



BOWEN

PROPERTY SINCE 1862

Asking Price £238,000

🛏 2 Bedrooms 🚿 2 Bathrooms

Plot 11 The Mulberries, Dudleston Heath,
Ellesmere, SY12 9FH

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General Remarks

THE ATTINGHAM, PLOT 11 A stylish two-bedroom semi-detached home. Overlooking green open space and accessed off a private drive, Plot 11 is well positioned to provide the perfect home. Designed for modern living, The Attingham offers a perfect balance of comfort and practicality in a beautifully crafted two-bedroom semi-detached home. Step into a light-filled open-plan kitchen and dining area, designed for contemporary lifestyles and effortless entertaining, leading seamlessly into a spacious living room, a welcoming space to relax and unwind. A conveniently placed cloakroom and WC adds to the practicality of the ground floor. Upstairs, two generously sized double bedrooms provide peaceful retreats, with the master bedroom boasting its own elegant en-suite, a private sanctuary for added comfort. A stylish family bathroom completes the first floor, serving the second bedroom with modern convenience. With its smart layout, high-quality finishes and contemporary design, The Attingham is the perfect choice for first-time buyers, professionals, or those looking to downsize without compromise. The property also benefits from underfloor heating to ground floor, full fibre broadband, and an EV charging point. Reserve at this stage and there is still time to choose your own kitchen, tiles and flooring, so the finish is yours from the very start.



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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.

Dennis Edwards Homes has been building in Shropshire since 1990, when it started out with a single building plot.

Its most recent development, The Farmyard at Grafton, won a What House Award in 2024. The company is LABC top-rated and a member of the Consumer Code for Home Builders, so buyers know exactly where they stand from reservation through to completion. For specific plot details please see the site layout plan. Sq.ft. 850 (79.sq.m)

Location: Located in the peaceful village of Dudleston Heath, this development enjoys the beauty of the nearby Shropshire Lake District, a stunning landscape of glacial meres formed during the last Ice Age. The nearby town of Ellesmere is home to Ellesmere Mere, the largest of these natural lakes, where residents can enjoy scenic walks, boating, birdwatching, and lakeside dining at The Boathouse. Other local meres, including Blake Mere, Cole Mere, and White Mere, provide opportunities for sailing, paddleboarding, and fishing, making this area a haven for outdoor enthusiasts and nature lovers. 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: 4' 7" x 5' 3" (1.4m x 1.6m) With stairs to the first floor and door to:

Living Room: 11' 6" x 19' 0" (3.5m x 5.8m)

WC: 3' 0" x 6' 7" (0.9m x 2.0m) With wash hand basin and low flush WC.

Kitchen/Dining Room: 14' 9" x 9' 2" (4.5m x 2.8m) A well designed open plan kitchen/diner with a contemporary range of cabinets, integrated fridge freezer, space and plumbing for a dishwasher and washing machine, ample space for a dining table and French doors leading to the garden.

First Floor Landing:

Bedroom 1: 14' 9" x 13' 1" (4.50m x 4.0m)

En Suite: 3' 7" x 7' 10" (1.1m x 2.4m) With suite comprising shower cubicle, wash hand basin and WC.

Bedroom 2: 11' 6" x 7' 10" (3.5m x 2.4m)

Bathroom: 6' 7" x 6' 3" (2.0m x 1.9m) Comprising panel bath, wash hand basin and WC.

Outside: Generous size garden with driveway and parking Energy efficient design with air source heat pump. 10 year LABC Warranty.

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

EPC Rating: To be assessed.

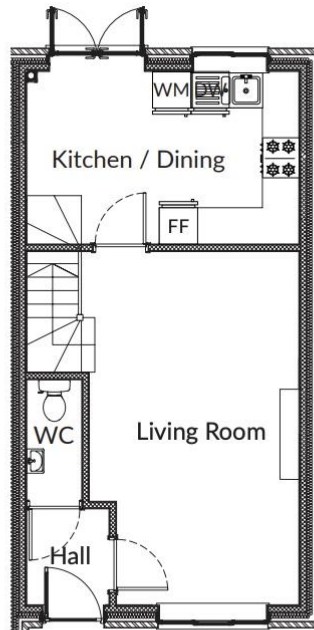
Council Tax Band: To be confirmed by Local Authority once build is complete.

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.

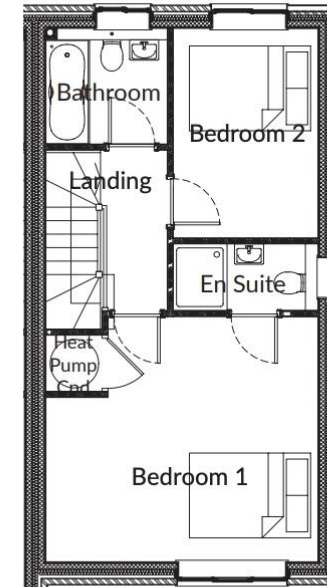
Estate Management Charge: Estimated to be £350.00 per annum





Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	1.4 x 1.6	4.6 x 5.2
Living Room	3.5 x 5.8	11.5 x 19.0
WC	0.9 x 2.0	3.0 x 6.6
Kitchen / Dining	4.5 x 2.8	14.8 x 9.2



First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	4.5 x 4.0	14.8 x 13.1
En Suite	1.1 x 2.4	3.6 x 7.9
Bedroom 2	3.5 x 2.4	11.5 x 7.9
Bathroom	2.0 x 1.9	6.6 x 6.2