



BOWEN

PROPERTY SINCE 1862

Asking price £395,000

 4 Bedrooms  2 Bathrooms

Plot 12, 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. Designed for modern living, with generous living spaces and a well-thought-out layout, The Sutton is a beautifully designed four-bedroom home that perfectly balances style and practicality. Step inside to a welcoming hallway leading to a bright and airy lounge, ideal for relaxation. The open-plan kitchen and dining area creates the perfect space for family life and entertaining, seamlessly connecting to a separate utility room for added convenience. A dedicated study provides a quiet retreat for home working, while a cloakroom/WC completes the thoughtfully designed ground floor. Upstairs, four well-proportioned bedrooms offer ample space for growing families or guests. The master suite boasts its own elegant en-suite bathroom, providing a private sanctuary, while a stylish family bathroom serves the remaining bedrooms. With its spacious layout, high-quality finishes, and practical features, The Sutton is a home designed for modern living.



offering comfort, style, and space in equal measure. Built by Dennis Edwards Homes, an award-winning local 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:

Hall: 15' 7" x 8' 2" (4.75m x 2.49m)

Study: 7' 2" x 6' 2" (2.18m x 1.88m)

Cloakroom: 7' 2" x 3' 6" (2.18m x 1.07m)

Lounge: 16' 1" x 13' 8" (4.90m x 4.16m)

Dining Room: 11' 2" x 8' 2" (3.40m x 2.49m)

Kitchen: 17' 1" x 8' 2" (5.20m x 2.49m)

Utility room: 7' 2" x 5' 2" (2.18m x 1.57m)

Bedroom One: 12' 8" x 14' 1" (3.86m x 4.29m)

En Suite: 6' 2" x 6' 6" (1.88m x 1.98m)

Bedroom 2: 14' 1" x 10' 2" (4.29m x 3.10m)

Bedroom 3: 10' 8" x 11' 2" (3.25m x 3.40m)

Bedroom 4 : 8' 9" x 9' 8" (2.66m x 2.94m)

Outside: Private garden and driveway parking for two cars. Energy efficient design with air source heat pump. 10 year LABC Warranty and two year Developer Warranty.

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

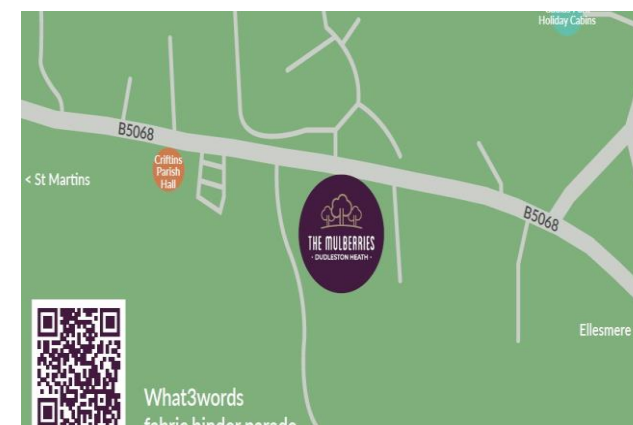
Directions: From Ellesmere proceed out of the town along the B5068 signposted Dudleston Heath, continue for approximately 2 miles. On entering the village of Dudleston Heath, The Mulberries development will be located on the left hand side.

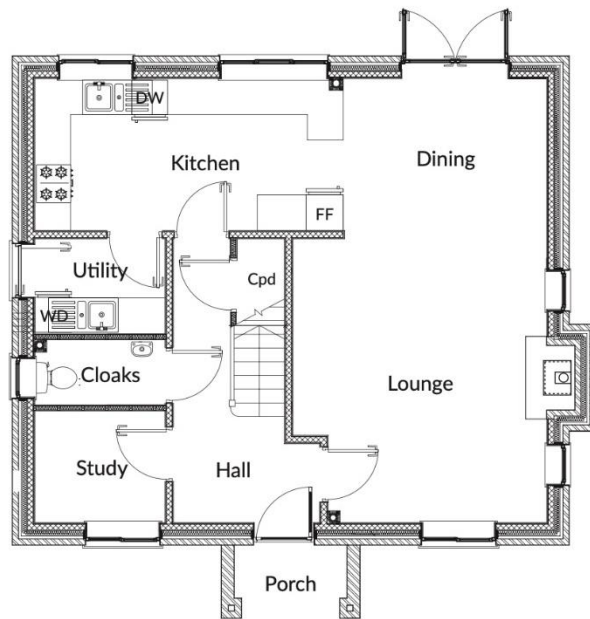


THE MULBERRIES
• DUDLESTON HEATH •



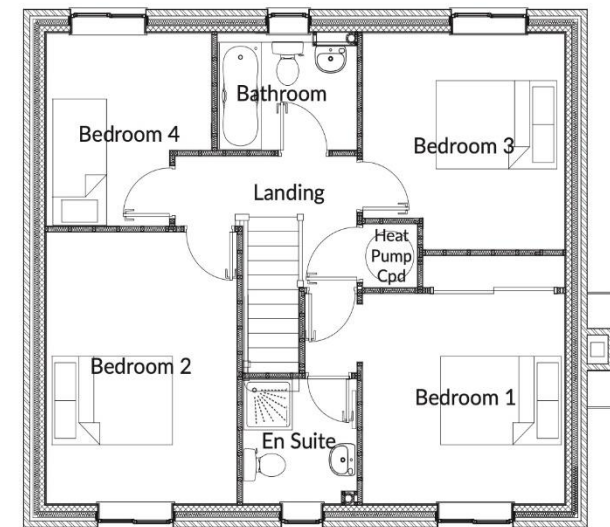
Dennis
EDWARDS
HOMES





Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	4.8 x 2.5	15.7 x 8.2
Study	2.2 x 1.9	7.2 x 6.2
Cloaks	2.2 x 1.1	7.2 x 3.6
Lounge	4.9 x 4.2	16.1 x 13.8
Dining	3.4 x 2.5	11.2 x 8.2
Kitchen	5.2 x 2.5	17.1 x 8.2
Utility	2.2 x 1.6	7.2 x 5.2



First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	3.9 x 4.3	12.8 x 14.1
En Suite	1.9 x 2.0	6.2 x 6.6
Bedroom 2	4.3 x 3.1	14.1 x 10.2
Bedroom 3	3.3 x 3.4	10.8 x 11.2
Bedroom 4	2.7 x 3.0	8.9 x 9.8
Bathroom	2.3 x 1.9	7.5 x 6.2