



Woodlyn Greenway Hall Road, Stoke-On-Trent, ST9 9PW

Guide price £300,000

"Building your own home is about desire, fantasy. Anyone can do it." - Kevin McCloud

Occupying a substantial plot of approximately 0.36 acres in one of Stockton Brook's most sought-after locations, this detached period property presents an excellent opportunity for those seeking a comprehensive renovation project. Ideal for developers, builders or buyers looking to create a bespoke long-term home, the property offers significant scope to extend and transform, subject to the necessary planning permissions and building regulations.

Denise White Estate Agents Comments

Dating back to the 1800s, this two-bedroom detached property occupies a generous plot of approximately 0.36 acres on the highly regarded Greenway Hall Road in Stockton Brook. Requiring full renovation throughout, the property offers purchasers the opportunity to restore, extend or reconfigure the existing accommodation to suit their own requirements, subject to the necessary planning permissions and building regulations.

The current accommodation comprises two reception rooms to the ground floor, both enjoying views towards Stockton Brook, together with a separate kitchen positioned to the rear of the property.

To the first floor are two double bedrooms and a shower room, providing a straightforward layout that offers scope for modernisation or alteration.

To the rear of the house are the original footings for a previously proposed extension. Whilst these would require reassessment, they indicate the potential to increase the size of the accommodation, subject to the appropriate consents.

The principal feature of the property is the size and versatility of the plot. Extending to approximately 0.36 acres, the gardens back directly onto Greenway Hall Golf Club and provide ample outdoor space with considerable scope for landscaping, extending or further development, where permitted.

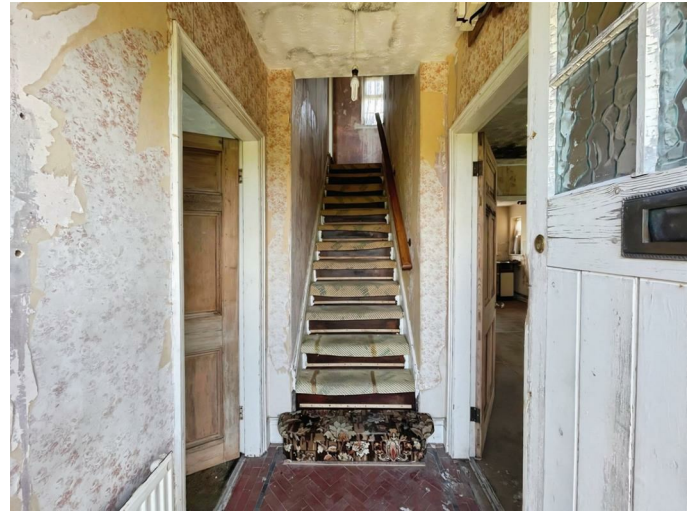
Positioned towards the rear of the site is a substantial detached garage building which was never completed. This offers additional potential for storage, workshop space or alternative uses, subject to the necessary permissions.

Properties offering this combination of a substantial plot and redevelopment potential are rarely available within such a sought-after location. This property will appeal to purchasers looking for a renovation project with the opportunity to create a

bespoke home in a well-established and desirable residential setting, as well as developers and investors seeking a project with future potential.

Location

Entrance Hall



Tiled flooring. Stairs to the first floor accommodation. Wooden door to the front aspect. Wall mounted radiator. Ceiling light.

Living Room

14'11" x 12'3" (4.55 x 3.75)



Carpet. Wall mounted radiator. Open fire with wooden surround. Wooden window to the front house aspect. Wooden bay window to the side aspect. Wooden window to the rear aspect. Two wall lights. Coving. Ceiling lights.

Dining Room

12'7" x 11'0" (3.84 x 3.36)



Wall mounted radiator. Wooden window to the side aspect. Wooden window to the front aspect. Coving. Ceiling light. Access into: –

Kitchen

8'7" x 15'11" (2.64 x 4.86)



Tiled flooring. Wall mounted radiator. Wooden door to the side aspect. Two wooden windows to the rear and inside aspects. Two ceiling lights.

First Floor Landing

Wooden window to the rear aspect. Ceiling light. Loft access.

Bedroom One

15'0" x 11'11" (4.58 x 3.64)



Wall mounted radiator. Two wooden windows to the front and side aspect. Feature cast iron fireplace. Ceiling light.

Bedroom Two

12'7" x 10'11" (3.84 x 3.35)



Wall mounted radiator. Wooden window to the front aspect. Feature cast iron fireplace. Above stairs storage. Ceiling light.

Bathroom

5'6" x 8'7" (1.68 x 2.64)



Wooden flooring. Pedestal wash hand basin. Low level WC. Shower cubicle with electric shower. Water cylinder and tank. Wooden window to the rear aspect. Wall mounted radiator. Ceiling light.

Outside



To the rear of the property is concrete footings at some point.

Outbuilding/ garage

27'4" x 17'11" (8.34 x 5.48)

A large breeze block construction offering scope for renovation.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

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



"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 Require 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.

Anti-Money Laundering & ID Checks

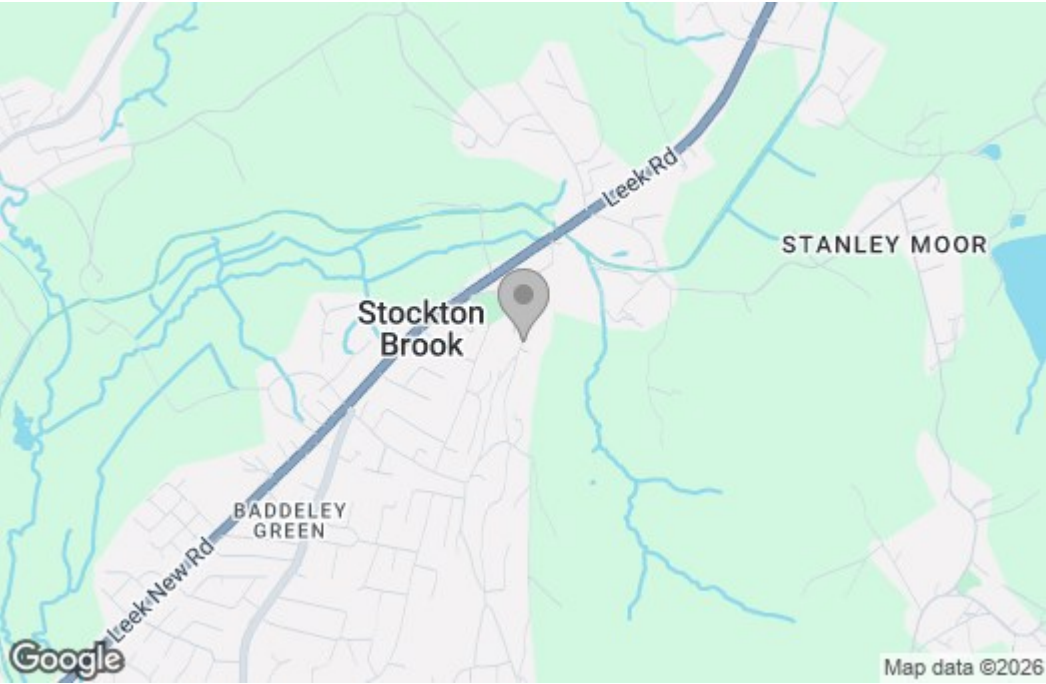
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Floor Plan

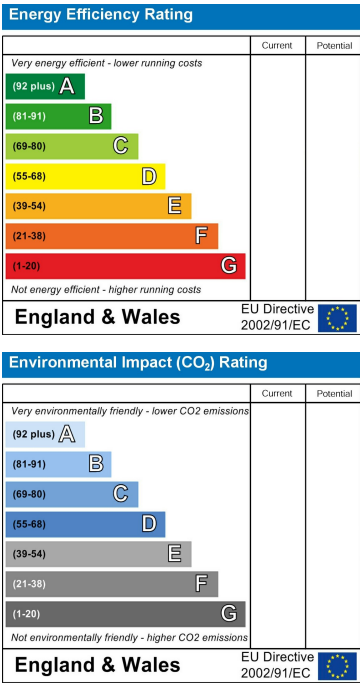


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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