



BOWEN

PROPERTY SINCE 1862

Asking Price £399,950

 4 Bedrooms  2 Bathrooms

Plot 18 The Mulberries, Dudleston Heath,
Ellesmere, Shropshire, SY12 9LD

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General Remarks

Plot 18, The Wooton. Available to reserve now off-plan at £399,950. A four-bedroom detached home set within the exclusive Mulberries development, in the peaceful village of Dudleston Heath. This property is designed with everyday family living in mind. The ground floor centres around a spacious open-plan kitchen and dining area, with French doors opening directly onto the private 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 dedicated utility room and convenient cloakroom/WC add valuable practicality to the ground floor. The home also benefits from an integral single garage, providing secure parking and useful additional storage. Upstairs, the principal bedroom benefits from its own stylish en suite shower room, accompanied by three 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 private rear garden, together with driveway parking and an integral single garage. Built with efficiency and future living in mind, Plot 18 also benefits from an air source heat pump, underfloor heating to the ground floor, high-performance insulation



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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 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.

and glazing, energy-efficient lighting, 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.

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: 14' 1" x 6' 3" (4.30m x 1.9m) With stairs to the first floor and door to:

Lounge: 18' 1" x 11' 2" (5.5m x 3.4m)

Cloakroom: 2' 11" x 6' 7" (0.9m x 2.0m) With wash hand basin and low flush WC.

Kitchen/Dining Room: 21' 4" x 9' 10" (6.5m x 3.0m)

Utility: 6' 7" x 6' 7" (2.0m x 2.0m)

First Floor Landing:

Bedroom 1: 12' 6" x 14' 1" (3.8m x 4.3m)

En Suite: 6' 11" x 5' 7" (2.1m x 1.7m)

Bedroom 2: 9' 10" x 10' 2" (3.0m x 3.1m)

Bedroom 3: 13' 5" x 10' 2" (4.1m x 3.1m)

Bedroom 4: 10' 10" x 10' 2" (3.3m x 3.1m)

Bathroom: 6' 3" x 7' 3" (1.9m x 2.2m) Comprising panel bath, wash hand basin and WC.

Outside: 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.

Garage: 17' 1" x 9' 2" (5.2m x 2.8m)

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 Charge: 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.



Start your property journey with us today

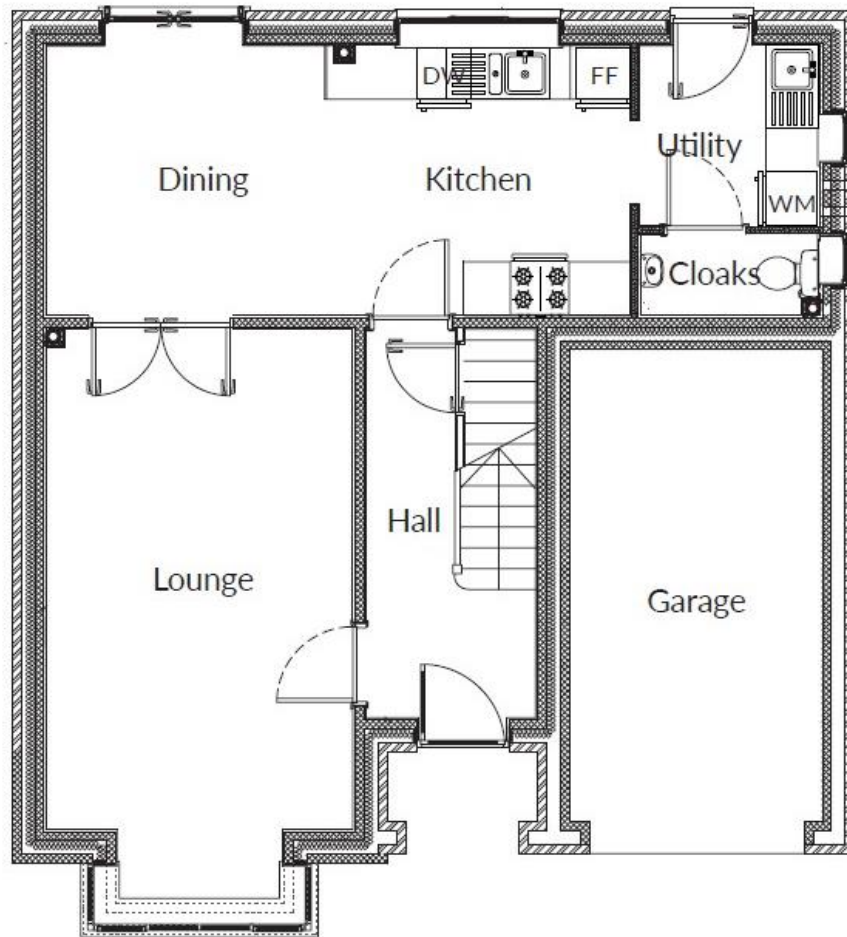
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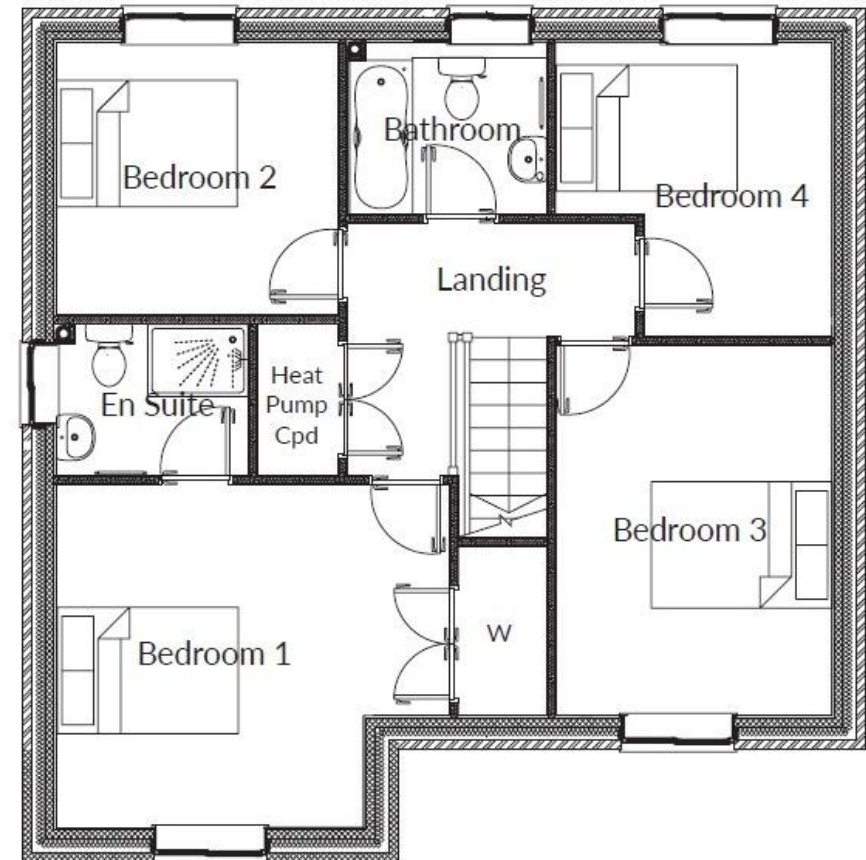
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Ground Floor



First Floor

Floor Area: Approx. 123 sq m / 1,329 sq ft, plus integral garage approx. 15.5 sq m / 167 sq ft.