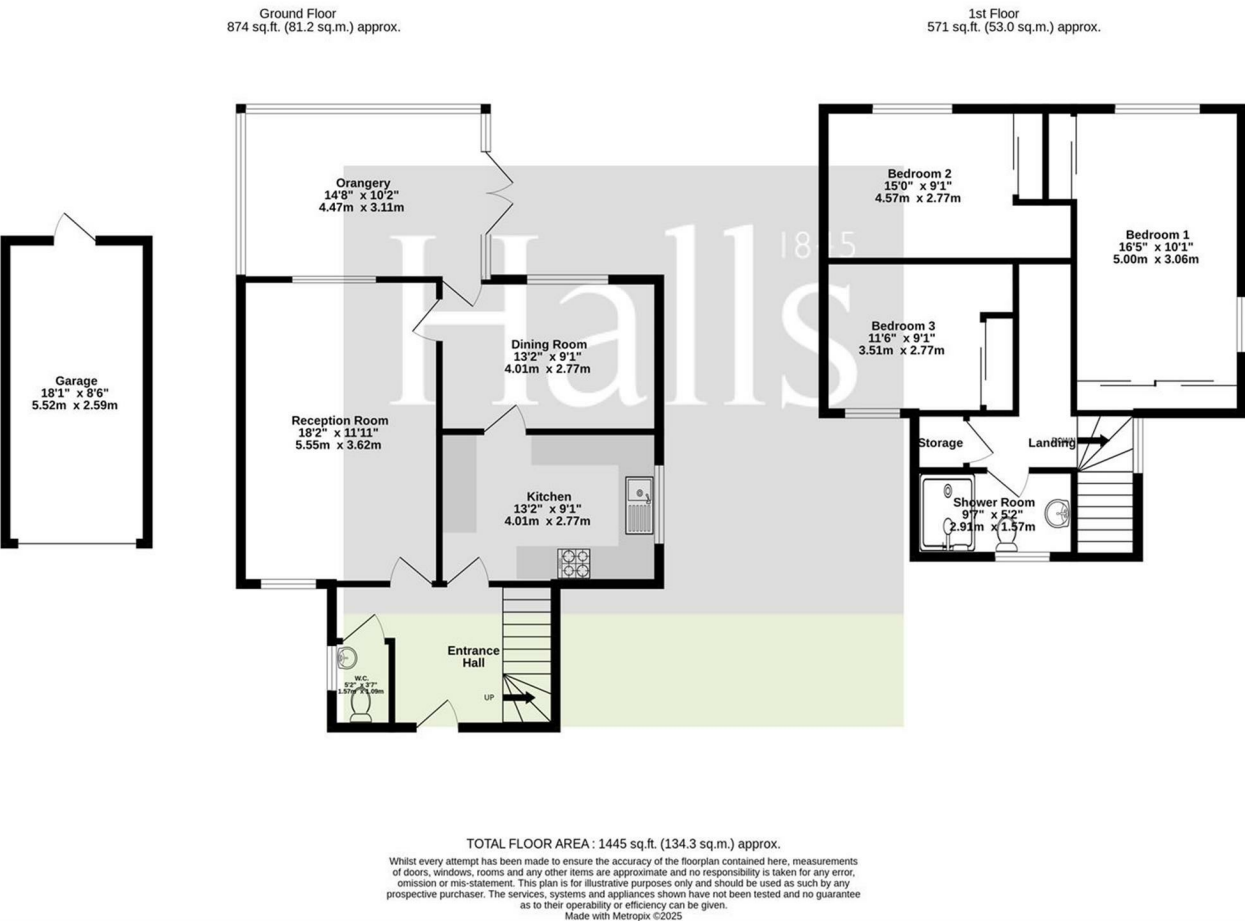


FOR SALE

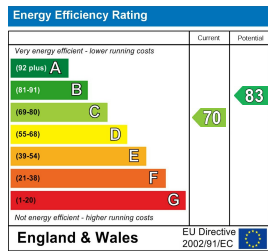
Hopesay Cottage Arleston Manor Mews, Arleston, Telford, TF1 2HS



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@hallsgb.com



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FOR SALE

Offers in the region of £355,000

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.



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01952 971800



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Gated Deveelopment
- Three Double Bedroom
- Close to Local Amenities
- Three Reception Rooms
- Detached Garage
- Total ft² - 1322.00

DESCRIPTION
Discover a rare opportunity to acquire an immaculate, end-of-terrace residence in the sought-after Arleston Manor Mews development, Telford. Boasting a seamless blend of modern elegance and versatile living, this home is distinguished by its pristine interiors and outstanding contemporary features throughout.
Step inside to find three expansive reception rooms—each thoughtfully designed to accommodate today’s flexible lifestyle, whether you’re entertaining, working from home, or enjoying relaxed family time. The living spaces are flooded with natural light, accentuating the refined décor and high standard of finish that defines this exceptional property.
Upstairs, three generous double bedrooms provide peaceful retreats, all beautifully appointed for comfort and style. Every detail has been carefully considered to create a modern environment that’s move-in ready.
One of the standout features of this home is its stunning, low-maintenance rear garden. Designed for both beauty and practicality, it offers a tranquil outdoor sanctuary that perfectly complements the sophisticated interiors—ideal for alfresco dining, gardening, or simply relaxing in your own private oasis.
Positioned within a uniquely tranquil yet well-connected enclave, Arleston Manor Mews offers the best of both worlds: peace and seclusion, whilst being moments from Wellington railway station, the M54, reputable schools, healthcare, and vibrant shopping destinations including Wrekin Retail Park and Telford Town Centre. The property’s one-of-a-kind setting ensures both privacy and convenience, making it a superb option for families and professionals alike.
This is a unique chance to secure a modern, impeccably presented home, a show-stopping garden, and a location that truly sets it apart.

LOCATION
Arlleston 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.

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