

Asking Price £253,000

2 Bedrooms 2 Bathrooms

Plot 2, 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, each home features spacious gardens and thoughtfully crafted interiors, offering a perfect balance of contemporary comfort and rural charm.

A beautifully designed two-bedroom semi-detached home that blends style and practicality, this spacious and thoughtfully planned property occupies an attractive front-line plot with a south-facing garden, garage, and parking for two cars.

Set within the peaceful village of Dudleston Heath, Plot 2 enjoys a premium position and offers an appealing mix of style, practicality, and rural tranquillity. The heart of the home is a generous open-plan kitchen and dining area, with French doors opening onto the garden, making it ideal for entertaining or everyday family life. A separate lounge provides a comfortable space to relax, while a cloakroom/WC completes the ground floor.

Upstairs, the principal bedroom benefits from a luxurious en suite, complemented by a second double bedroom and a stylish family bathroom. Designed with modern living in mind, The Windsor offers a well-balanced combination of



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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 expressively 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.

comfort and elegance. This energy-efficient home features an air source heat pump and an electric vehicle charging point, helping to reduce running costs while supporting a lower carbon footprint.

Built by Dennis Edwards Homes, an independent builder in Shropshire, since 1990. Each house is built start to finish by one tradesperson per trade: the electrician who wires the first socket wires the last, and the same goes for the joiner, plasterer and tiler. Plots are larger than average, and every house is sited to suit the village rather than imposed on it. The company's previous development, The Farmyard at Grafton, won Silver at the What House Awards 2024. Dennis Edwards Homes is LABC top-rated and a member of the Consumer Code for Home Builders.

The property includes a south-facing rear garden, an open-plan kitchen and dining area with French doors, a generous lounge, and a downstairs cloakroom. Driveway parking is provided for two vehicles, and the total internal area measures approximately 79 sq m (850 sq ft). The home is covered by a 10-year LABC warranty along with a two-year developer warranty.

Plot 2 – The Windsor is now available, and a site visit is recommended to fully appreciate the space, comfort, and setting this home has to offer.

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: 5' 2'' x 4' 6'' (1.57m x 1.37m) With stairs to the first floor and door to:

Lounge: 14' 8'' x 15' 1'' (4.47m x 4.59m)

Lobby:

Cloakroom: 3' 0'' x 5' 6'' (0.91m x 1.68m) With wash hand basin and low flush WC.

Kitchen/Dining Room: 18' 0'' x 8' 5'' (5.48m 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: 18' 0'' x 9' 8'' (5.48m x 2.94m)

En Suite: 3' 6'' x 8' 9'' (1.07m x 2.66m) With suite comprising shower cubicle, wash hand basin and WC.

Bedroom 2: 11' 2'' x 9' 8'' (3.40m x 2.94m)

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

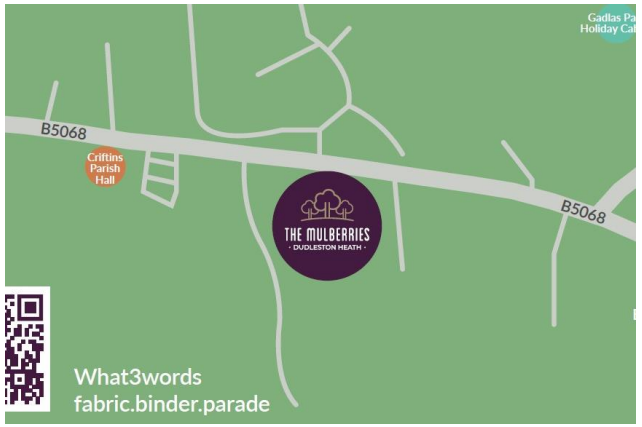
Outside: Private south-facing rear garden. Garage and driveway parking for two cars. Energy efficient design with air source heat pump. 10 year LABC Warranty and two-year Developer Warranty.

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

THE MULBERRIES

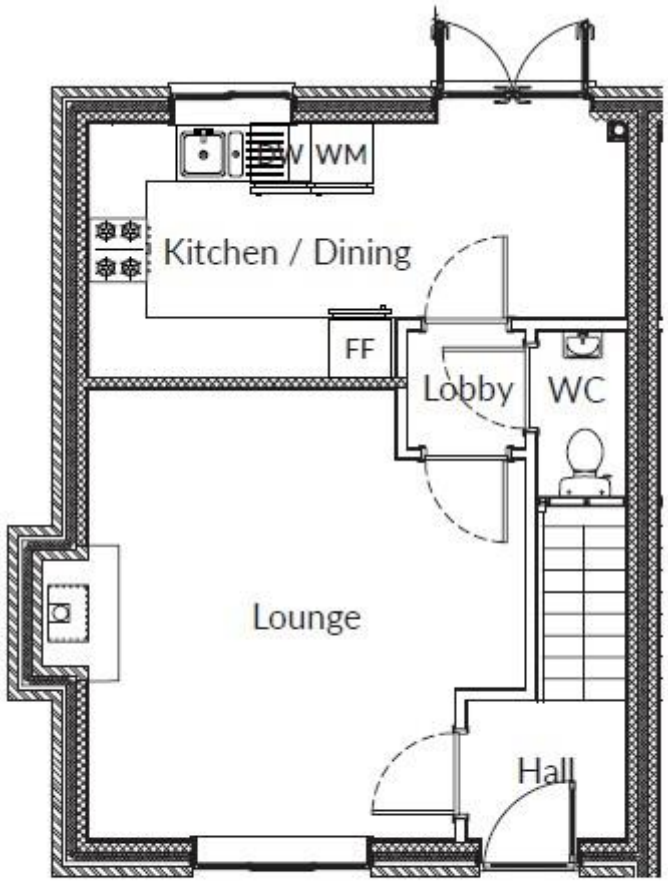
• DUDLESTON HEATH •

Dennis EDWARDS HOMES

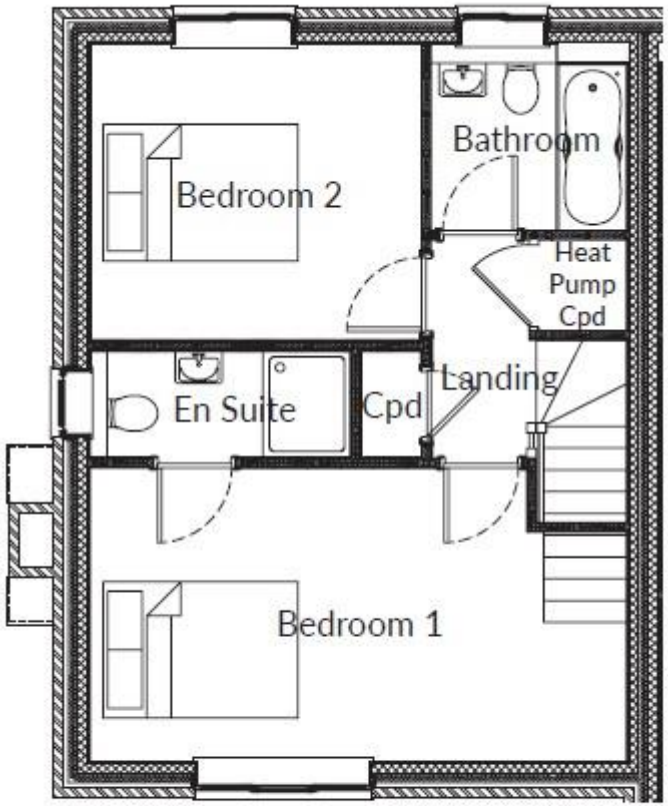


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Ground Floor



First Floor

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