



9 Forefield Grove, Stoke-On-Trent, ST2 0TH

Offers in excess of £260,000

"Where we love is home — home that our feet may leave, but not our hearts." — Oliver Wendell Holmes Sr.

A substantial and immaculately presented three-bedroom detached family home, ideally situated on Forefield Grove, Adderley Green. Offering spacious and versatile accommodation throughout, including three double bedrooms, an open-plan lounge/dining room, en-suite principal bedroom and a versatile additional reception/hobby room. Externally, the property benefits from a generous driveway, good-sized private rear garden and excellent potential for modern family living.

Denise White Estate Agent Comments

A beautifully presented and thoughtfully arranged three-bedroom detached home, occupying a generous plot within Adderley Green, Stoke-on-Trent, offering well-proportioned accommodation, versatile living spaces and a private rear garden.

Situated on Forefield Grove in the popular area of Adderley Green, this impressive detached property provides a particularly appealing family home, combining spacious accommodation with a practical layout and a number of useful additional features. Immaculately presented throughout and clearly a home that has been well cared for, the property offers excellent versatility for modern family living, with three comfortable double bedrooms, an open-plan lounge and dining room, a well-appointed kitchen, two bathrooms plus a downstairs WC, driveway parking and a converted section of the original garage providing an additional reception/hobby room.

Upon entering the property, you are welcomed into a spacious entrance hallway, immediately setting the tone for the accommodation beyond. The hallway features attractive herringbone-style flooring, creating a smart and contemporary first impression while also providing a practical finish for everyday family life. From here, there is access to the staircase rising to the first-floor accommodation, together with doors leading directly into the lounge and downstairs WC.

The lounge and dining room form a particularly versatile open-plan living space, providing an excellent area for both relaxing and entertaining. The lounge benefits from a characterful box bay window overlooking the front aspect, allowing plenty of natural light into the room and creating a comfortable principal sitting area. Continuing through into the dining area, there is ample room for a family dining table and additional furniture, while a set of double doors provides direct access into the rear garden. This creates a natural connection between the internal and external spaces and is particularly well suited to entertaining, family gatherings and enjoying the garden during

the warmer months.

From the dining area, access is provided into the kitchen, which is well presented and fitted with a range of wall and base units, providing useful storage and preparation space. A central island adds further practicality and creates an informal focal point within the room, while a useful storage cupboard is positioned just off the kitchen. There is also convenient access directly outside, making the kitchen particularly practical for day-to-day family use.

Ascending to the first floor, the property provides three well-proportioned double bedrooms, offering considerably more space than is often found in a typical three-bedroom home.

The principal bedroom is a comfortable double room benefiting from fitted storage and its own en-suite shower room, providing a private and convenient facility away from the main family bathroom.

Bedroom two is an especially generous room and is actually larger than the principal bedroom. Running across the side of the property, the room benefits from both front and rear aspects, including a lovely Juliet window overlooking the rear, creating a bright and spacious environment. There is also sufficient space within the room to create a dedicated dressing area, making this an exceptionally versatile second bedroom.

Bedroom three is another comfortable double bedroom and also benefits from fitted storage, making it equally suitable as a child's bedroom, guest room, home office or additional family space depending on the needs of the new owners.

Completing the first floor is a well-presented family bathroom, conveniently positioned to serve the remaining bedrooms.

Externally, the property continues to offer excellent versatility. The original garage has been cleverly divided, with one section providing a fully functional

additional reception room currently utilised as a hobby room. This versatile space could lend itself to a wide variety of uses, whether as a home office, gym, playroom, studio, games room or additional entertaining space. The remaining section of the garage continues to provide valuable storage.

To the front, a generous driveway provides off-road parking for approximately two vehicles, with the property occupying a good-sized plot.

The rear garden is a particularly appealing feature, beginning with a low-maintenance paved patio area immediately adjoining the property, providing an ideal space for outdoor seating, dining and entertaining. Beyond this, the garden is predominantly laid to lawn, creating a good balance between usable patio and green space. The garden offers a pleasant degree of privacy and provides a generous outdoor environment for children, pets, entertaining or simply enjoying the warmer months.

Overall, this is a substantial and versatile detached family home, offering well-proportioned accommodation, three genuine double bedrooms, useful fitted storage, an en-suite to the principal bedroom, versatile additional space within the converted garage and a private rear garden. Its combination of presentation, space and practicality makes it an excellent proposition for families looking for a well-established home within Adderley Green.

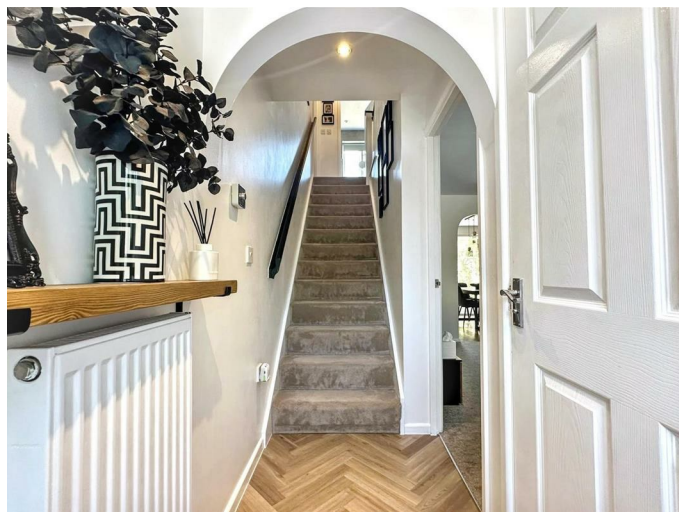
Location

Situated in the popular residential area of Adderley Green, Fourfield Grove is ideally positioned for easy access to Longton and the wider Stoke-on-Trent area. The property is well connected for commuters, with convenient access to the A50, A500 and M6, alongside regular bus links to surrounding areas.

A range of local amenities, schools, shops and leisure facilities are close by, with Longton, Hanley and Trentham all within easy reach. Overall, Adderley Green offers a convenient and

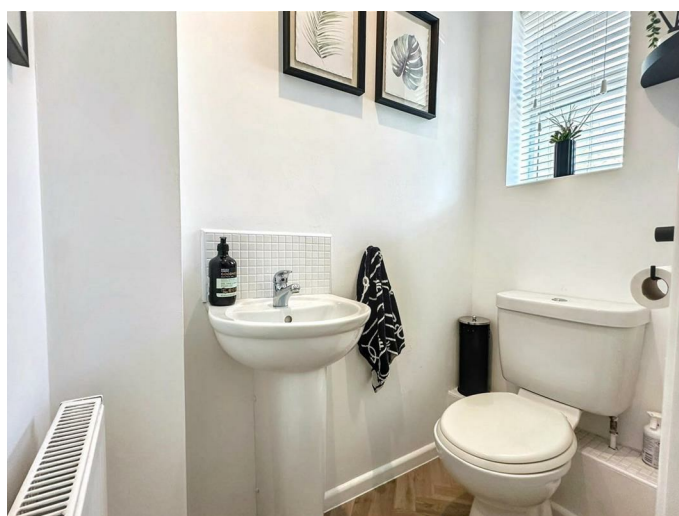
well-connected location, ideal for families and commuters alike.

Entrance Hallway



WC

5'1" x 2'10" (1.57 x 0.87)



Lounge

15'5" x 11'11" (4.70 x 3.64)



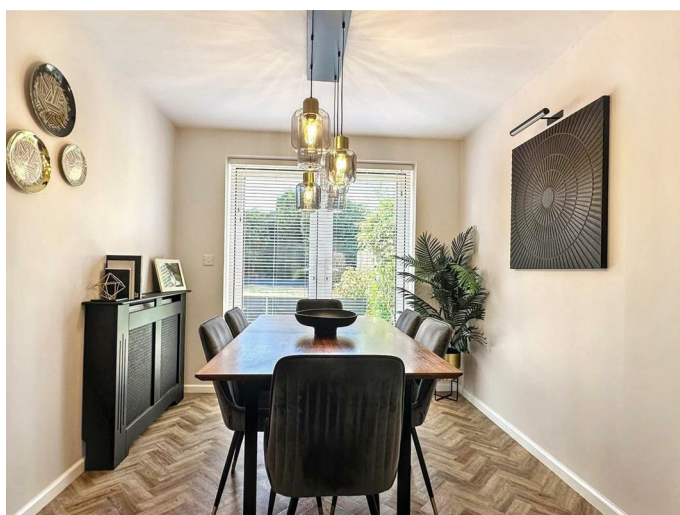
Kitchen

15'0" x 11'8" (4.59 x 3.57)



Dining Room

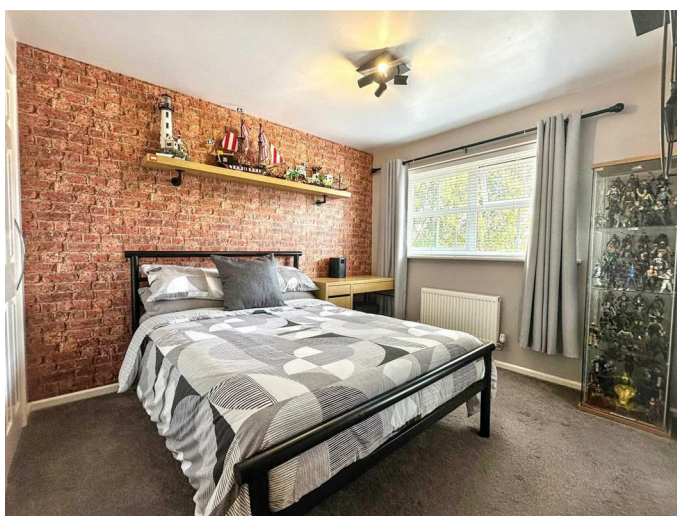
10'0" x 8'3" (3.06 x 2.54)



First Floor Landing

Bedroom One

10'4" x 9'2" (3.17 x 2.80)



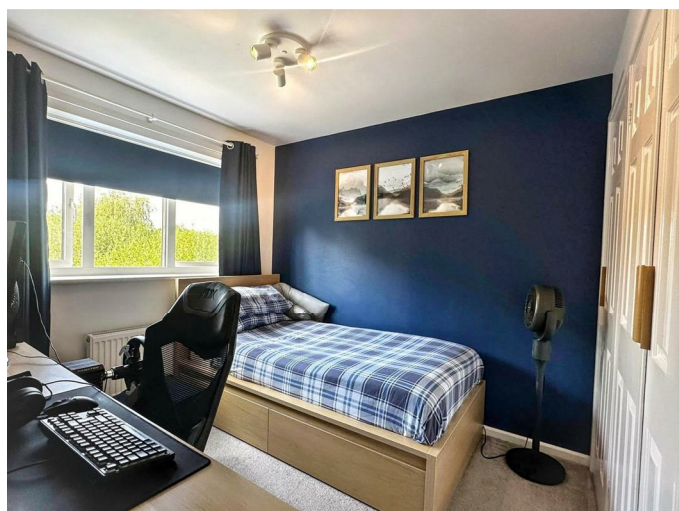
Ensuite

6'4" x 5'7" (1.94 x 1.72)



Bedroom Three

10'10" x 8'5" (3.31 x 2.59)



Bedroom Two

22'11" (max) x 8'0" (7.00 (max) x 2.44)



Bathroom

7'3" x 6'3" (2.21 x 1.92)



Outside



Externally, the property occupies a generous plot with a good-sized driveway providing off-road parking for two vehicles. The rear garden offers a private and low-maintenance outdoor space, with a paved patio area ideal for seating and entertaining, leading onto a predominantly lawned garden. The property also benefits from a versatile converted section of the garage, currently used as a hobby room, alongside a separate storage area.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band C

No chain involved with the sale

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



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an

important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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.

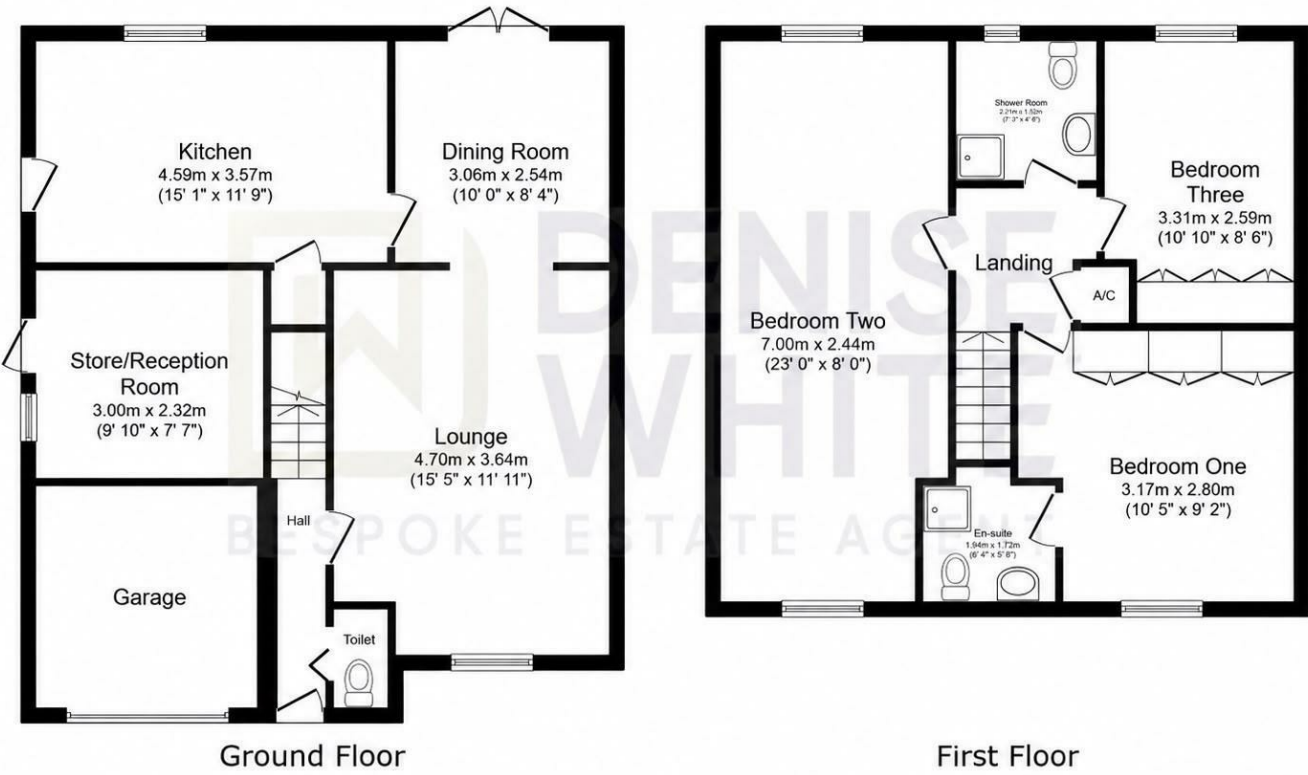
Do You Need A Mortgage?

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.

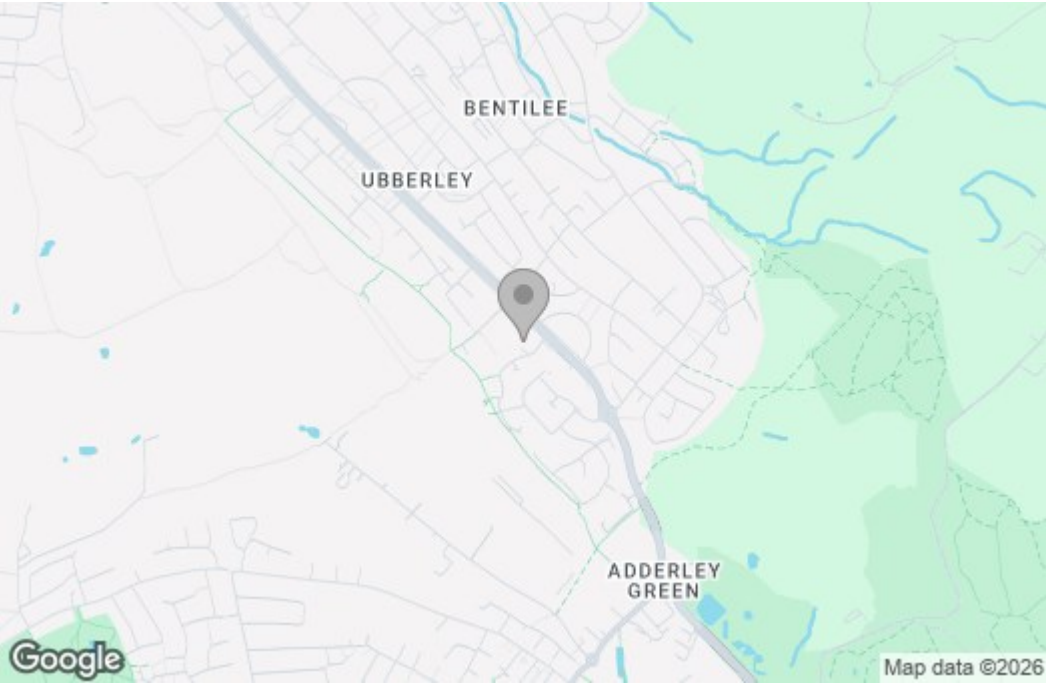
Floor Plan



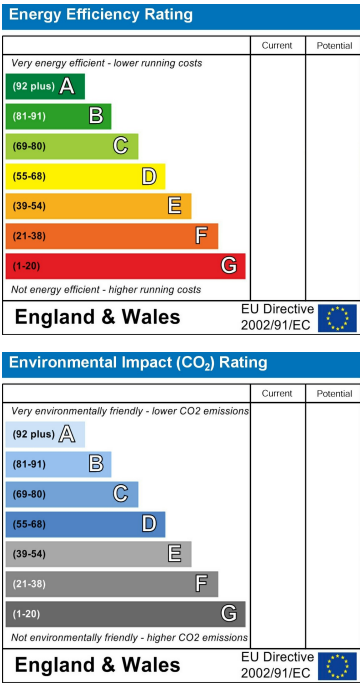
Total floor area: 143.9 sq.m. (1,549 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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.