



FOR SALE

Offers in the region of £165,000

## 1 Britannia Cottages Dudleston Heath, Ellesmere, SY12 9JZ

A deceptively spacious two-bedroom end-of-terrace country cottage boasting characterful living accommodation, ample driveway parking, and generous gardens featuring a useful outbuilding, enviably situated in a semi-rural location on the perimeter of Dudleston Heath.



Ellesmere (2 miles), St.Martins (3.8 miles), Oswestry (9 miles), Shrewsbury (19 miles)

All distances approximate



- Country Cottage
- Deceptively Spacious
- Period Features
- Generous Gardens w/Outbuilding
- Ample Driveway Parking
- Rural yet Convenient Location

## DESCRIPTION

Halls are delighted with instructions to offer 1 Britannia Cottages in Dudleston Heath for sale by private treaty.

1 Britannia Cottages is a charming two-bedroom end-of-terrace country cottage which provides around 750 sq ft of characterful living accommodation presented to a good standard whilst retaining a range of period features.

The property is complemented by larger gardens than might be anticipated for a property of this nature, these extending to around 0.07ac and featuring ample driveway parking for a number of vehicles, alongside areas of lawn, seating areas, and a useful outbuilding.

## SITUATION

1 Britannia Cottages occupies a desirable position against a backdrop of open countryside on the fringes of the rural village of Dudleston Heath, which, whilst enjoying immediate access to the celebrated north Shropshire countryside, enjoys a respectable array of day-to-day amenities, including Post Office, Church, and Village Hall. The village is conveniently placed for travel to the nearby town of Ellesmere, which lies astride The Mere, a noted local landmark, and offers a wider range of amenities, with the county centres of Wrexham and Shrewsbury both within a reasonable commuting distance.

## SCHOOLING

The property is conveniently placed for access to a number of well regarded state and private schools, including Ellesmere Primary, Lakelands Academy, Criffins C of E Primary (rated outstanding), St.Martins School, and Ellesmere College.

## THE PROPERTY

The property is principally accessed via double-opening door which lead into a versatile Garden Room, this served by mains-fed heating and enjoying triple aspect glazing with views across the gardens; the room offers scope for a variety of onward usages, be that as a Study, Family Room, or further Reception Room. From the Garden Room, a door open into a well appointed Kitchen/Breakfast Room which features a range of fitted units alongside double windows onto the rear elevation and ample space for a breakfast or dining table.

The ground floor accommodation is completed by a well proportioned Living Room which centres around a charming exposed brick inglenook housing a multi-fuel burner, whilst comprising ample space for seating and a door which exits onto the side of the property.

Stairs rise from the Kitchen to a first floor landing, where doors provide access into two comfortably sized Bedrooms, each with integrated wardrobes and served by a Family Bathroom which comprises a classical white suite set against partly tiled walls.

## OUTSIDE

The property is approached over a tarmac parking area through mid-height brick walls which open onto a gravelled parking area with space for a number of vehicles, this leading on to an expanse of lawn retained within a low-level brick wall.

Positioned to the rear of the garden is a sunken paved patio area, ideal for outdoor dining and entertaining, which sits before a useful outbuilding (approx. 3.15m x 1.99m) ; currently utilised for external storage but with scope for a variety of onward usages.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



### THE ACCOMMODATION COMPRISES

- Ground Floor -

Garden Room: 4.07m x 1.82m

Kitchen/Breakfast Room: 3.63m x 3.62m

Living Room: 4.97m x 3.63m

- First Floor -

Bedroom One: 3.13m x 2.75m

Bedroom Two: 3.62m x 2.07m

Family Bathroom:

### DIRECTIONS

Leave Ellesmere to the north west via Grange Road, continuing in the direction of St.Martins for around 1.9 miles where the property will be positioned on the right and identified by a Halls "For Sale" board.

### W3W

///enjoys.short.airfields

### SERVICES

We understand that the property has the benefit of a mains water, electricity, gas, and drainage.

### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

### COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

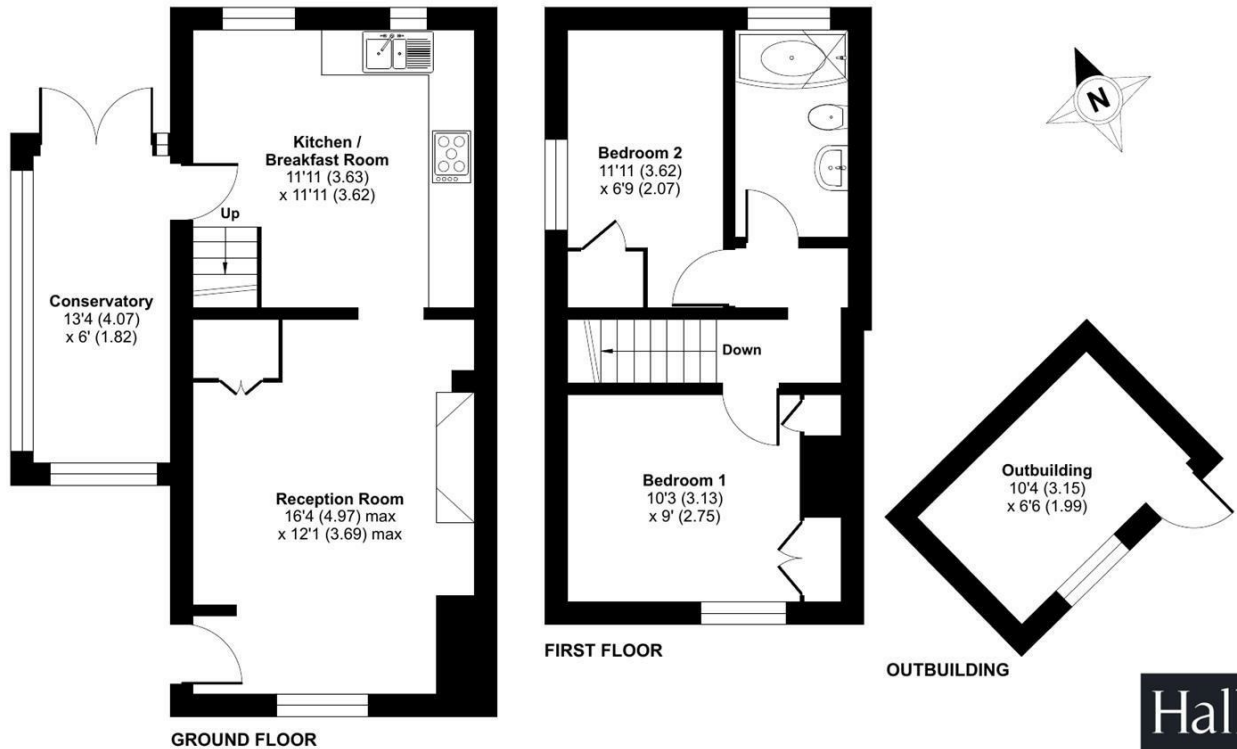
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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Approximate Area = 748 sq ft / 69.5 sq m  
 Outbuilding = 67 sq ft / 6.2 sq m  
 Total = 815 sq ft / 75.7 sq m  
 For identification only - Not to scale



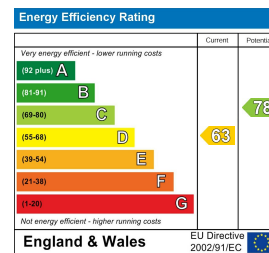
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Halls. REF: 1382895



**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 Ratings



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