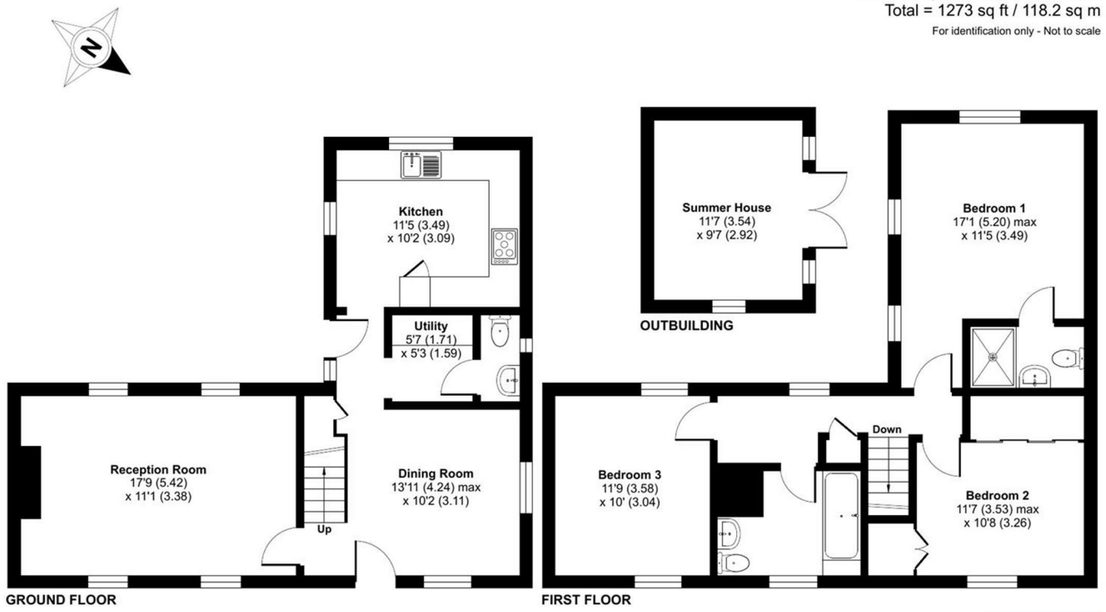
FOR SALE

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

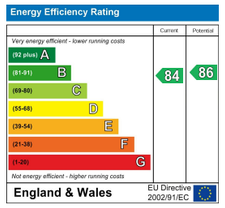
Approximate Area = 1162 sq ft / 107.9 sq m
Outbuilding = 111 sq ft / 10.3 sq m
Total = 1273 sq ft / 118.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1319987

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



Halls 1845

01952 971800

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

RICS Regulated by RICS
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FOR SALE

Fixed Asking Price £425,000

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

A beautifully presented detached home enjoying an exceptional setting, offering the perfect blend of countryside tranquillity and everyday convenience. Boasting generous living accommodation, three double bedrooms and stunning landscaped gardens, this is a rare opportunity to acquire a truly special home.







FOR SALE

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s











- **Beautiful Detached Cottage, No Chain**
- **Amazing South Facing Garden**
- **Driveway for Four Vehicles**
- **Three double Bedrooms & Two Bathrooms**
- **Two Reception Rooms**
- **Owned Outright Solar Panels**

DESCRIPTION
Set along the tranquil Arleston Lane, this wonderfully extended detached country-style property is rich in character and charm, offering a peaceful retreat with beautifully maintained gardens and a wealth of thoughtful features throughout. Providing approximately 102.1 square metres (1,099.1 square feet) of versatile living space, this home blends traditional styling with modern practicality in a picturesque setting.

Although tucked away from surrounding residential areas, the property is conveniently located just a short drive from the vibrant Lawley Village, where you'll find an excellent selection of shops, cafés, and services. Morrison's supermarket, The Grazing Cow public house, and a 24-hour gym are just some of the local attractions nearby. The home also offers easy access to Wellington and Junction 6 of the M54, making it ideal for commuting or exploring the wider region.

Inside, the property opens with a welcoming entrance that doubles as a dining area, leading into a spacious lounge complete with a charming brick inglenook fireplace and a cosy log-burning stove—perfect for relaxed evenings. The traditionally styled kitchen is both elegant and functional, featuring painted oak units, a Villeroy & Boch ceramic sink, granite work surfaces, and a Rangemaster dual fuel cooker with classic hobs and hotplates. A separate utility area and a convenient ground floor WC complete the downstairs layout.
Upstairs, the main bedroom is of excellent proportions and benefits from its own en-suite shower room.

The second bedroom is also generously sized and features built-in double wardrobes, while the third bedroom offers further flexibility, ideal for guests, children, or home working. The family bathroom is stylish and spacious, fitted with both a bathtub and a separate shower cubicle.
Externally, the property offers an exceptional outdoor lifestyle. A private gravel courtyard leads to a raised garden area, a superb wooden log cabin, and two additional garden sheds which all have power and lighting —ideal for storage or hobbies. A large, open lawn bordered by mature hedges provides privacy and space to relax, while a second enclosed garden area offers even more room to enjoy the outdoors in peace. The property has energy efficient Solar Panels that are owned.
A gravel driveway at the front provides ample parking for multiple vehicles. There is also a small enclosed front garden with a gravel pathway guiding you to the main entrance, and gated side access leading to the rear patio—perfect for outdoor entertaining.

This unique home is full of charm and character, offering the rare combination of rural ambience with modern convenience—an ideal opportunity for those seeking something truly special.

LOCATION
Situated on a peaceful country lane, this property makes the most of having a secluded feel, whilst being well-connected to local amenities. Arleston Brook is ideally positioned on the outskirts of the market town of Wellington, making it perfect for dog owners and walkers with The Wrekin and The Ercall both within walking distance. The home also benefits from close proximity to a wide range of local amenities, including shops, supermarkets, and schools, with easy access to the nearby M54 motorway.

ROOMS

GROUND FLOOR

RECEPTION ROOM
17'9" x 11'1"

DINING ROOM
13'10" x 10'2"

KITCHEN
11'5" x 10'1"

UTILITY
5'7" x 5'2"

W.C.

FIRST FLOOR

BEDROOM ONE
17'0" x 11'5"

ENSUITE

BEDROOM TWO
11'6" x 10'8"

BEDROOM THREE
11'8" x 9'11"

BATHROOM

EXTERNAL

SUMMER HOUSE
11'7" x 9'6"

GARDEN

DRIVEWAY

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 £36 (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.