



# BOWEN

PROPERTY SINCE 1862

Asking Price £365,000

 3 Bedrooms  2 Bathrooms

Plot 7, 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, discover the perfect blend of style and practicality in this highly sought after three-bedroom detached home. The Twyford (Plot 7): The heart of the house is the contemporary open-plan kitchen and dining area, complete with sleek finishes and French doors that open onto the garden ideal for seamless indoor-outdoor living. A spacious lounge, featuring a charming log burner, creates a warm and inviting atmosphere, while a separate study provides the perfect space for home working or quiet relaxation. Practicality meets convenience with a dedicated utility/cloakroom and direct access to the attached single garage. Upstairs, three generously sized double bedrooms offer ample space for family life. The master suite is a true retreat, boasting its own elegant en-suite, while a stylish family bathroom serves the remaining bedrooms. This thoughtfully designed home combines contemporary comfort with timeless appeal perfect for modern family living. Built by Dennis Edwards Homes, an award-winning local developer known for crafting high-specification homes with care and character. Their reputation is



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.

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:** 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" (1.90m x 2.00m)

**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.

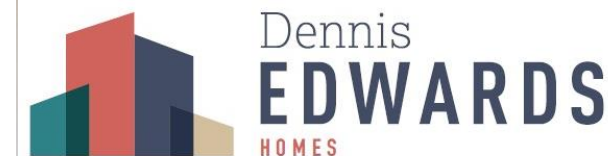
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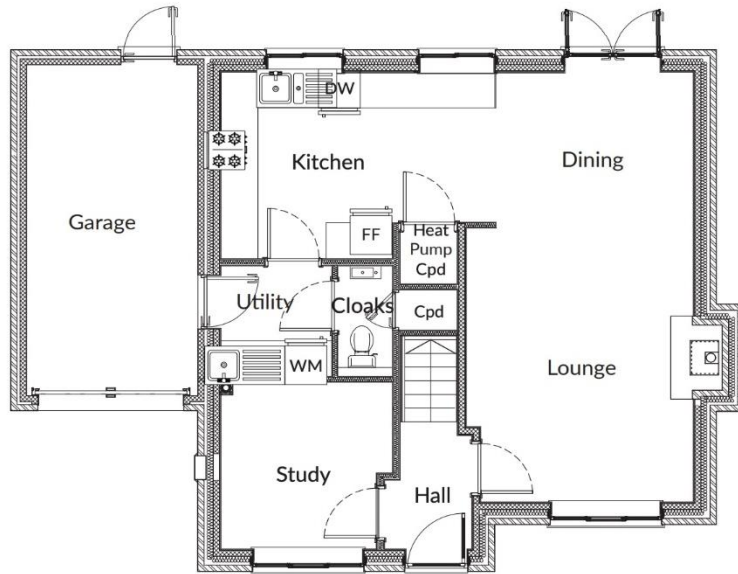
## THE MULBERRIES

• DUDLESTON HEATH •

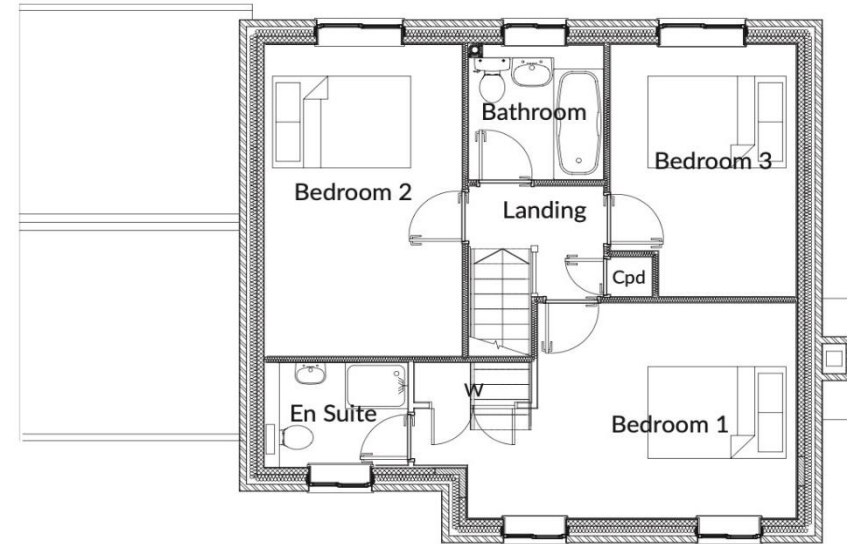


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Ground Floor



First 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

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