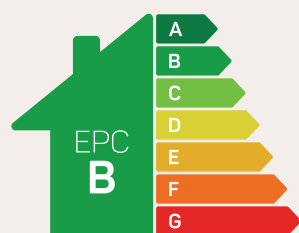




The Birkdale

3 bed semi-detached

The Birkdale is the perfect three-bedroom starter home, providing plenty of comfortable living spaces.

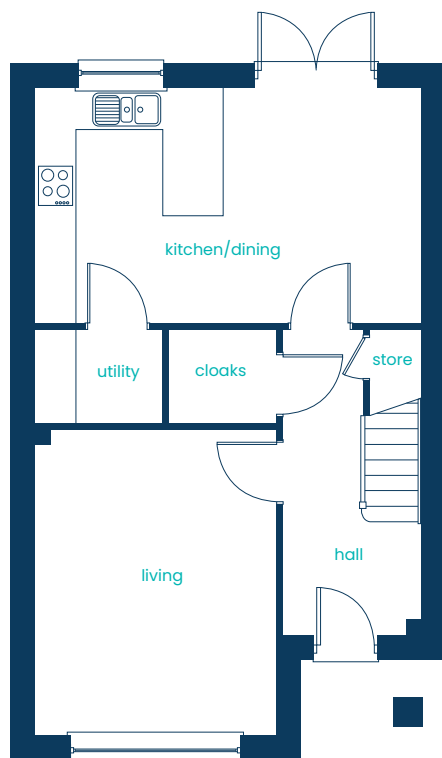


Predicted EPC rating



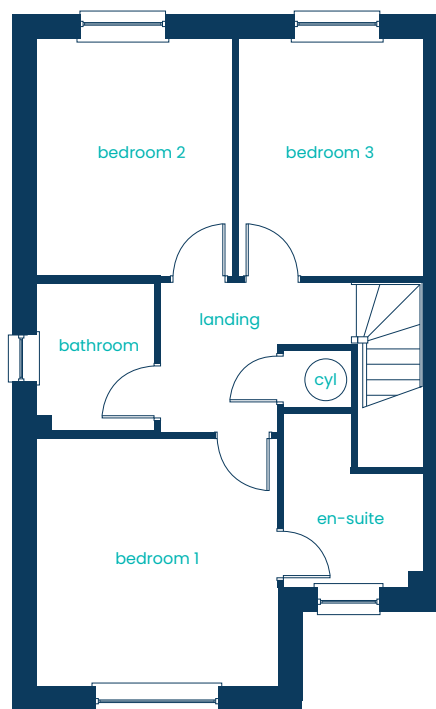
anwylhomes.co.uk

Ground Floor Plan



Room	Metric	Imperial
Kitchen/Dining	5.65m x 3.41m	18'6" x 11'2"
Living Room	3.51m x 4.47m	11'6" x 14'8"
Utility	1.85m x 1.35m	6'1" x 4'5"
Cloaks	1.57m x 1.35m	5'2" x 4'5"

First Floor Plan



Room	Metric	Imperial
Bedroom 1	3.51m x 3.62m	11'6" x 11'11"
En-suite	2.04m x 2.53m	6'8" x 8'3"
Bedroom 2	2.86m x 3.46m	9'5" x 11'4"
Bedroom 3	2.69m x 3.46m	8'10" x 11'4"
Bathroom	1.71m x 2.15m	5'7" x 7'1"

The Birkdale

3 bed semi-detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Birkdale 09/01/25.

