

Asking Price £355,000

3 Bedrooms 2 Bathrooms

Plot 7 The Mulberries, Dudleston Heath, Ellesmere, SY12 9LD

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General Remarks

A three-bedroom detached home with three genuine double bedrooms, a separate study and a south-facing garden, on an exclusive development of just 29 country homes in north-west Shropshire. The heart of the house is an open-plan kitchen and dining room with French doors onto the garden. Alongside it, a separate lounge with an optional log burner gives you somewhere quieter to sit, and a dedicated study means home working doesn't cost you a bedroom. A utility, cloakroom and attached garage keep the day-to-day out of sight. Upstairs, all three bedrooms are doubles. The principal bedroom has its own en-suite, with a separate family bathroom serving the other two. Every home runs on an air source heat pump with an EV charge point as standard, and comes with a 10-year LABC warranty plus a two-year Dennis Edwards Homes warranty. Approx. 1,195 sq ft plus garage, freehold, ready to move into. Built by Dennis Edwards Homes, a local developer building a small number of high-specification homes across Shropshire each year.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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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.

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

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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'' (1.88m x 1.98m)

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.

Estate Management Charge: Estimated £350.00 per year.

Agent Note: Please note all photos are generated using AI.







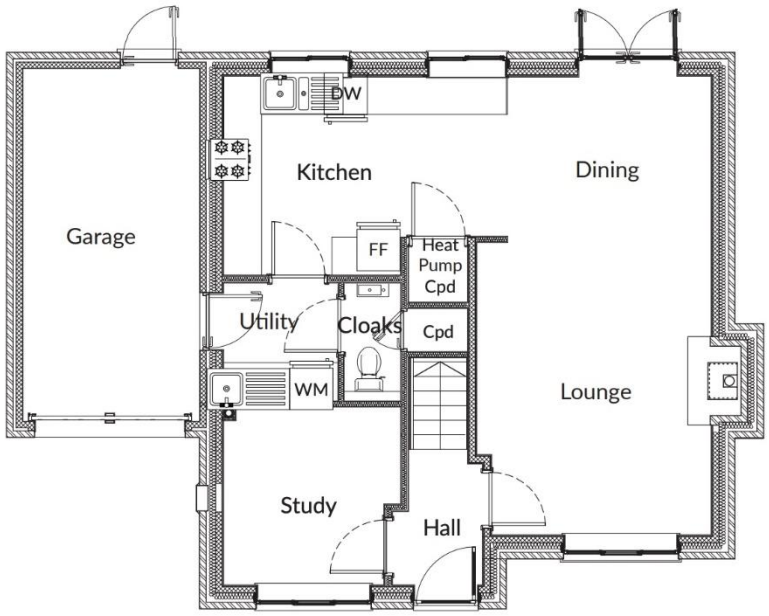


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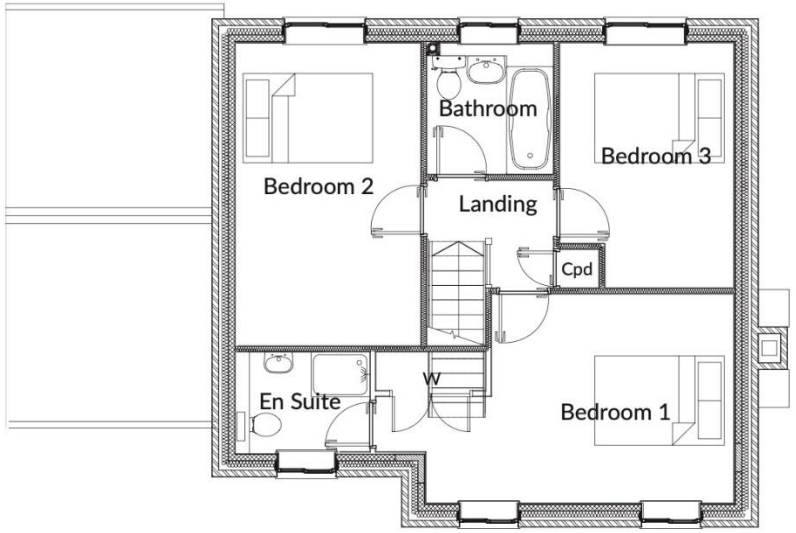
Dennis EDWARDS HOMES

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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

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