

# Birch

Three bedroom home



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**Harwood**  
Homes

# Birch

## Three bedroom home

The Birch has been expertly designed with a focus on space and quality. The open-plan kitchen/dining area, connecting lounge and garage accommodate the flexible aspects of today's buyers, together with an en-suite master bedroom, family bathroom and two further bedrooms.

### Ground floor

Lounge	15'8" x 9'11"	4.77 x 3.01 m
Kitchen/ Dining/ Family	15'5" x 10'10"	4.70 x 3.30 m
Utility	6'2" x 6'2"	1.88 x 1.88 m
Cloaks	6'2" x 3'2"	1.88 x 0.97 m

### First floor

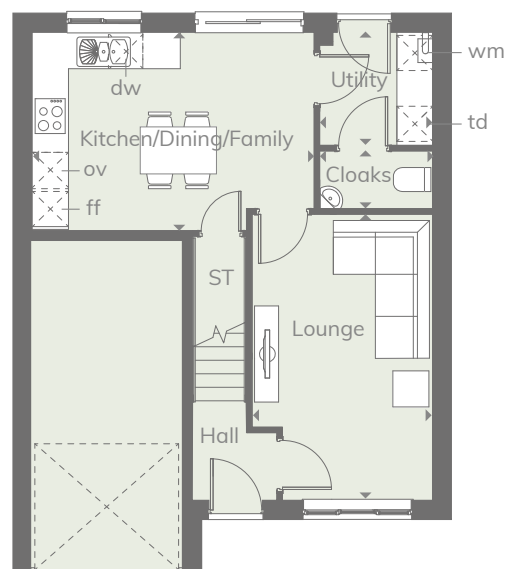
Bedroom 1	18'1" x 11'6"	5.50 x 3.50 m
En-suite	7'3" x 5'1"	2.20 x 1.56 m
Bedroom 2	14'3" x 10'1"	4.34 x 3.07 m
Bedroom 3	11'0" x 9'7"	3.36 x 2.93 m
Bathroom	7'3" x 6'6"	2.20 x 1.99 m

Customers should note this illustration is an example of the Birch house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

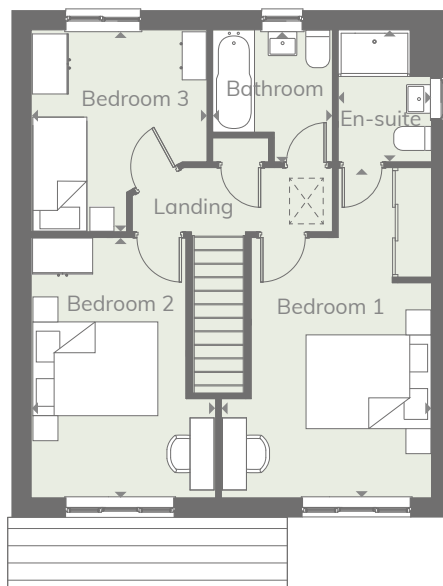
#### KEY

 Hob	 Tumble dryer space
 Oven	 Cupboard
 Fridge/freezer	 Washing machine space
 Dishwasher	 Loft

Ground floor



First floor



† Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

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