



A beautifully designed four-bedroom detached home made for modern family life

The Birchwood is a spacious and thoughtfully designed four-bedroom detached home, combining generous living spaces with a contemporary layout that's perfect for everyday family life and entertaining. At the heart of the home is the impressive open-plan kitchen, dining and living area. Bright, welcoming and wonderfully sociable, this versatile space provides plenty of room for cooking, dining and relaxing together. French doors open directly onto the garden, creating a natural connection between indoors and out and making summer entertaining effortless. A convenient downstairs cloakroom completes the ground-floor amenities. To the front of the home, a separate living room offers a more peaceful retreat – the perfect place to relax at the end of the day, enjoy a family film or simply unwind away from the main living space. Upstairs, The Birchwood continues to impress with four generously sized bedrooms, providing flexible accommodation for growing families, guests or those looking to create a dedicated home office. The primary bedroom benefits from its own stylish en-suite, creating a private space to start and end the day. The remaining bedrooms are served by a luxuriously appointed family bathroom, designed with comfort and contemporary living in mind. With its spacious accommodation, carefully considered layout and excellent balance of open-plan and private living spaces, The Birchwood is a home designed to be enjoyed – today and for years to come.



Floor 1

Garage	2.8 x 5.5
Kitchen/Diner	8.2 x 4.2
WC	0.9 x 2.0
Utility	1.3 x 2.0
Lounge	3.8 x 3.1

115.5 sqm
1,243.3 sqft



Floor 2

Master Bedroom	5.1 x 3.2
Bedroom 2	2.7 x 3.6
Bedroom 3	3.3 x 3.7
Bathroom	2.5 x 2.0
Bedroom 4	2.2 x 3.4
Ensuite	2.2 x 1.6



Average Home

Energy Rating

EPC D

Annual energy use

11760 kWh

Energy costs per year

£3763.20



Average Oakwood Home

Energy Rating

EPC A

Annual energy use

5200 kWh

Energy costs per year

£1644

Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and Cloakroom
- Satin Chrome Ironmongery
- High Grade Sanitaryware
- Bespoke staircase with oak bannister and metal balustrades
- Access to Superfast Broadband
- Personalise your new home with options (dependent on build stage)

Energy Saving Features

- High Specification AAA Rated Double Glazed Windows
- EV Charger
- Highly insulated Floors, Walls and Roof
- Dual Zone Smart Heating System
- Premium Specification Energy Saving Combi Boiler
- Solar Panel System built into Roof Tiles
- Built to the latest Part L Regulations



OAKWOOD HOMES

Tel: 0845 262 6161

Registered Office:
Oakwood Homes
116 Duke Street,
Liverpool
L1 5JW

Company Registration: 13276397

VAT Registration: 448 306 487

Disclaimer:

Every effort is made to provide an accurate description of the properties under construction and that plans, dimensions and details of the specification are accurate at the time of going to press. Please view the content and images within this brochure as guidance only and appreciate that as a development progresses some changes may be necessary. This brochure does not constitute a contract or warranty, and Oakwood Homes reserves the right to make changes as it sees fit without prior notice.

*Energy usage calculations have been taken from published literature and are a guide only. The calculation is based on a home with 98m² of gross internal floor area and an energy tariff of 0.32p P/KWH. Please note prices can fluctuate and the calculation does not include standing or other tariff charges. Our homes are built to the latest Part L regulations and achieve an SAP A rating (92+) this is the highest rating in the SAP hierarchy.

Important Notice:

Oakwood Homes adheres to a strict Health and Safety policy. Building sites are dangerous places and therefore visitors are not allowed on site without a safety briefing, full Personal Protective Equipment and accompanied by a representative from Oakwood Homes. No admittance will be given to unauthorised visitors.

sales@oakwood-group.com

ALL RIGHTS RESERVED OAKWOOD HOMES
Computer generated images and brochure design by aspect3D.co.uk

HR2024