

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

**Ashbrook Cottage 32, Arleston Brook, Arleston, Telford, Shropshire, TF1 2LA**



**Offers in  
Excess of  
£450,000**

Wonderfully Extended Character Rich Detached Country Style Property with a wealth of features, charm and amazing gardens. Providing 102.1 sq mtrs ( 1099.1 sq ft ) of Living space. Positioned along the Arleston lane and nestled away from the surrounding residential area. A short drive to the new Lawley shopping area offering a wealth of local shops, services and amenities, Morrison's Super market, the Grazing Cow public house, 24hr Gym, golf course and local schools are all nearby. The Property is also positioned for easy access into Wellington and the M54 junction 6.

Ground floor: Entrance reception / dining room, spacious lounge with brick inglenook fireplace and log burning stove, utility area and ground floor wc. Traditional designed Hobs and Hotplates integrated kitchen comprising painted oak units, ceramic sink, granite work surfaces and Rangemaster dual fuel cooker. Double glazing, oil fired central heating and roof mounted PV solar panels providing cost effective energy and additional feed in tariff income. First floor: Main bedroom of excellent size with en-suite shower room, bedroom two of very good size with double fitted wardrobes, bedroom three also of good sizes and bathroom with bath and separate shower cubicle. Private spacious gravel courtyard leading to raised garden area, excellent wooden log cabin and a further two garden sheds, spacious open lawn enclosed with natural hedge borders leading further to additional garden area also private and enclosed. Gravel driveway providing ample parking suitable for a number of vehicles, side gated access to the rear patio area, small enclosed front garden area with gravel pathway leading to the main front door.

**Sales**  
**01952 641111**

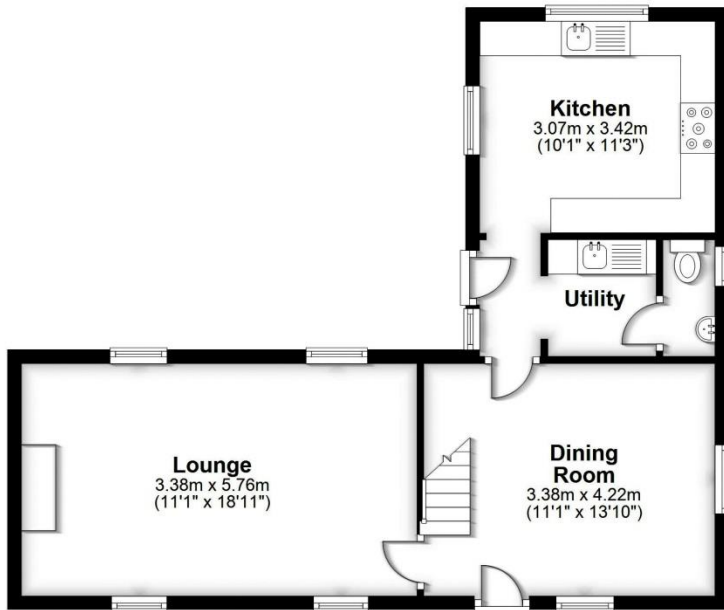
**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**



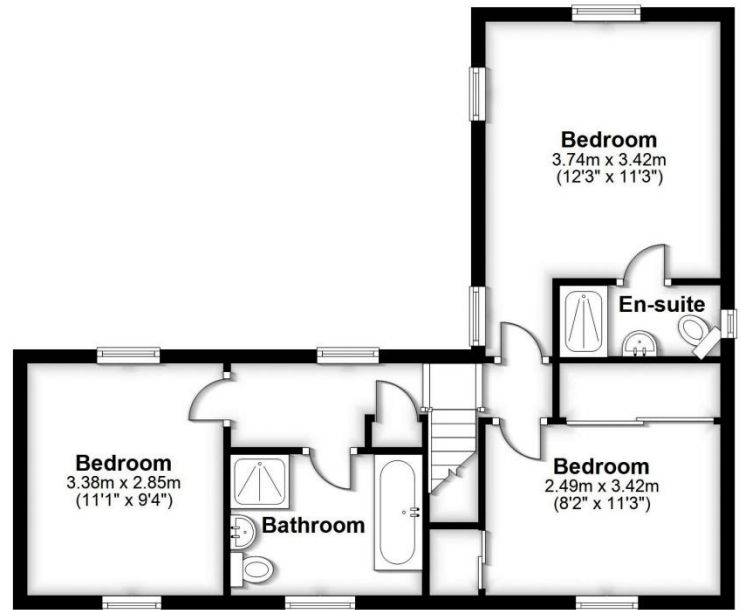
### Ground Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



### First Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



Total area: approx. 102.1 sq. metres (1099.1 sq. feet)

For illustrative purposes only. Not to scale.  
Prepared by Shropshire Property Professionals  
Tel: 07817 773 526 - [www.spp-property.co.uk](http://www.spp-property.co.uk)  
Plan produced using PlanUp.

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band D
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
<b>Viewing Arrangements</b>	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

07 April 2025

