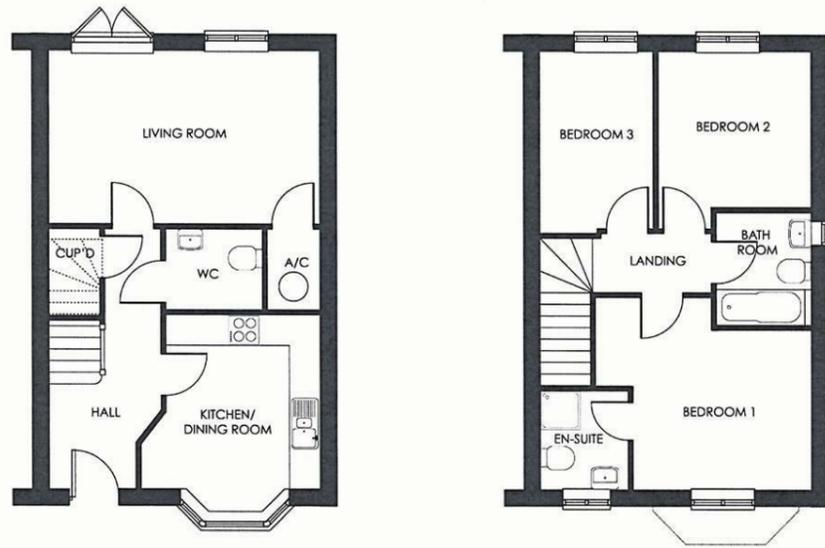


FOR SALE

Mulberry, Plot 39 Derrington Meadows, Ditton Priors, Bridgnorth, Shropshire, WV16 6TH



FOR SALE

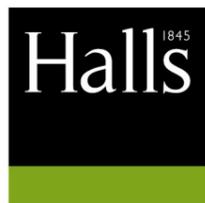
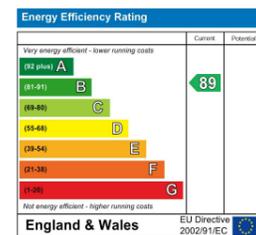
Price £315,000

Mulberry, Plot 39 Derrington Meadows, Ditton Priors, Bridgnorth, Shrop.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



The Mulberry is a charming three bedroom semi-detached home from the prestigious Legacy Collection by Shropshire Homes. This thoughtfully designed home features a stylish modern kitchen / dining room and living room with French doors to the rear. Upstairs are three well proportioned bedrooms, the master having an en-suite shower room and a contemporary family bathroom. The Mulberry offers the added benefit of a generously sized driveway accommodating two vehicles.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Mileage (all distances approximate)
 Bridgnorth 8 miles, Much Wenlock 10 miles, Ludlow 17 miles, Shrewsbury 20 miles.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Semi-Detached Family Home with High Quality Finishes
- Fixtures & Fittings with Renowned Brands
- Kitchen / Dining Room
- Living Room with French Doors to Rear
- Three Bedrooms & Family Bathroom
- En-suite Shower Room to Master
- Private Rear Garden
- Large Driveway for Two Vehicles

WHAT 3 WORDS:
 ///legend.mailings.replace

SITUATION
 Located in the beautiful village of Ditton Priors in South Shropshire, Derrington Meadows is set in the perfect countryside location, surrounded by picturesque views overlooking Brown Clee Hill. There are a number of amenities and attractions within the village of Ditton Priors, including a post office, local store, The Howard Arms Country Pub, Reg May Butchers, a motor garage and filling station and Brown Clee Medical Centre.

In regard to education, Ditton Priors is the ideal location for young families with Little Explorers pre-school and Brown Clee C of E Primary School both next to Derrington Meadows with an Ofsted rating of 'Good'.

THE DEVELOPER
 Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

THE DEVELOPMENT
 Derrington Meadows offers an assortment of two bedroom bungalows with two & three bedroom semi-detached homes from our Legacy Collection, as well as three & four bedroom detached homes from our Classic Collection. Our designers have created the layout of our beautiful homes so they make the perfect living space for all individuals, couples and families.

FULL DESCRIPTION
 The Mulberry is a stylish three bedroom home featuring a spacious living room, modern kitchen/dining area with bay window, downstairs cloakroom, utility cupboard and an A/C room.

The living room has French Doors which open to the rear garden enhancing indoor - outdoor living.

Upstairs offers three bedrooms, a generously sized bedroom one benefits from an en-suite shower room, two further bedrooms and a family bathroom.

The layout provides practical storage and a comfortable flow throughout, ideal for everyday living.

The Mulberry comes with a large driveway suitable for two cars.

- YOUR HOME INCLUDES**
- NHBC 10-year Buildmark warranty
 - Air source heat pump
 - UPVC windows
 - Ground floor cloakroom
 - Choice of kitchen units with quartz or laminate worktops *^
 - Oven, hob, integrated dishwasher and fridge freezer^
 - Choice of wall and floor tiles
 - Sliding door wardrobes^
 - Electric vehicle charging point
 - Turf laid to front garden
 - Fibre ready (FTTP)

* At relevant stage
 ^ As specified for individual house types - please ask sales executive for full details.

GROUND FLOOR ACCOMODATION
 Entrance Hallway -
 Kitchen / Dining Room 11'6 4 x 11'2
 Downstairs Cloakroom -
 Utility Cupboard -
 A/C Room -
 Living Room 17'5 x 11

FIRST FLOOR ACCOMODATION
 Bedroom One: 12'4 x 11'5
 En-Suite Shower Room -
 Bedroom Two: 11'4 x 10
 Bedroom Three: 11'8 x 10
 Bathroom -

ANTICIPATED COMPLETION
 The property is anticipated to be completed January 2026 - March 2026.

SERVICES
 We understand that the property will have the benefit of mains electricity, water and drainage. Air source heat pump. Each home comes with an electric vehicle charging point.

PREDICTED EPC RATING
 The property is predicted to en EPC rating of B (85) and an EI rating of B (80)

TENURE
 Freehold with Vacant Possession upon Completion.

DISCLAIMER
 Some of the images and photographs used in the sales particulars have been artificially produced to show a projection of the finished property/development. These may also be subject to alteration during the construction process.