



Asking Price £253,000

 2 Bedrooms

 2 Bathrooms

Plot 3, The Mulberries, Dudley Heath,  
Ellesmere, Shropshire, SY12 9LD

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## General Remarks

The Mulberries at Duleston 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 Windsor (Plot 3):** 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 Duleston Heath, Plot 3 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 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 award-winning local developer recognised for delivering high-specification homes with care and character, the property reflects a reputation founded on quality, attention to detail, and a clear understanding of modern buyers' needs. The result is a home that is both practical and beautifully finished.

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 3 – 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:** 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 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.



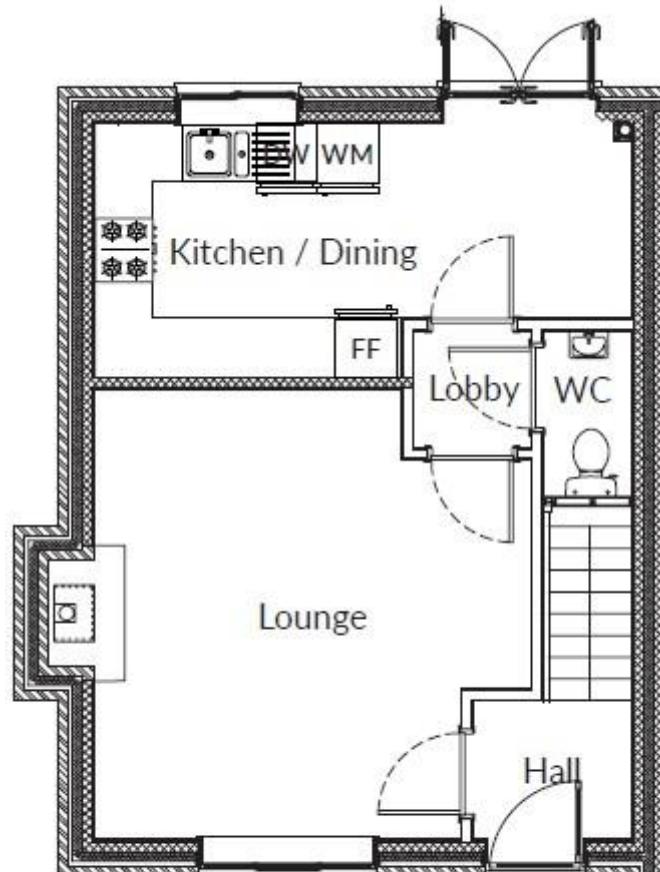
# THE MULBERRIES

• DUDLESTON HEATH •

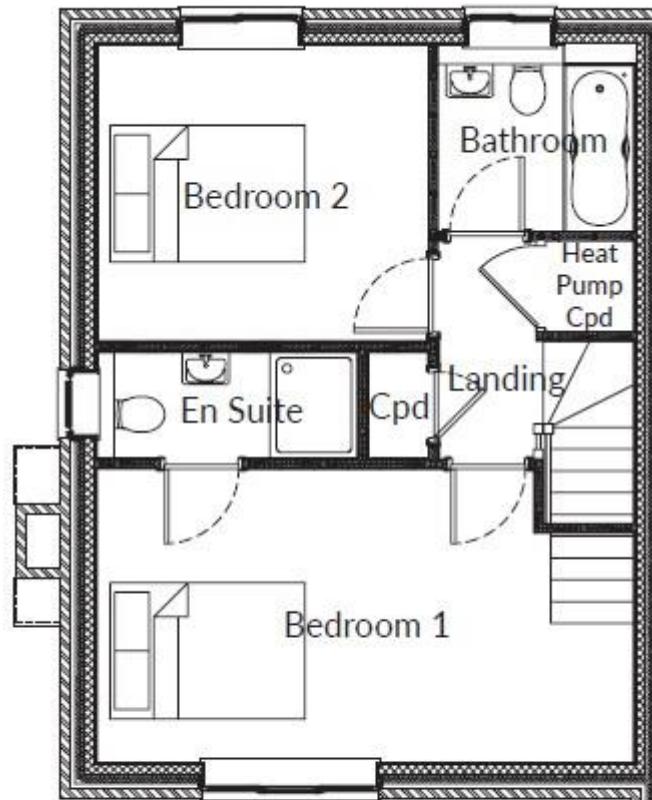


Dennis  
**EDWARDS**  
HOMES





Ground Floor



First Floor