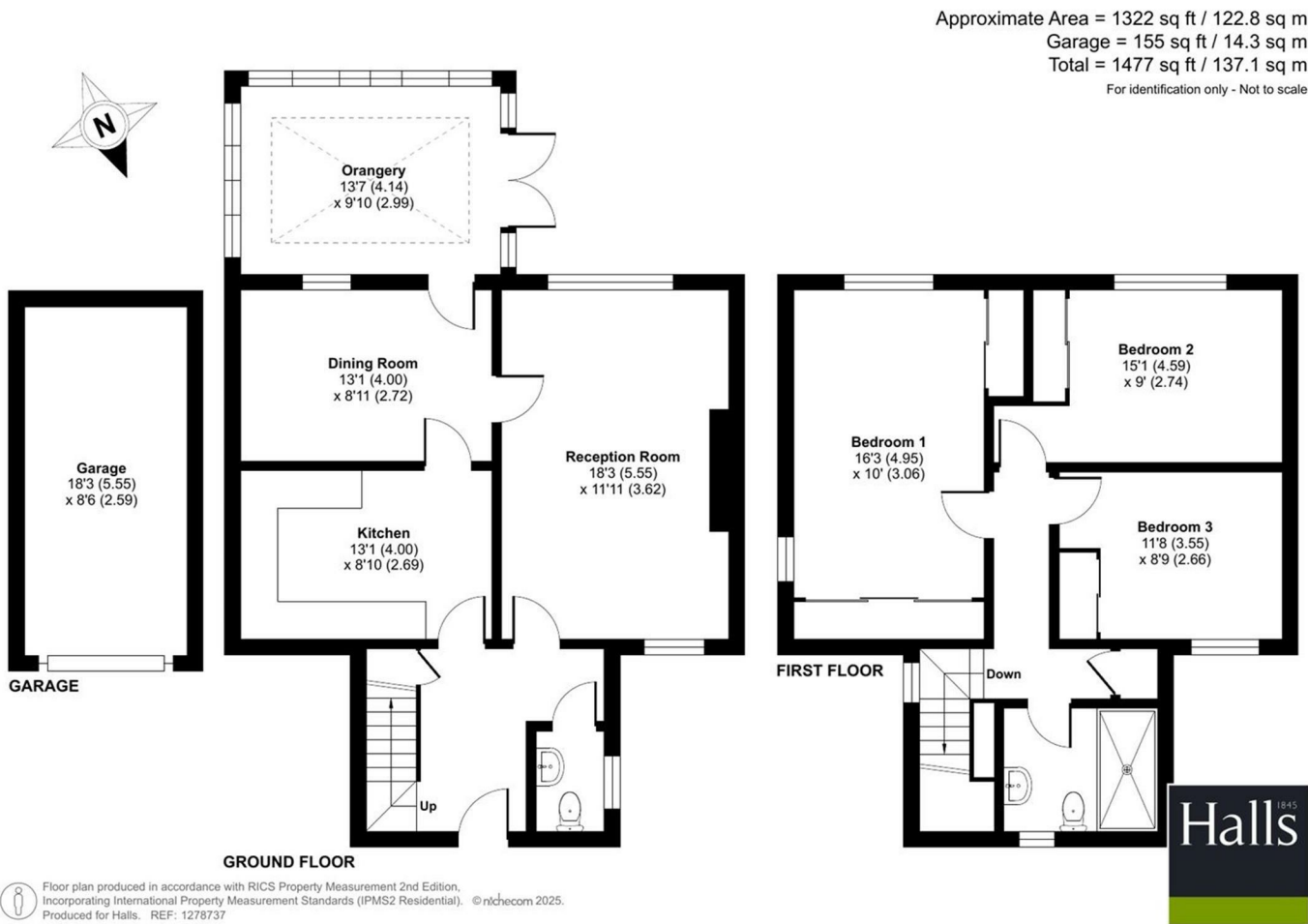


FOR SALE

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



FOR SALE

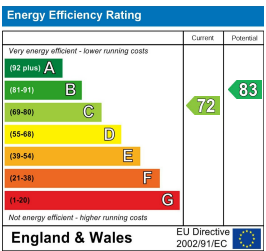
Offers in the region of £375,000

Edenhope 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



Nestled in the charming Arleston Manor Mews, this delightful house in Telford offers comfort and style. Spanning an impressive 1,322 square feet, the property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining.




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



- 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 an 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.