



BIRCHWOOD
— G R O V E —

TULLYHOGUE, COOKSTOWN

EXTREMELY ENERGY EFFICIENT NEW HOMES

WHO WE ARE...

Coleman Construction are a family run construction company based in Mid Ulster. From our humble beginnings as a small surfacing contractor we have grown into an award winning property developer operating across Northern Ireland. We specialise in the design and construction of Private housing schemes, Commercial projects and more recently Luxury Developments.

Our team are dedicated and hardworking with a wealth of experience in the construction industry, and were recently awarded Affordable Development of the year by PropertyPal.



**WE CALL IT AWARD
WINNING ... YOU CAN
CALL IT HOME**

YOUR NEW HOMES SPECIFICATION

General Specification

- Energy efficient Timber framed homes with solar panels
- Predicted EPC Class A
- Oil Fired Central Heating
- Smoke, heat and CO2 detectors
- BT Openreach FTP Fitted
- Range of electrical sockets throughout
- Externally accredited 10-year structural warranty

Finishes

- Carpet Flooring to stairs & landing, living room and bedrooms
- Choice of tiled floors to hallway, kitchen & bathrooms
- Chrome ironmongery throughout
- Choice of paint throughout - Ceilings and woodwork white, walls as specified from approved list
- Focal point wall in living room with Electric Fire

External Features

- Coloured rendered exterior with brick base
- Black concrete roof tiles
- Adequate surfaced parking areas to all homes.
- Bitmac paths around dwelling
- Soiled and seeded lawn areas
- Bespoke horizontal timber fencing to rear garden boundaries.
- High performance composite front doors with five-point locking system
- Double glazed high performance lockable uPVC windows.



Kitchen

- Fully fitted kitchen with options of doors, handles and worktops
- Integrated appliances including built-in oven and hob extractor hood and fridge freezer
- Spotlights as standard
- Worktop upstand
- Stainless upstand behind hob
- Under unit lighting as standard

Bathroom

- Contemporary white sanitaryware with chrome fittings
- Vanity unit sink where applicable
- Back to wall toilets
- Choice of tiled floor to ceiling splashback behind sink
- Chrome Towel rail
- White bath or shower enclosure with Chrome glass door where applicable



WHY CHOOSE ... BIRCHWOOD GROVE

Birchwood Grove, a unique 6 dwelling development by Coleman Construction lies within an incredibly convenient location, nestled between Cookstown and Stewartstown in a quiet village location. Only three Miles away from Cookstown town centre, you can enjoy the fantastic combination of leading schools, shops, the Mid Ulster sports arena only a few minutes away and Tullyhogue Fort around the corner, an historic destination in Mid Ulster and beautiful location for a quiet Sunday Walk.

Enjoy the beautiful landscapes that surround the development and absorb the tranquillity of the surrounding nature.

The development boasts an energy efficient approach to living which not only reduces the carbon footprint of the building but also bringing financial savings to you.



**“PEOPLE ARE
USUALLY
HAPPIEST WHEN
AT HOME”**



PHOTO GALLERY

