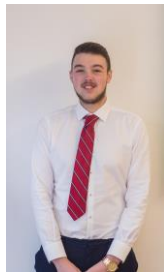
## WELCOME OUR NEW ARRIVAL...



Beautiful Alfie!  
Meet our sponsored guide dog for the blind – we shall chart his progress and let you know how he is getting on including photo updates. Here he is @ 6weeks old!

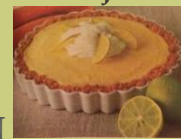
## A DAY IN THE LIFE OF JAMES...

I'm the Lettings Manager and my day can be very busy, yet rewarding! With the recent snowy weather, the phones have been constantly ringing from people who have issues with their boilers! However, I have been prepared for this and can confirm that all boilers are healthy once again! So far I've booked 10 viewings this week on our rental properties, lets agreed are just a moment away!



## RECIPE OF THE MONTH IS SUPPLIED FROM OUR ACCOUNTS - WENDY! THIS IS REALLY TASTY & EASY TO MAKE -ENJOY!

### LEMON FLAN



**Ingredients:** 4oz digestive biscuits, 20z butter, 1 level tablespoon caster sugar

For the filling: ¼ pint double cream, 6oz can condensed milk, 2 large lemons

For the topping: lightly whipped double cream, fresh or crystallized lemon slices.

**Oven setting:** 310F Gas mark 2

#### Method:

Crush digestives with a rolling pin, melt butter in a pan, add sugar & blend biscuits, mix well. Add mixture to a 7 inch flan dish and mould the shape using the back of a spoon. Bake in a slow oven for 8 minutes. Remove from the oven, leave to cool. Mix together cream, condensed milk and finely grated lemon rind. Slowly beat in lemon juice. Pour mixture into flan case and chill for several hours until firm. Add whipped cream and the lemon slices!

If you would like a free market appraisal For Sales or Rentals, please contact our office on

01902 244200 today!

[www.austinsestateagents.co.uk](http://www.austinsestateagents.co.uk)



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