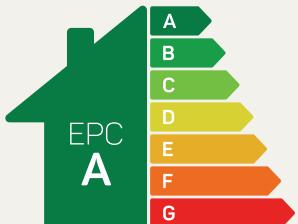




The Birkdale

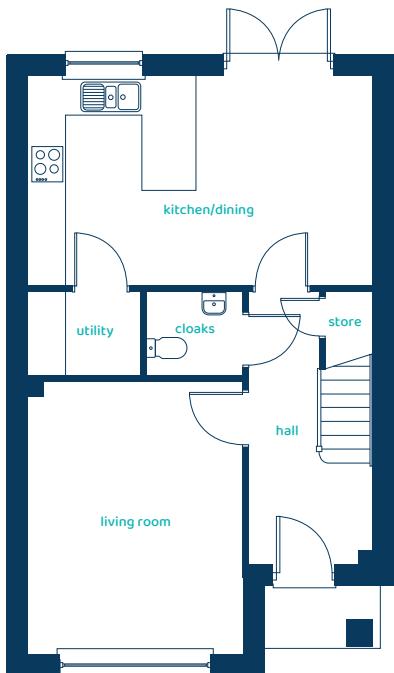
3 bed detached or semi-detached

The Birkdale is a three-bedroom family home that comes in both detached and semi-detached styles.

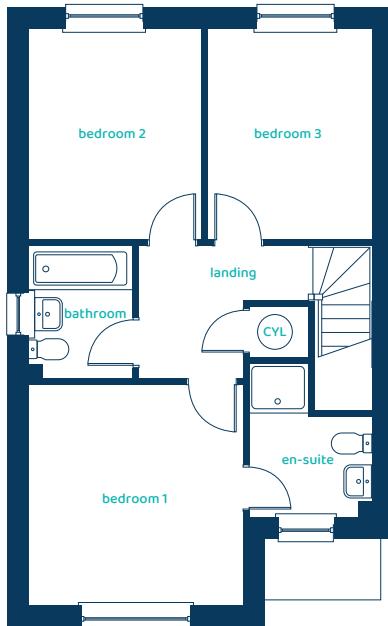


Predicted EPC rating

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 or 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 5/06/25.

