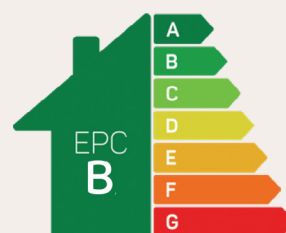




# The Birkdale

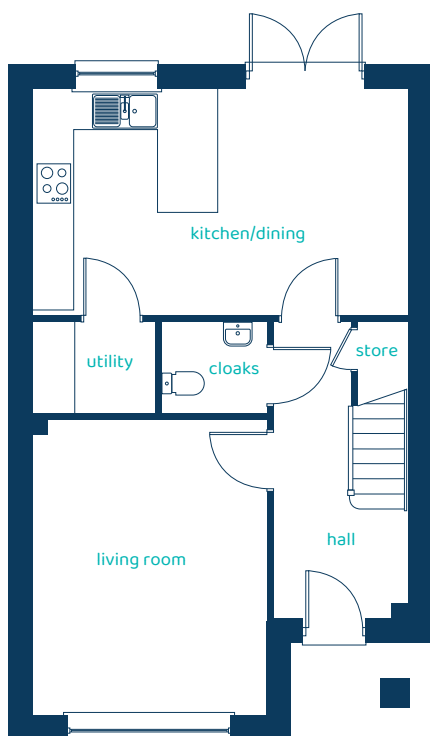
## 3 bed detached/semi-detached

Built just for you. The open-plan kitchen/diner, with a breakfast bar and French doors to the garden, is the heart of the home. A large living room is perfect for family movie nights, and the utility room and downstairs cloaks add convenience. Upstairs, the main bedroom is a sleep sanctuary with a luxurious en-suite, while two more double bedrooms and a spacious bathroom offer plenty of room for the whole family.



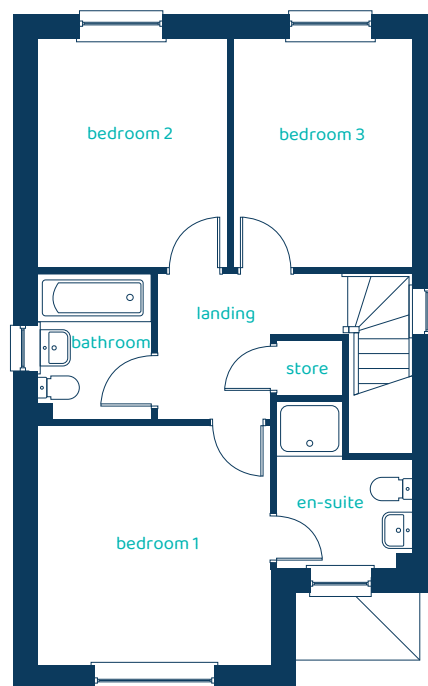
Predicted EPC rating

## Ground Floor Plan



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

## First Floor Plan



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

# The Birkdale

## 3 bed detached/semi-detached

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the Birkdale, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Kitchen islands are an optional upgrade to this house type. 14/04/25.

