



BOWEN
PROPERTY SINCE 1862

Asking Price £295,000

🏠 3 Bedrooms 🚿 2 Bathrooms

Plot 4 The Mulberries, Dudleston Heath,
Ellesmere, SY12 9LD

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General Remarks

Plot 4, The Blenheim. A three-bedroom semi-detached home occupying a desirable position at the front of the exclusive Mulberries development, in the peaceful village of Dudleston Heath. The Blenheim is a beautifully appointed home combining contemporary style, generous living space and modern energy efficiency. Designed with everyday living in mind, the ground floor centres around a spacious open-plan kitchen and dining area, with French doors opening directly onto the south-facing rear garden — creating a bright and welcoming space for entertaining, family life and relaxed summer evenings. A separate, generously proportioned lounge provides the perfect place to unwind, while a convenient cloakroom/WC completes the ground floor accommodation.

Upstairs, the principal bedroom benefits from its own stylish en-suite shower room, accompanied by two further well-proportioned bedrooms and a contemporary family bathroom. The flexible layout makes the home ideally suited to families, couples, guests or those looking for dedicated home-working space. Outside, the property offers a single garage set to the side of the house, together with driveway parking for two vehicles and a highly desirable south-facing garden. Built with efficiency and future living in mind, Plot 4 also benefits from an air



source heat pump, electric vehicle charging point and ultra-fast fibre broadband, helping to combine comfort, convenience and reduced energy consumption. Built by Dennis Edwards Homes, an award-winning local developer renowned for creating high-quality homes with character, thoughtful design and exceptional attention to detail. The total internal area is approximately 93 sq m (1,001 sq ft), and the property is covered by a 10-year LABC warranty alongside a two-year developer warranty. Plot 4 – The Blenheim is now available to reserve, and a site visit is highly recommended to fully appreciate the space and comfort this home offers.

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:

Hall: 6' 2" x 6' 0" (1.88m x 1.83m) With stairs to the first floor and door to:

Lounge: 16' 6" x 16' 6" (5.03m x 5.03m)

Lobby:

Cloakroom: With wash hand basin and low flush WC.

Kitchen/Dining Room: 20' 0" x 8' 5" (6.09m x 2.56m) 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: With built-in cupboard and separate cupboard housing heat pump, doors to:

Bedroom 1: 11' 3" x 11' 6" (3.43m x 3.50m)

En Suite: 10' 8" x 3' 6" (3.25m x 1.07m) With suite comprising shower cubicle, wash hand basin and WC.

Bedroom 2: 13' 1" x 9' 9" (3.98m x 2.97m)

Bedroom 3: 8' 1" x 6' 9" (2.46m x 2.06m)

Bathroom: 6' 6" x 6' 2" (1.98m x 1.88m) Comprising panel bath, wash hand basin and WC.

Outside: Set in a larger than average plot with private south-facing rear garden. Single garage, with 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: Estimated EPC rating is C.

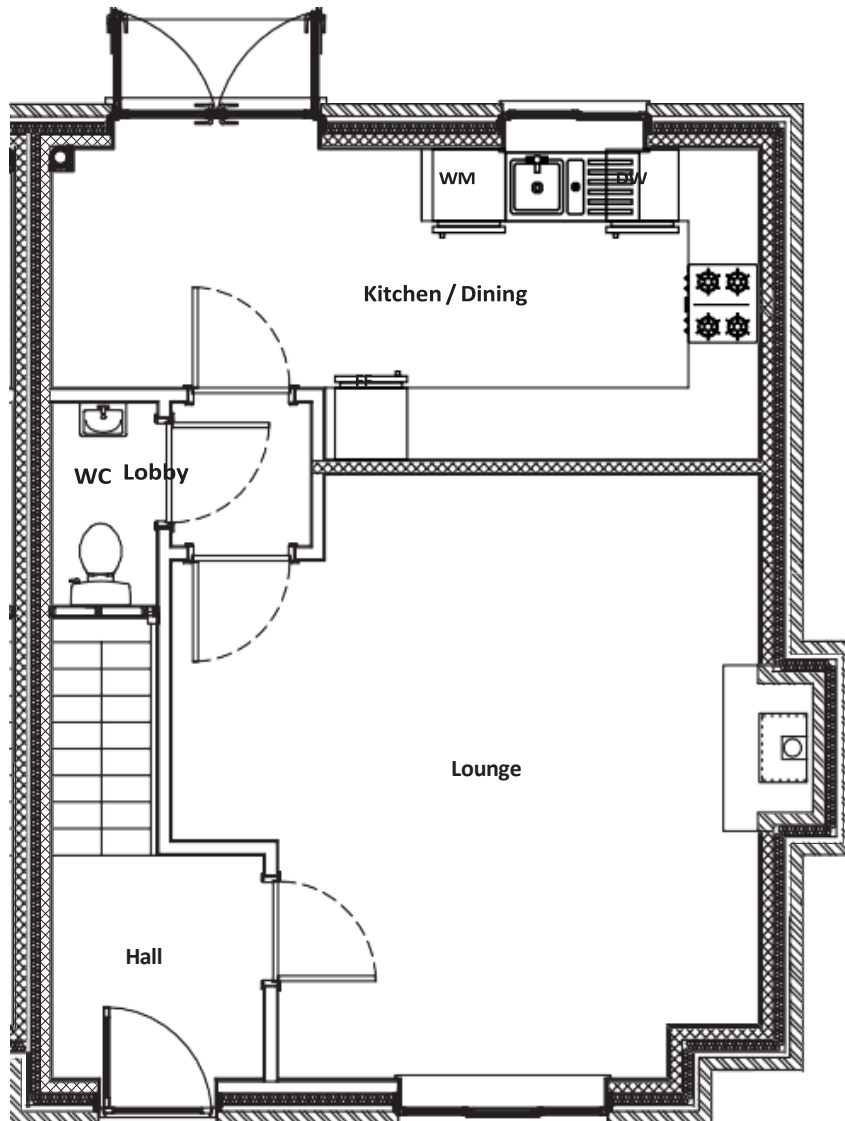
Council Tax Band: To be confirmed by Local Authority once build is complete.

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

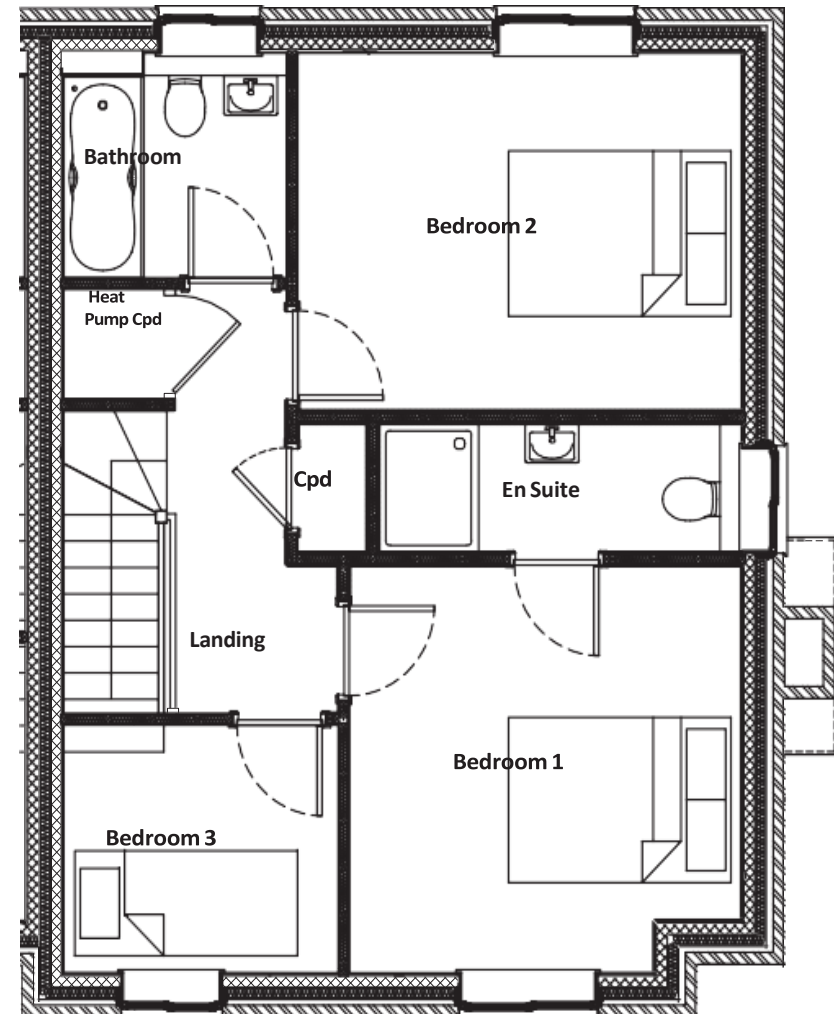
Estate Management Charges: Estimated £350 per year.

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



First Floor