



# BOWEN

PROPERTY SINCE 1862

Asking Price £295,000

 3 Bedrooms  2 Bathrooms

Plot 1, 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.

The Blenheim (Plot 1): A beautifully designed three-bedroom semi-detached home that blends style and practicality, this spacious and thoughtfully planned property is set on a larger-than-average corner plot with a private south-west-facing garden, a detached garage, and parking for two cars.

Located within the peaceful village of Dudleston Heath, Plot 1 enjoys a premium position and offers the perfect balance 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 family life. A separate lounge provides a welcoming space to relax, while a cloakroom/WC completes the ground floor.

Upstairs, the principal bedroom includes a luxurious en suite, while two further bedrooms and a stylish family



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.

bathroom offer flexibility for growing families, guests, or working from home.

This energy-efficient home benefits from an air source heat pump, helping to reduce running costs and lower the home's carbon footprint.

Built by Dennis Edwards Homes, an award-winning local developer renowned for crafting high-specification homes with care and character, the property reflects a reputation built on quality, attention to detail, and a deep understanding of what modern buyers are looking for. The result is a home that is as practical as it is beautiful.

The property sits on a larger-than-average plot and features a private south-west-facing rear garden, an open-plan kitchen and dining area with French doors, a generous lounge, and a downstairs cloakroom. The principal bedroom benefits from an en suite, and the home includes driveway parking for two vehicles. The total internal area is approximately 93 sq m (1,001 sq ft), and the property is covered by a 10-year LABC warranty alongside a two-year developer warranty.

Plot 1 – The Blenheim is now available to reserve, and a site visit is highly recommended to fully appreciate the space and comfort this home offers.

**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' 2" x 6' 0" (1.88m x 1.83m) With stairs to the first floor and door to:

**Lounge:** 16' 6" x 16' 6" (5.03m x 5.03m)

### Lobby:

**Cloakroom:** With wash hand basin and low flush WC.

**Kitchen/Dining Room:** 20' 0" x 8' 5" (6.09m 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:** 11' 3" x 11' 6" (3.43m x 3.50m)

**En Suite:** 10' 8" x 3' 6" (3.25m x 1.07m) With suite comprising shower cubicle, wash hand basin and WC.

**Bedroom 2:** 13' 1" x 9' 9" (3.98m x 2.97m)

**Bedroom 3:** 8' 1" x 6' 9" (2.46m x 2.06m)

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

**Outside:** Set in a larger than average plot with private west-facing rear garden. 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

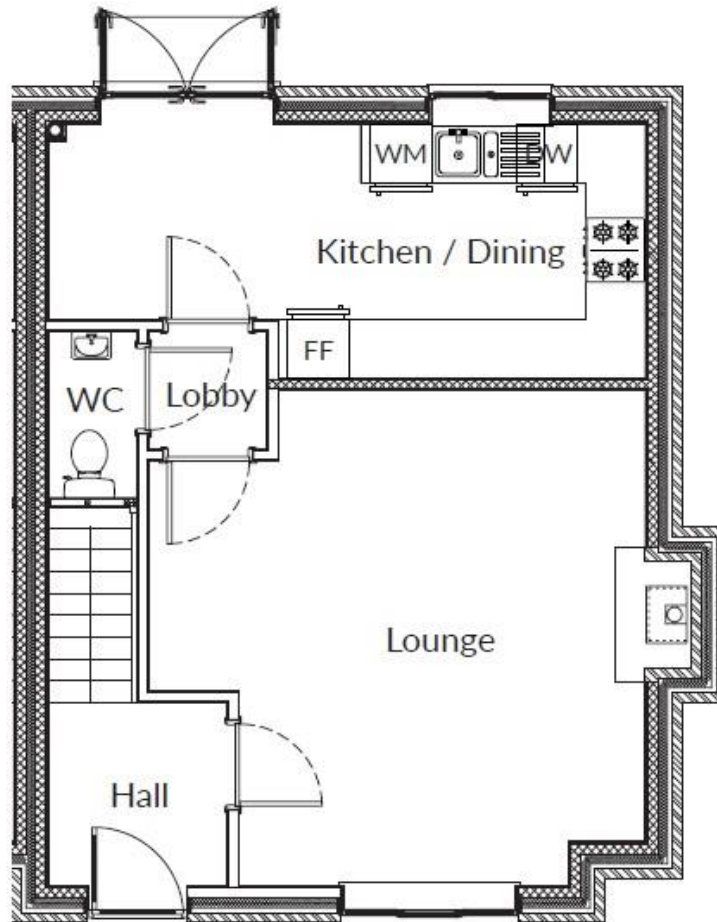
**Directions:** From Ellesmere proceed out of the town along the B5068 signposted Dudleston Heath, continue for approximately 2 miles. On entering the village of Dudleston Heath, The Mulberries development will be located on the left hand side.



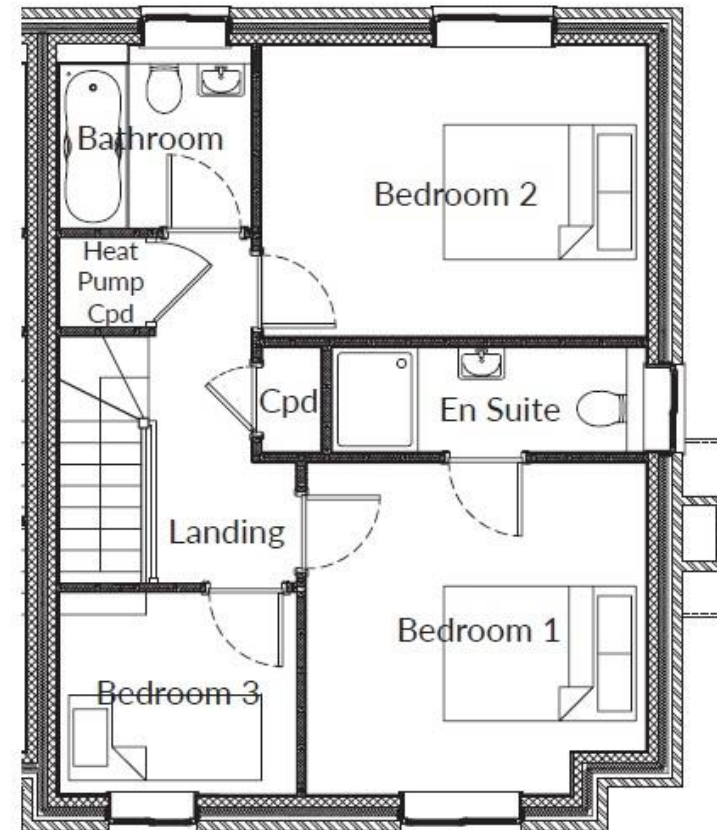
# THE MULBERRIES

• DUDLESTON HEATH •





Ground Floor



First Floor