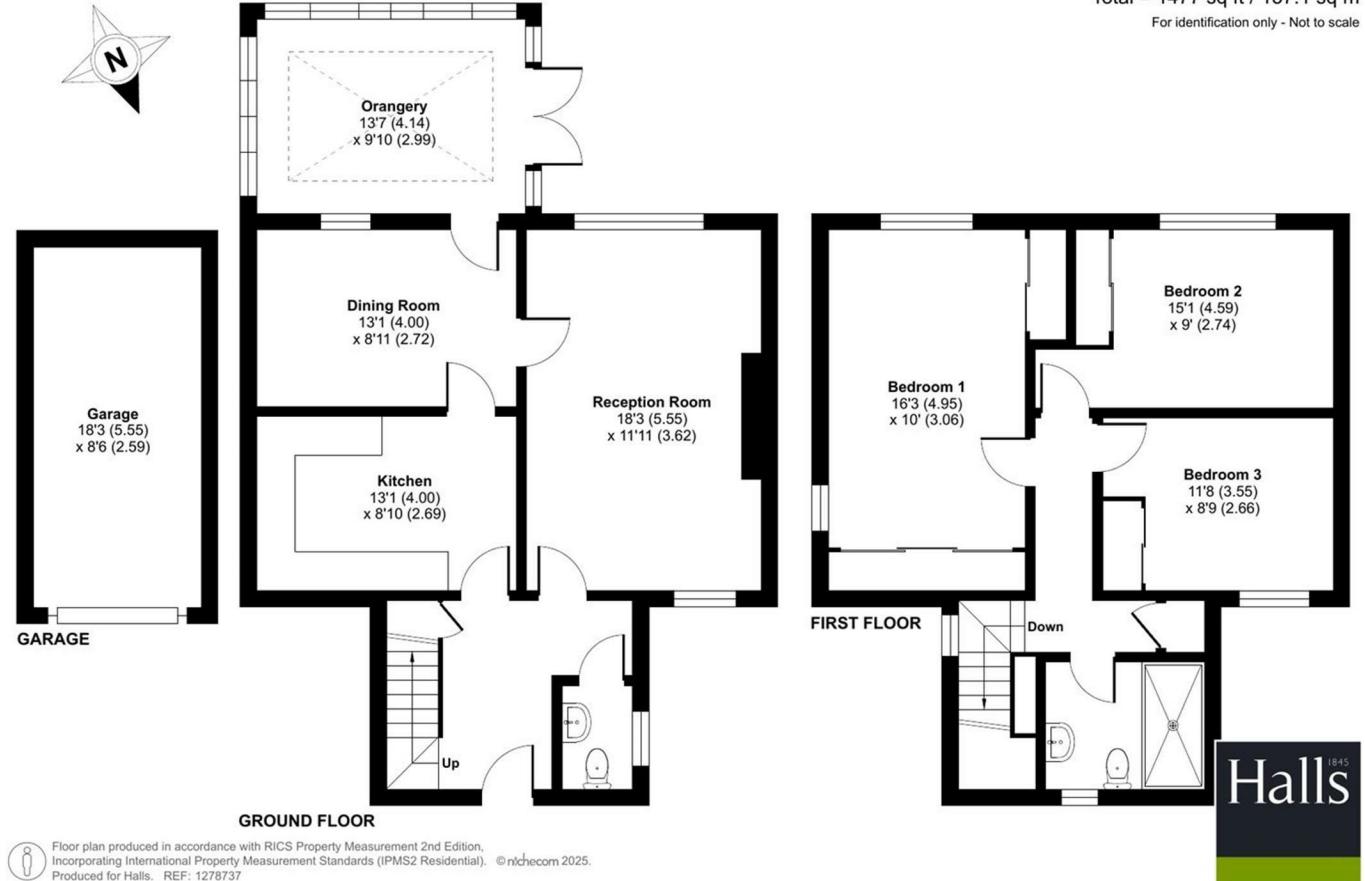


FOR SALE

Edenope Cottage Arleston Manor Mews, Arleston, Telford, TF1 2HS

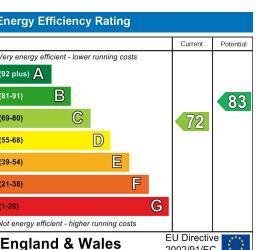
Halls¹⁸⁴⁵



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls¹⁸⁴⁵

01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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- **Great Transport Links.**
- **Close to Local Amenities.**
- **Driveway and Garage.**
- **Gated Development.**
- **Three Double Bedrooms.**
- **Total ft² - 1322.00**

DESCRIPTION

Located in the sought-after Arleston Manor Mews in Telford, this end-of-terrace home offers generous and versatile living across a well-designed layout. The property features three spacious reception rooms, ideal for a variety of uses such as a formal lounge, dining area, home office, or playroom, depending on your needs.

Upstairs, the accommodation includes three well-proportioned double bedrooms, each thoughtfully presented and finished to a high standard. The bathroom and additional amenities throughout the home have been maintained to a high standard, making it move-in ready.

Externally, the property benefits from a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep.

Situated in a quiet, well-regarded residential area with convenient access to local amenities, schools, and transport links, this property represents a superb opportunity for families, professionals, or those looking to upsize in a well-connected part of Telford.

LOCATION

Arleston Manor Mews is a well-connected area with it being approximately 1.2 miles from Wellington railway station, as well as easy access to the M54, offering great transport links to nearby towns and cities. Local amenities include schools such as Short Wood Primary School and Ercall Wood Academy, as well as healthcare facilities like Wellington Medical Practice and The Princess Royal Hospital. The proximity to Wrekin Retail Park and Telford Town Centre provides convenient shopping and restaurant options for residents.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.4 miles take the second exit at the roundabout onto Glebe Street. In 310 yards turn right onto High Street and stay on this road for 0.3 miles before bearing left onto Watling Street. In 0.2 miles, turn right onto Arleston Lane. Take the second exit at the next roundabout in 0.4 miles, staying on Arleston Lane. In 160 yards, turn right onto Arleston Manor Mews where you will find the property on your right in approximately 90 yards.

ROOMS

GROUND FLOOR

RECEPTION ROOM

The large reception room provides dual aspect windows as well as a beautiful feature fireplace.

DINING ROOM

The spacious dining room is a versatile space with access to the orangery, kitchen and reception room.

KITCHEN

The fully fitted kitchen offers ample worktop and storage space.

ORANGERY

The orangery provides additional living space, surrounding views of the outside space and French doors leading out to the garden.

W.C.

A white two-piece suite comprising of hand-wash basin and W.C.

FIRST FLOOR

BEDROOM ONE

An expansive double bedroom with views to the rear and side elevation as well as ample fitted wardrobe space.

BEDROOM TWO

A generous double bedroom with views to the rear elevation and fitted wardrobes.

BEDROOM THREE

A further double bedroom with views to the front elevation and fitted wardrobes.

BATHROOM

A white three-piece suite comprising of shower, hand-wash basin and W.C.

EXTERNAL

GARAGE

A single garage with driveway and up-and-over door.

GARDEN

A private, enclosed and low-maintenance patio garden with space for al fresco dining and a range of shrubs and trees bordering the outside area.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.