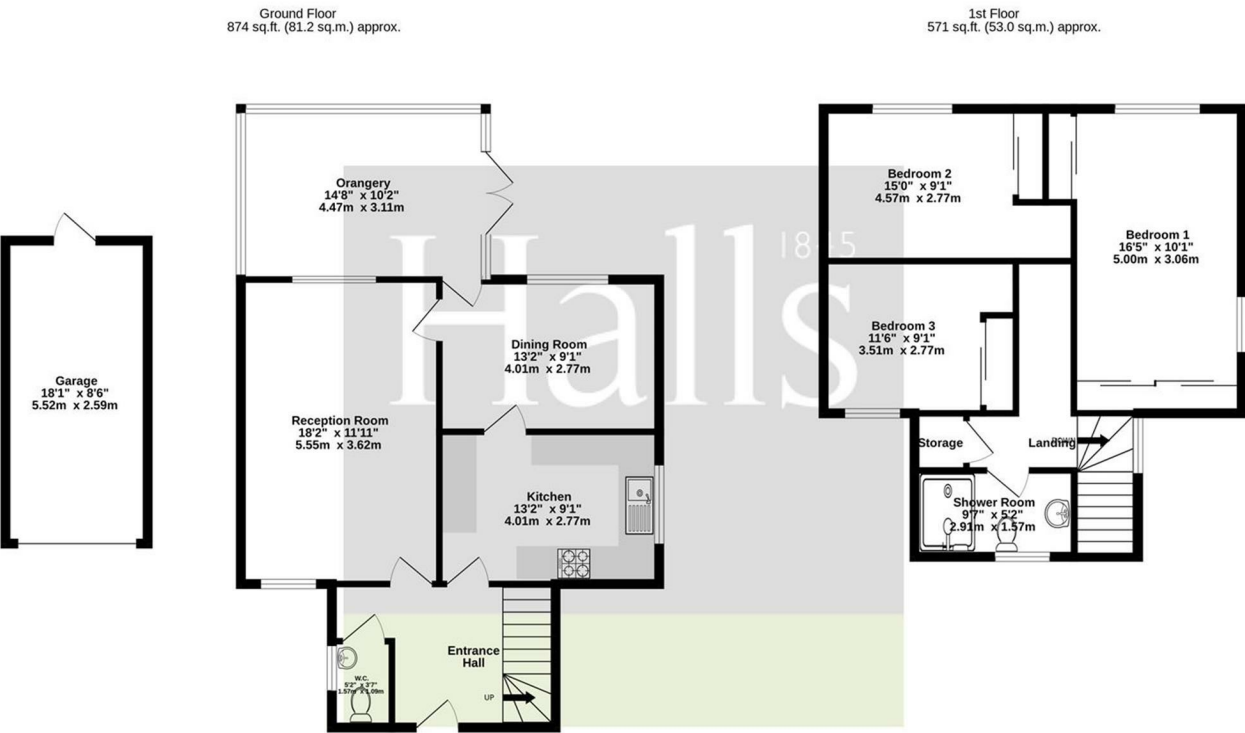


FOR SALE

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



FOR SALE

Offers in the region of £365,000

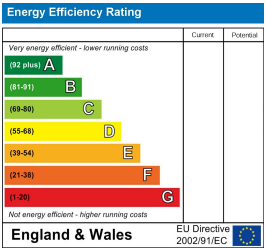
Hopesay Cottage Arleston Manor Mews, Arleston, Telford, TF1 2HS

Located in the desirable Arleston Manor Mews in Telford, this end-of-terrace residence offers well-planned interiors with three generously sized reception rooms. The layout provides flexible spaces suitable for everyday living, working from home, or formal and informal gatherings.

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




01952 971800


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




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3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Gated Develeopment
- Three Double Bedrooms
- Close to Local Amenities
- Three Reception Rooms
- Detached Garage
- Total ft² - 1322.00

DESCRIPTION

Three doubled bedroom property is located in the charming Arleston Manor Mews development in Telford, this well-appointed end-of-terrace property offers generous living accommodation. The interior is arranged to include three sizeable reception rooms, providing excellent versatility and designed to accommodate a variety of lifestyle needs, from quiet home working to family life and occasional entertaining.

The first floor comprises three double bedrooms, each offering ample space. The property is tastefully decorated throughout.

The rear garden has been designed for ease of maintenance, offering a private and manageable outdoor area that complements the indoor living space.

Set within a peaceful and attractive residential setting, yet conveniently located close to local schools, amenities, and commuter links, this property makes an ideal choice for families or professionals seeking comfort, space, and convenience in equal measure.

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 spacious reception room benefits from dual aspect windows and a 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 offers extra living space, with panoramic views of the garden and French doors opening directly onto the outdoor area.

W.C.

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

FIRST FLOOR

BEDROOM ONE

A generous double bedroom featuring views to both the rear and side elevations, along with ample built-in 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 an up-and-over door.

GARDEN

A secluded, low-maintenance patio garden offering space for al fresco dining, complemented by a variety of shrubs and trees along the borders

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.