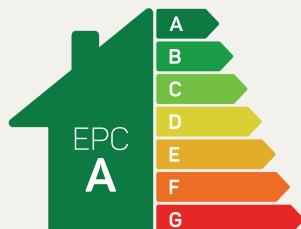




# The Birkdale

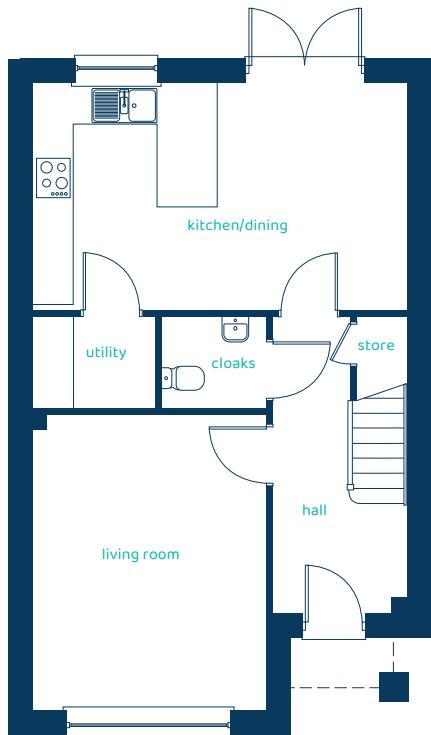
**3 bed detached/ semi-detached**

Comfort and convenience combine in this superbly designed three-bedroom semi-detached or detached home.

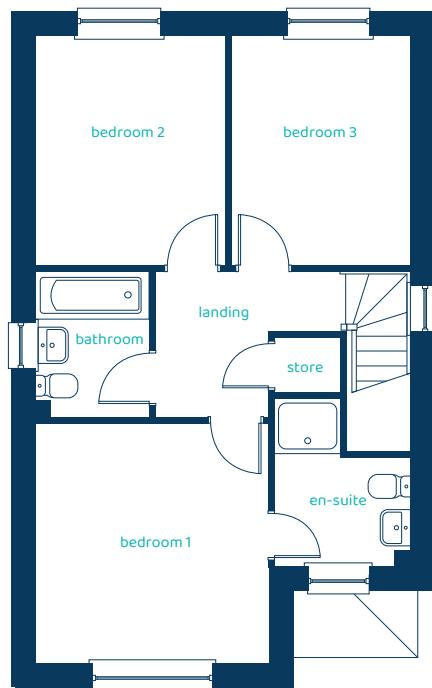


Predicted EPC rating

## Ground Floor Plan



## First 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

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. 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 14/10/25.

