

A modern brick house with a dark grey roof and a black garage door. The house features red brick walls and black window frames. The roof has a complex gabled structure. The house is surrounded by greenery, including trees and a lawn. A wooden fence is visible on the left side.

BOWEN

PROPERTY SINCE 1862

Asking Price £280,000

🏠 2 Bedrooms 🚿 2 Bathrooms

Plot 13, The Mulberries, Dudleston Heath,
Ellesmere, Shropshire, SY12 9LD

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General Remarks

The Mulberries at Dudleston Heath is an exclusive collection of 29 elegant country homes nestled in the heart of north-west Shropshire. Perfectly suited to single-level living, The Kinton is a stylish two-bedroom bungalow offering comfort, convenience, and contemporary charm. At its heart is a spacious open-plan kitchen and dining area, ideal for everyday living and hosting guests, which flows seamlessly into a light-filled living room. A generous hallway links the living spaces to two well-proportioned double bedrooms, each offering a calm and relaxing retreat. A sleek and functional family bathroom serves both bedrooms, while thoughtful touches such as a dedicated utility area and integrated storage solutions ensure a clutter-free lifestyle. The home also includes an attached garage, providing secure parking and additional storage. The Kinton combines practical living with elegant design—an ideal choice for downsizers, couples, or anyone seeking the ease of a single-storey home without compromising on style. Built by Dennis Edwards Homes, an award-winning local



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

developer known for crafting high-specification homes with care and character. Their reputation is built on quality, attention to detail, and a deep understanding of what modern buyers are looking for delivering homes that are as practical as they are beautiful.

Location: Set in a picturesque rural location, Dudleston Heath offers the best of both worlds with a warm, welcoming community and a range of convenient local amenities. The village features a vibrant village hall that hosts regular events, a handy post office, and the friendly Parish Hall pub. Residents also enjoy a variety of recreational facilities, including snooker, tennis, crown green bowls, and a well maintained football pitch. Families are well catered for with a choice of local schools. Nearby schools include Criftins CE Primary School, St Martins School, The Marches School in Oswestry, and Lakelands Academy in Ellesmere. For those seeking independent education, excellent options include Ellesmere College, Moreton Hall, Oswestry School, and Packwood Haugh all within easy reach.

Accommodation

Lounge: 19' 0" x 12' 8" (5.79m x 3.86m)

Kitchen: 11' 8" x 11' 5" (3.55m x 3.48m)

Bedroom 1: 12' 1" x 11' 5" (3.68m x 3.48m)

Bedroom 2: 11' 5" x 11' 8" (3.48m x 3.55m)

Bathroom: 6' 9" x 6' 9" (2.06m x 2.06m)

Outside: Private rear gardens and driveway. Energy efficient design with air source heat pump. 10 year LABC Warranty and two year Developer Warranty.

Garage: 18' 7" x 9' 8" (5.66m x 2.94m)

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

EPC Rating: To be assessed.

Council Tax Band: To be confirmed by Local Authority once build is complete.

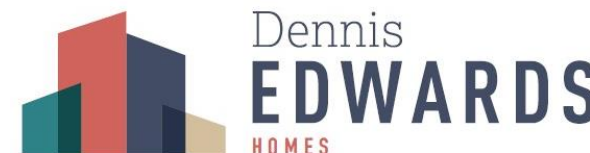
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

Directions: From Ellesmere proceed out of the town along the B5068 signposted Dudleston Heath, continue for approximately 2 miles. On entering the village of Dudleston Heath, The Mulberries development will be located on the left hand side.



THE MULBERRIES

• DUDLESTON HEATH •



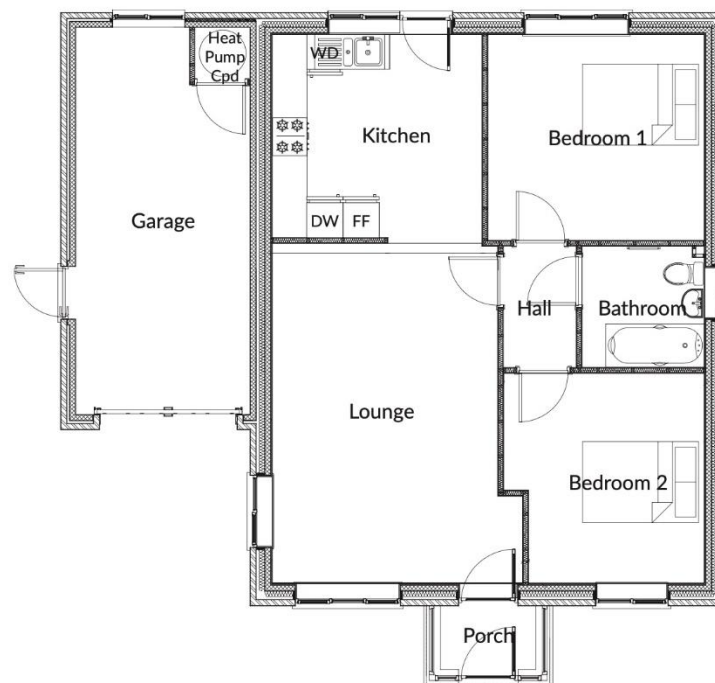
BOWEN

SINCE 1862

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Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Lounge	5.8 x 3.9	19.0 x 12.8
Kitchen	3.6 x 3.5	11.8 x 11.5
Garage	5.7 x 3.0	18.7 x 9.8

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	3.7 x 3.5	12.1 x 11.5
Bedroom 2	3.5 x 3.6	11.5 x 11.8
Bathroom	2.1 x 2.1	6.9 x 6.9