



5 Robert Knox Way, Stoke-On-Trent, ST4 6FD

Guide price £215,000

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** GUIDE PRICE £215,000 to £240,000 **

"Where modern living meets everyday convenience"

A beautifully presented three-storey semi-detached family home, constructed in 2017 and benefiting from approximately one year remaining on the NHBC warranty. Offering spacious and versatile

Denise White Estate Agents Comments

A beautifully presented modern three-storey semi-detached family home, occupying a sought-after position within the popular Hartshill area of Stoke-on-Trent. Constructed in 2017 and benefiting from approximately one year remaining on the NHBC warranty, this stylish home offers spacious and versatile accommodation arranged over three floors, complemented by the valuable addition of a superb garden room to the rear.

Designed with modern family living in mind, the property welcomes you via an entrance porch into a generous and inviting lounge, creating a warm and comfortable space in which to relax. An inner hallway provides access to a useful ground floor WC, the staircase to the first floor, and the contemporary fitted kitchen.

The kitchen is appointed with a comprehensive range of modern wall and base units incorporating integrated appliances, providing both practicality and style. Beyond, the garden room significantly enhances the ground floor accommodation, offering a bright and versatile space ideal for both dining and everyday family living. With direct access onto the rear garden, it creates an excellent connection between the indoor and outdoor living areas.

The first floor provides two well-proportioned double bedrooms, served by a modern family bathroom. Occupying the entire second floor is the main bedroom, enjoying a good degree of privacy together with its own en-suite shower room.

Externally, to the front, a private driveway provides off-road parking for two vehicles, while gated side access leads to the enclosed rear garden. Designed for ease of maintenance, the garden is laid predominantly to lawn with paved pathways, a raised decked seating area ideal for outdoor entertaining, and a timber garden shed providing useful storage.

Perfectly positioned for family life, the property enjoys excellent access to a range of local schools,

everyday amenities and leisure facilities. Outstanding transport links are close at hand, with the A500 providing swift connections to Stoke-on-Trent city centre, Newcastle-under-Lyme and Junction 15 of the M6 motorway, making this an ideal choice for both families and commuters alike.

Offering modern, well-appointed accommodation in a highly convenient location, this superb home is ready to move straight into and is sure to appeal to a wide range of purchasers.

Location



Hartshill is a well-established and highly convenient residential area on the outskirts of Stoke-on-Trent, proving particularly popular with families and professionals alike thanks to its excellent transport links, reputable schools and wide range of everyday amenities. Combining the convenience of city living with access to green open spaces, the area offers an enviable lifestyle for purchasers of all ages.

A selection of well-regarded primary and secondary schools are located nearby, making the area an attractive choice for growing families, while Stoke-on-Trent College and Staffordshire University are also within easy reach. An excellent choice of supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities can be found in the surrounding districts, ensuring all day-to-day needs are well catered for.

For those who enjoy the outdoors, nearby parks

and open spaces provide opportunities for walking, cycling and recreation, while Trentham Gardens, with its award-winning shopping village, gardens and woodland walks, is just a short drive away. The city centre also offers a wealth of entertainment, including theatres, cinemas, restaurants and the renowned Potteries Museum & Art Gallery.

Hartshill is particularly well placed for commuters, benefiting from immediate access to the A500, which links directly to Junction 15 of the M6 motorway, providing straightforward travel throughout Staffordshire, Cheshire and beyond. Stoke-on-Trent railway station is also within easy reach, offering regular direct services to Manchester, Birmingham and London, making the area an ideal base for those travelling further afield.

Entrance Hall

3'8" x 3'6" (1.13 x 1.09)



Composite entrance door to the front aspect. Laminate flooring. Radiator. Ceiling light. Door leading into: –

Lounge

14'8" x 11'10" (4.49 x 3.61)



Laminate flooring. Radiator. uPVC window to the front aspect. Under stair storage cupboard off. Ceiling light. Door leading into:–

Inner Hall

6'5" x 4'9" (1.96 x 1.45)



Tiled flooring. Stairs leading to the first floor. Ceiling light. Doors leading into:–

WC

4'3" x 3'8" (1.31 x 1.12)



Fitted with a low-level WC and pedestal wash hand basin. Tile flooring. Radiator. Ceiling light.

Kitchen

11'10" x 7'9" (3.62 x 2.38)



Fitted with a range of wall and base units with wood effect work surfaces over incorporating a one and a half bowl sink and drain unit with hose mixer tap. Integrated four ring gas hob with extractor hood over and single electric oven. Plumbing for automatic washing machine. Space for a condensing tumble dryer. Wall mounted 'Ideal' gas combination boiler. Space for an American style fridge freezer. Tiled flooring. Radiator. Ceiling light. uPVC window to the aspect. uPVC French doors leading into:-

Garden Room

9'11" x 9'5" (3.03 x 2.88)



Laminate flooring. Wall mounted electric heater. uPVC double glazed floor ceiling windows to the side and rear aspects. uPVC French door doors leading onto the rear garden. Ceiling light and spotlights.

First Floor landing



Carpet. Radiator. Stairs leading to the second floor. Ceiling light. Doors leading into:-

Bedroom Two

11'10" x 10'5" (3.62 x 3.18)



Carpet. Radiator. Two uPVC windows to the front aspect. Ceiling light.

Bathroom

7'10" x 5'7" (2.40 x 1.71)



Fitted with a suite comprising of panelled bath with rainfall shower over, pedestal wash hand basin and low-level WC. Vinyl flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

Bedroom Three

11'11" x 7'9" (3.64 x 2.37)



Carpet. Radiator. uPVC window to the aspect. Ceiling light. Fitted with mirror fronted built-in wardrobes.

Second Floor Landing

Carpet. Storage cupboard off. Ceiling light. Door leading into:-

Bedroom one

16'11" x 8'6" (5.16 x 2.60)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Loft access. Door leading into:-

Ensuite

11'3" x 4'11" (3.44 x 1.52)



Fitted with a suite comprising of corner shower cubicle, low-level WC and pedestal wash hand basin. Vinyl flooring. Radiator. Velux window to the rear aspect. Ceiling light. Storage cupboards off.

Outside



To the front of the property, a private driveway provides off-road parking for two vehicles. Gated side access leads through to the enclosed rear garden, creating a safe and private outdoor space ideal for both families and entertaining.

The rear garden has been laid predominantly to lawn with paved pathways and a raised decked seating area, providing the perfect spot for outdoor dining, summer barbecues or simply relaxing. A timber garden shed offers useful external storage. Enjoying a pleasant degree of privacy, the garden complements the internal accommodation perfectly, providing an attractive extension of the living space during the warmer months.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents

and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

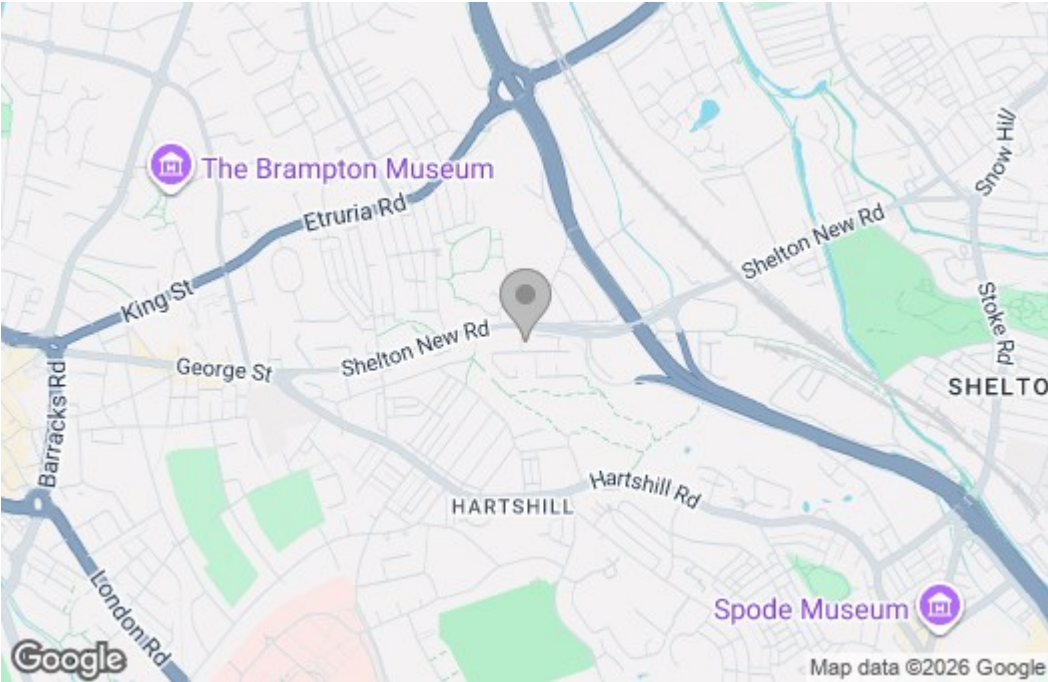
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

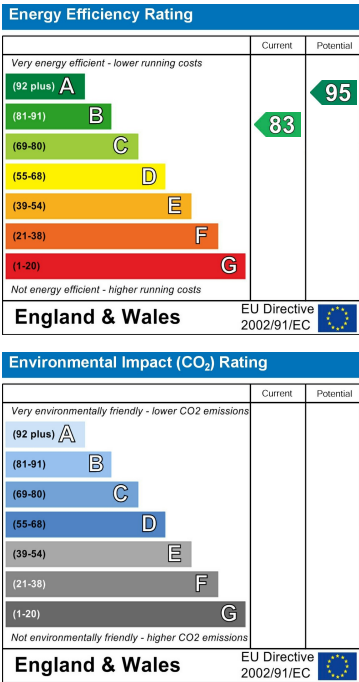
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.