



# ESTATE AGENTS

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**Greenwood Road, Forsbrook, Stoke-On-Trent, ST11 9DB**

**Offers in the  
region of  
£460,000**

- Detached executive-style residence
  - Four bedrooms
  - Three elegant reception rooms
- Expansive kitchen / breakfast space
- Generous driveway & private frontage
  - Established, mature setting
  - Ideal for discerning family buyers

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# Greenwood Road, Forsbrook, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

An Elegant Family Home of Space, Presence & Prestige. Set behind a sweeping driveway and framed by mature hedging, this impressive five-bedroom detached residence delivers exceptional proportions, privacy and refined family living in one of Forsbrook's most desirable village settings.

From its attractive brick façade and elevated gable frontage to its generous plot and established landscaping, the home immediately conveys both quality and permanence — a residence designed for modern family life with timeless appeal.

A welcoming entrance hall sets the tone, offering a sense of light and scale that flows throughout the ground floor.

A beautifully proportioned reception room, bathed in natural light from its wide front-facing window. Ideal for both relaxed family evenings and formal entertaining, the space offers versatility and understated elegance.

The second reception room provides flexibility — perfectly suited as a formal dining room, media lounge, or executive home office. Its position allows separation when desired, yet seamless flow for entertaining.

The third reception room is ideal for those that work from home, or perfect as a play/gaming room.

The heart of the home. Generously scaled to accommodate both everyday family living and larger gatherings, the kitchen offers extensive preparation space and room for informal dining. With scope for contemporary open-plan enhancement (subject to preference), this space presents outstanding lifestyle potential.

The first floor hosts five well-appointed bedrooms, offering flexibility for growing families and guests.

A family bathroom serves the accommodation.

The property occupies a generous plot with:

- A sweeping driveway providing extensive off-road parking
- Attractive lawned frontage with landscaped gravel borders
- Mature hedging creating privacy and definition

Potential for garaging or further landscaping enhancements

The frontage alone provides a distinguished approach rarely found in modern developments.

Forsbrook offers the perfect balance of village charm and connectivity. Surrounded by open countryside yet within easy reach of key commuter routes, the area remains highly regarded for its community atmosphere and access to reputable schooling.

A location that combines lifestyle, convenience and long-term desirability.

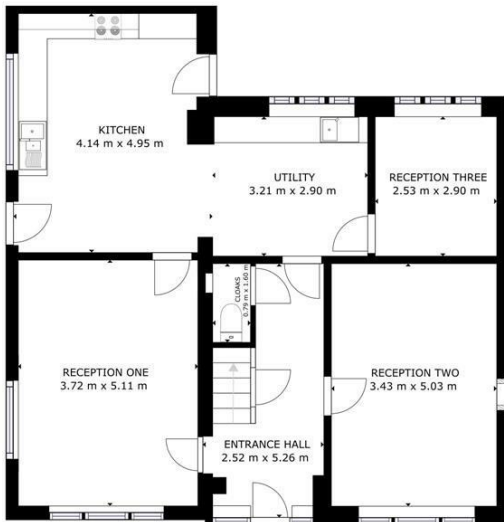


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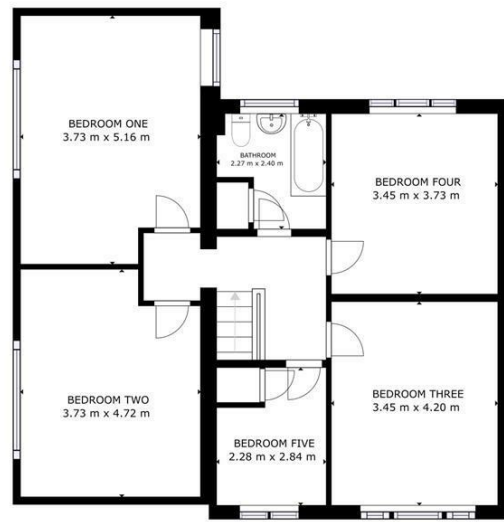


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 93.69 m<sup>2</sup>; FLOOR 2: 89.43 m<sup>2</sup>  
 TOTAL: 183.12 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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