

BOWEN

PROPERTY SINCE 1862



Asking Price £365,000

3 Bedrooms 2 Bathrooms

Plot 7 The Mulberries, Dudleston Heath,
Ellesmere, SY12 9LD

Plot 7 The Mulberries, Dudleston Heath, Ellesmere SY12 9LD

General Remarks

A three-bedroom detached home with three genuine double bedrooms, a separate study and a south-facing garden, on an exclusive development of just 29 country homes in north-west Shropshire. The heart of the house is an open-plan kitchen and dining room with French doors onto the garden. Alongside it, a separate lounge with a log burner gives you somewhere quieter to sit, and a dedicated study means home working doesn't cost you a bedroom. A utility, cloakroom and integral garage keep the day-to-day out of sight. Upstairs, all three bedrooms are doubles. The principal bedroom has its own en-suite, with a separate family bathroom serving the other two. Every home runs on an air source heat pump with an EV charge point as standard, and comes with a 10-year LABC warranty plus a two-year Dennis Edwards Homes warranty. Approx. 1,195 sq ft plus garage, freehold, ready to move into. Built by Dennis Edwards Homes, a local developer building a small number of high-specification homes across Shropshire each year. Keep the location paragraph you've already got, that's fine.



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 Criftons 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

Accommodation:

Hall: 6' 9" x 3' 6" (2.06m x 1.07m)

Study: 9' 2" x 9' 2" (2.79m x 2.79m)

Lounge: 15' 1" x 12' 1" (4.59m x 3.68m)

Dining Room: 8' 5" x 10' 5" (2.56m x 3.17m)

Kitchen: 14' 8" x 10' 2" (4.47m x 3.10m)

Utility room: 5' 9" x 5' 9" (1.75m x 1.75m)

Cloaks: 3' 0" x 5' 9" (0.91m x 1.75m)

Garage: 18' 4" x 9' 2" (5.58m x 2.79m)

Bedroom One: 18' 0" x 10' 8" (5.48m x 3.25m)

En Suite: 6' 6" x 5' 2" (1.98m x 1.57m)

Bedroom 2: 15' 7" x 9' 2" (4.75m x 2.79m)

Bedroom 3: 8' 9" x 12' 8" (2.66m x 3.86m)

Bathroom: 6' 2" x 6' 6" (1.88m x 1.98m)

Outside: Wrap around 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.

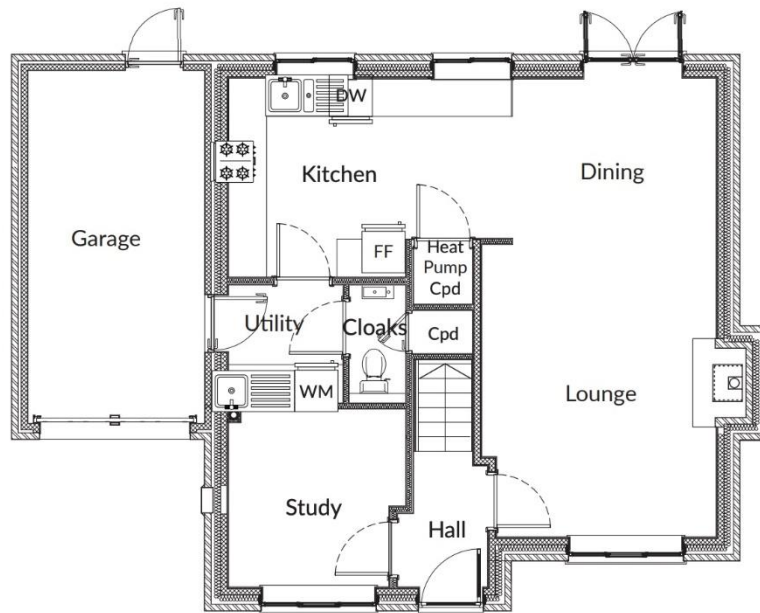
Council Tax Band: To be confirmed by Local Authority once build is complete.

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.

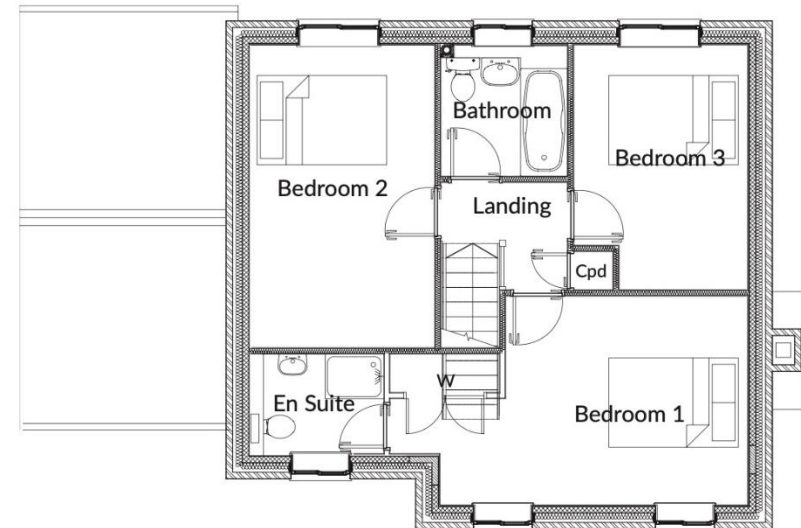






Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	2.1 x 1.1	6.9 x 3.6
Study	2.8 x 2.8	9.2 x 9.2
Lounge	4.6 x 3.7	15.1 x 12.1
Dining	2.6 x 3.2	8.5 x 10.5
Kitchen	4.5 x 3.1	14.8 x 10.2
Utility	1.8 x 1.8	5.9 x 5.9
Cloaks	0.9 x 1.8	3.0 x 5.9
Garage	5.6 x 2.8	18.4 x 9.2



First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	5.5 x 3.3	18.0 x 10.8
En Suite	2.0 x 1.6	6.6 x 5.2
Bedroom 2	4.8 x 2.8	15.7 x 9.2
Bedroom 3	2.7 x 3.9	8.9 x 12.8
Bathroom	1.9 x 2.0	6.2 x 6.6