



CREST
NICHOLSON

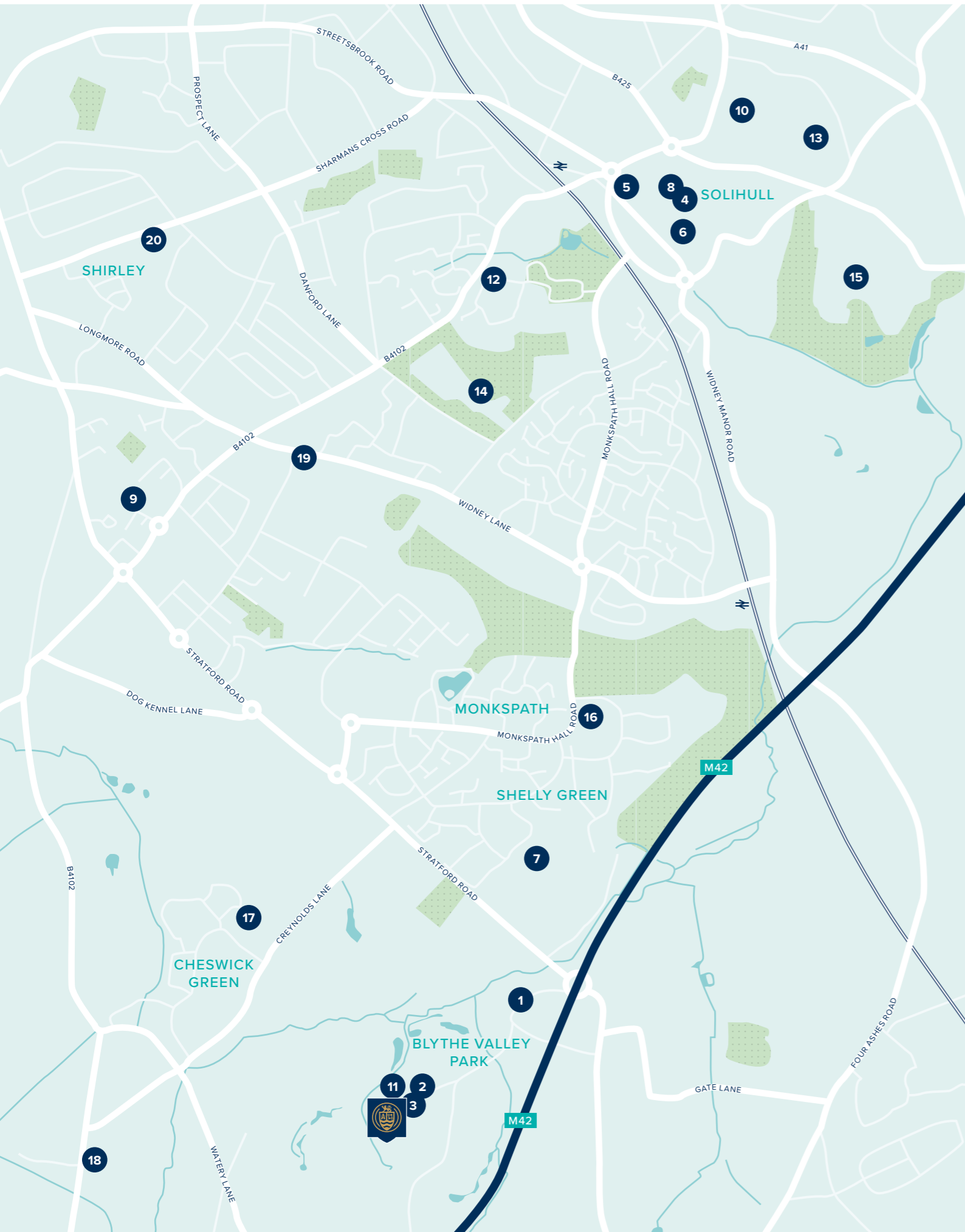
BLYTHE VALLEY PHASE 2

SOLIHULL • WEST MIDLANDS

The superb choice of amenities and excellent transport connections close by are what make your new home at Blythe Valley Phase 2 ideally located.

2, 3, 4, & 5 BEDROOM HOMES





WELCOME TO LIFE IN SOLIHULL

For work, school or leisure, everything the whole family could want or need is located within easy reach.

On your doorstep

Whether you're looking for a relaxing stroll in nature, delicious meal out or a spot of retail therapy, there are parks, shops, restaurants and more just a short journey away.

- 1 Blythe Valley Country Park
- 2 Java Lounge Coffee House
- 3 Virgin Active Gym & Health Spa
- 4 John Lewis
- 5 Waitrose
- 6 TGI Fridays
- 7 Tesco Extra
- 8 Touchwood
- 9 Solihull Retail Park
- 10 Solihull Hospital

Education

Whatever your children's ages, there are good quality education options for all levels and stages.

- 11 Busy Bees
- 12 Solihull College and University Centre
- 13 Solihull School
- 14 Tudor Grange Academy
- 15 Saint Martin's School
- 16 Monkspath Junior and Infant School
- 17 Cheswick Green Primary School
- 18 St Patrick's C of E School
- 19 Cranmore Infant School
- 20 Blossomfield Infant and Nursery School

Travel

Wherever you're looking to travel to, with a train station, major motorway and international airport all just a short drive away, you'll always be well connected.

- Widney Manor station – 7 minutes' drive
- Solihull – 8 minutes' drive
- Birmingham – 22 minutes' drive
- Birmingham New Street Station – 27 minutes' drive
- London Marylebone – 1 hour 52 minutes (by train – from Widney Manor)
- Birmingham Airport – 10 minutes' drive





BLYTHE VALLEY PHASE 2

Blythe Valley Park, Solihull,
West Midlands, B90 8AT

For all enquiries please call

01217 566 516

crestnicholson.com/blythevalley

A VIBRANT TOWN WITH PLENTY TO OFFER

Blythe Valley Phase 2 is a beautiful collection of 2, 3, 4 & 5 bedroom homes, set in the well-appointed town of Solihull.

A good range of everyday amenities, including a coffee shop, gym/health spa and plenty of open green spaces are conveniently located right on your doorstep at Blythe Valley. Set in the attractive Blythe Valley Park, Blythe Valley is a delightful development for you and your family to call home.

Choosing a new home here will give you plenty of opportunities to embrace everything vibrant town life can provide. There is a choice of local groups and clubs, so you can always look forward

to meeting other members of this vibrant and welcoming community. A short distance away from home is the popular Widney Manor Golf Club, an 18-hole course surrounded by beautiful countryside; the perfect retreat for any keen golfer.

Of course, the area has much more to explore. Excellent links to roads including the M42 and M6 mean you can easily reach Birmingham Airport, as well as the centre of Birmingham in around 30 minutes, where shoppers can enjoy

some retail therapy at its rich selection of shopping centres and high street stores. More shops can be found a little under 5 miles away in Solihull at the Mell Square Shopping Centre, which also has a number of places to eat and drink alongside a number of high street stores. And if you need to catch a train, you are under 2 hours away from London Marylebone from nearby Widney Manor Station.





**CREST
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BLYTHE VALLEY PHASE 2

DEVELOPMENT PLAN

A beautiful collection of 2, 3, 4 & 5 bedroom homes
just 5 miles from the centre of Solihull.

2, 3, 4 & 5 BEDROOM HOMES





2 BEDROOM HOMES

- The Adriano

3 BEDROOM HOMES

- The Hartley
- The Pavel
- The Lavena
- The Laria

4 BEDROOM HOMES

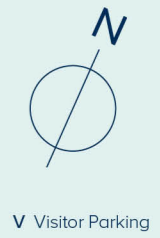
- The Sabino
- The Westerleigh
- The Vitali
- The Somerton
- The Tanika

5 BEDROOM HOMES

- The Caelio
- The Cara

Apartments

- Bromford Homes



V Visitor Parking



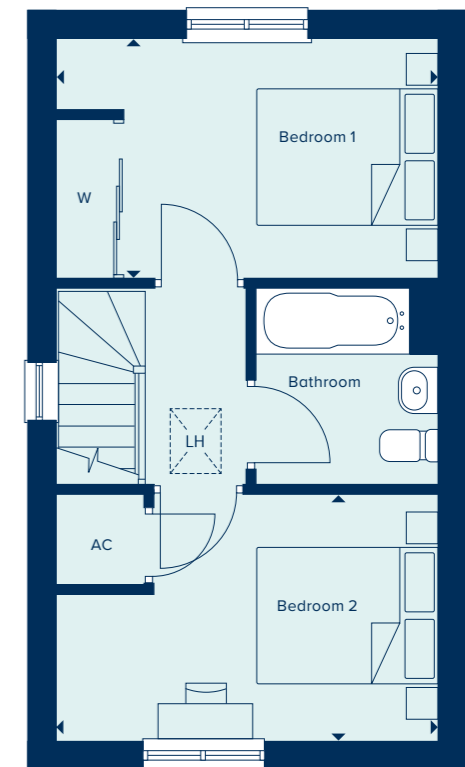
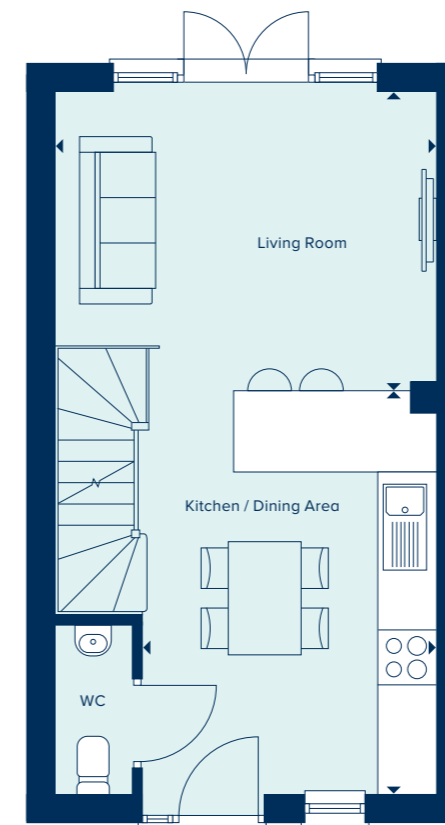
THE ADRIANO
2 Bedroom Home

crestnicholson.com

THE ADRIANO

A well-designed 2 bedroom home with an expansive, open-plan kitchen/dining/living room, complete with French doors out to the garden, and two generously-sized bedrooms.

2 BEDROOM HOME



GROUND FLOOR

LIVING ROOM	4.20m x 3.32m	13'9" x 10'9"
KITCHEN / DINING AREA	4.45m x 3.23m	14'6" x 10'7"

FIRST FLOOR

BEDROOM 1	3.51m x 2.64m	11'6" x 8'8"
BEDROOM 2	4.20m x 2.70m	13'9" x 8'10"

AC Airing Cupboard LH Loft Hatch W Fitted Wardrobe

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THE LARIA

A thoughtfully designed 3 bedroom home set over 3 storeys, featuring an expansive living room and good-sized kitchen/dining area, with French doors leading out to the private garden.

3 BEDROOM HOME



THE LARIA 3 Bedroom Home

crestnicholson.com

GROUND FLOOR

LIVING AREA

4.28m x 3.77m 14'0" x 12'5"

KITCHEN / DINING AREA

4.83m x 3.39m 15'10" x 11'1"



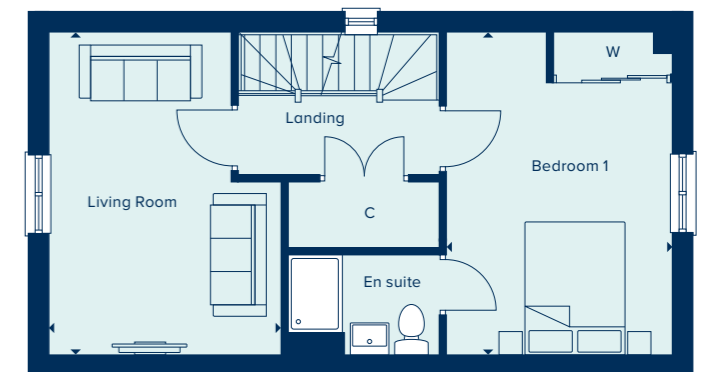
FIRST FLOOR

LIVING ROOM

4.83m x 3.48m 15'10" x 11'5"

BEDROOM 1

4.11m x 3.39m 13'6" x 11'1"



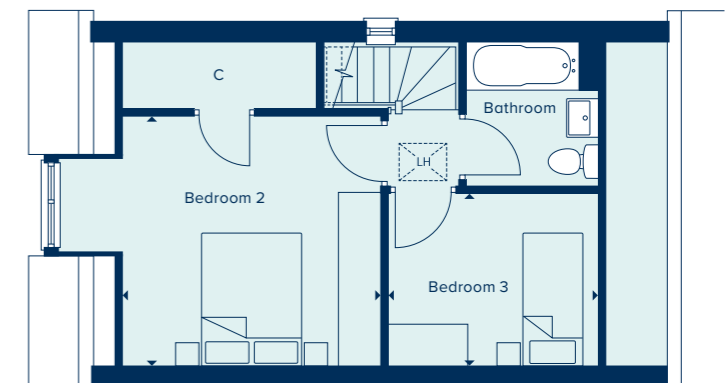
SECOND FLOOR

BEDROOM 2

3.90m x 3.78m 12'8" x 12'4"

BEDROOM 3

3.20m x 2.59m 10'5" x 8'5"



W Fitted Wardrobe C Cupboard LH Loft Hatch

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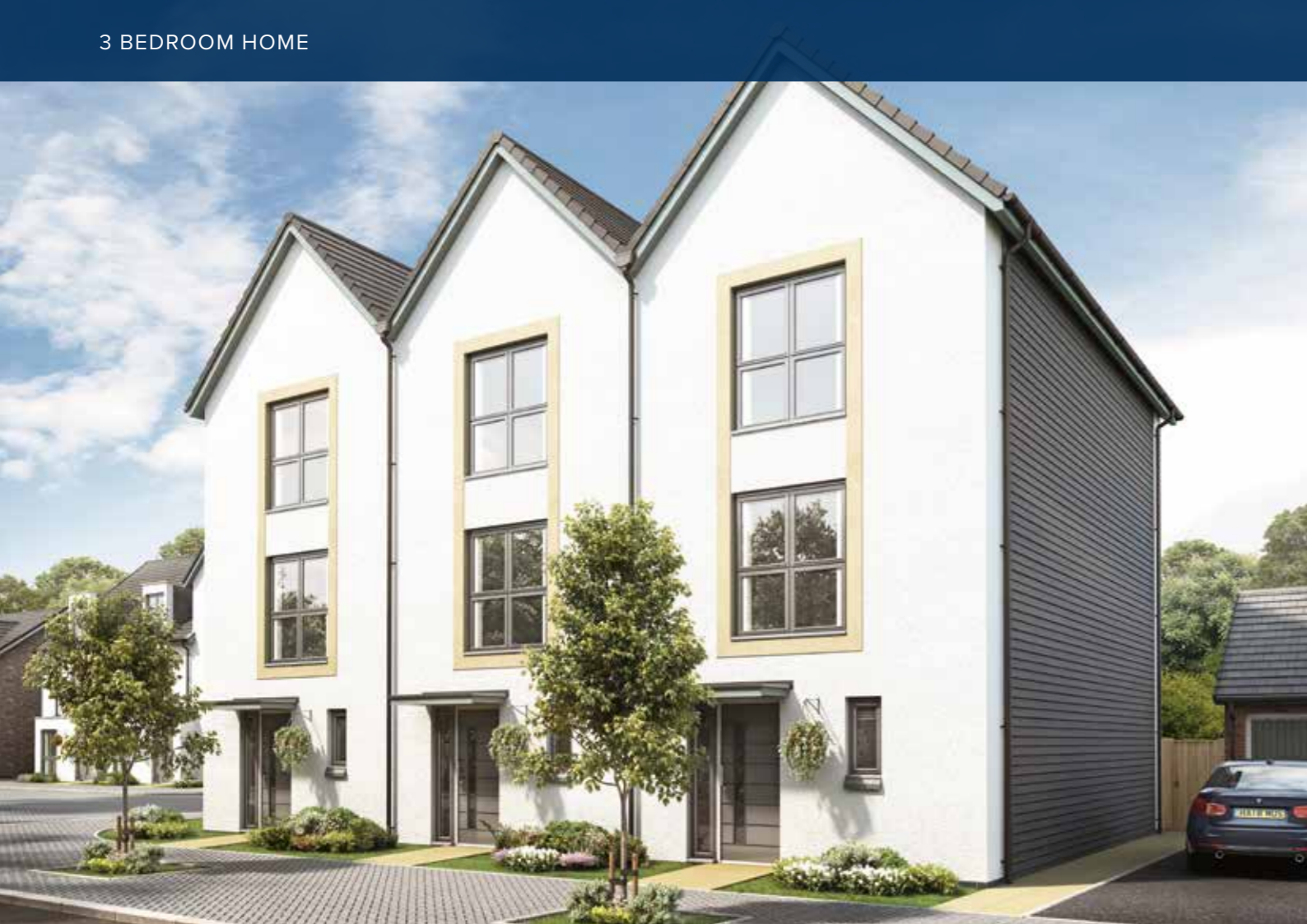
THE LAVENA
3 Bedroom Home

crestnicholson.com

THE LAVENA

A well-appointed 3 bedroom family home, featuring a spacious, open-plan kitchen/dining/family room, complete with French doors out to the garden and an upstairs living room.

3 BEDROOM HOME



GROUND FLOOR

FAMILY ROOM	4.22m x 3.10m	13'10" x 10'2"
KITCHEN / DINING ROOM	3.88m x 3.13m	12'9" x 10'3"

FIRST FLOOR

BEDROOM 1	4.22m x 3.10m	13'10" x 10'2"
LIVING ROOM	4.22m x 3.76m	13'10" x 12'4"

SECOND FLOOR

BEDROOM 2	4.22m x 3.10m	13'10" x 10'2"
BEDROOM 3	4.22m x 3.01m	13'10" x 9'10"

AC Airing Cupboard C Cupboard W Fitted Wardrobe LH Loft Hatch - - - - Reduced ceiling height

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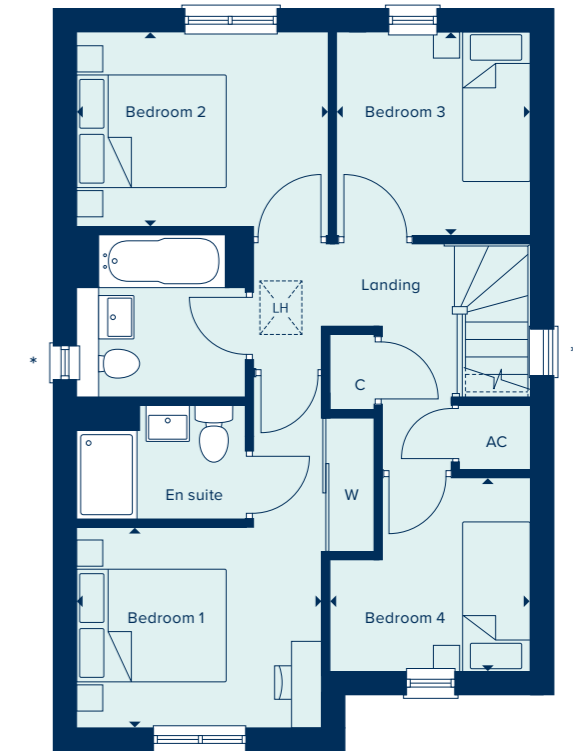
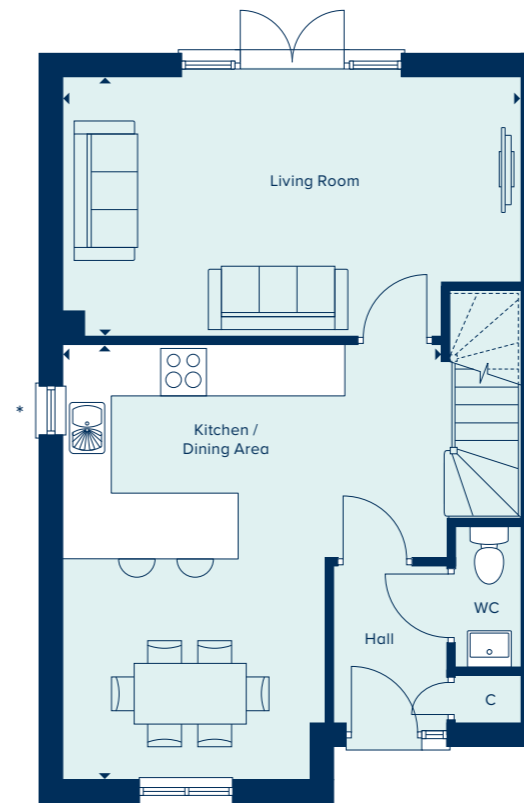
THE SABINO
4 Bedroom Home

crestnicholson.com

THE SABINO

An elegant 4 bedroom family home with a spacious living room with French doors to the garden, sizeable kitchen/dining area and an en suite bathroom for bedroom 1.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM	6.06m x 3.42m	19'10" x 11'2"
KITCHEN / DINING AREA	5.71m x 5.00m	18'9" x 16'5"

FIRST FLOOR

BEDROOM 1	3.27m x 2.67m	10'8" x 8'9"
BEDROOM 2	3.34m x 2.60m	10'11" x 8'6"
BEDROOM 3	2.71m x 2.57m	8'10" x 8'5"
BEDROOM 4	2.67m x 2.58m	8'9" x 8'6"

AC Airing Cupboard C Cupboard LH Loft Hatch W Fitted Wardrobe * Windows to selected plots only

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THE SOMERTON

4 Bedroom Home

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THE SOMERTON

An attractive 4 bedroom home with a spacious living room featuring a bay window, and French doors to the rear garden from the spacious, open-plan kitchen/dining room.

4 BEDROOM HOME



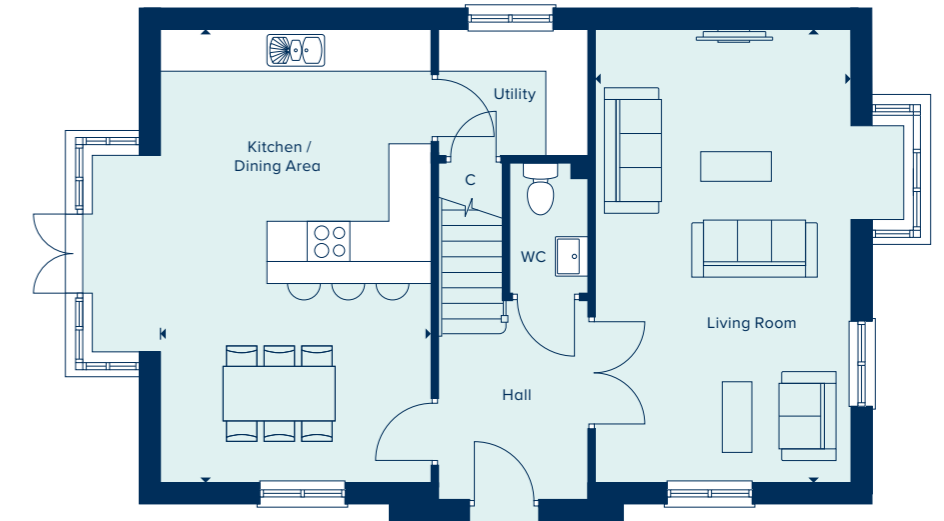
GROUND FLOOR

LIVING ROOM

6.62m x 3.72m 21'8" x 12'3"

KITCHEN / DINING AREA

6.62m x 3.91m 21'8" x 12'10"



FIRST FLOOR

BEDROOM 1

4.06m x 3.41m 13'4" x 11'3"

BEDROOM 2

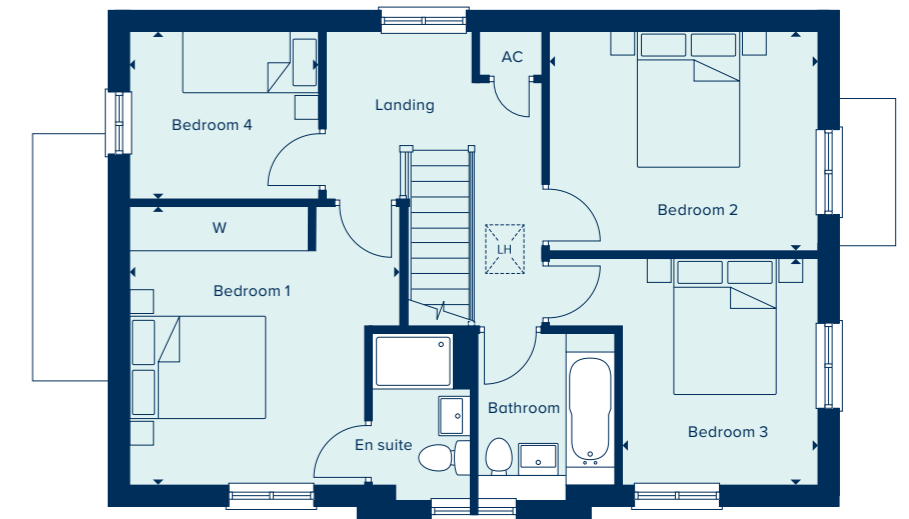
3.92m x 3.18m 12'11" x 10'5"

BEDROOM 3

3.31m x 2.85m 10'11" x 9'4"

BEDROOM 4

2.75m x 2.43m 9'0" x 8'0"



AC Airing Cupboard C Cupboard LH Loft Hatch W Fitted Wardrobe

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THE VITALI
4 Bedroom Home

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THE VITALI

The Vitali is a three storey town house. It is exceptionally light and airy, featuring double glazed doors on each floor, and Juliet balconies to both the living room and main bedroom. The ground floor accommodates a bright kitchen diner with access into the garden, along with a wc, storage space and access to an integral garage. The first floor hosts a separate living room, two bedrooms and a family bathroom. The two larger bedrooms occupy the top floor and both benefit from en suite bathrooms.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

5.70 x 3.59m 18'8" x 11'9"

FIRST FLOOR

LIVING ROOM

5.70 x 3.70m 18'8" x 12'2"

BEDROOM 3

3.28 x 2.93m 10'9" x 9'7"

BEDROOM 4

2.93 x 2.30m 9'7" x 7'7"

SECOND FLOOR

BEDROOM 1

5.70 x 2.87m 18'8" x 9'5"

BEDROOM 2

5.70 x 2.93m 18'8" x 9'7"

C Cupboard W Wardrobe * Window in dining area, bedroom 4 and living room to plots 134(H), 142, 147(H) & 162 only.

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THE WESTERLEIGH

A traditional house, the Westerleigh features generous living spaces: a large kitchen and breakfast room and a separate dining room on the ground floor, in addition to a large first floor living room. Each is exceptionally well lit, being double aspect and benefiting from double doors and a large bay window. The main bedroom is located on the first floor and has an en suite, while the three further bedrooms at the top of the house share a family bathroom.

4 BEDROOM HOME



THE WESTERLEIGH

4 Bedroom Home

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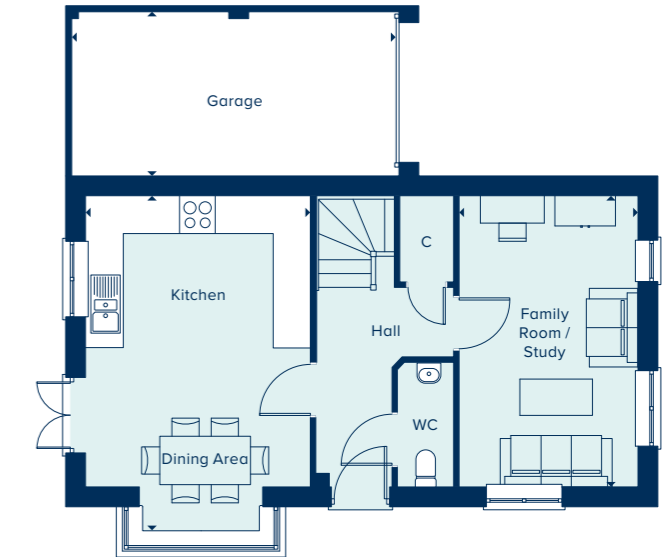
GROUND FLOOR

KITCHEN / DINING AREA

4.76m x 3.67m 15'8" x 12'1"

FAMILY ROOM / STUDY

4.76m x 2.91m 15'8" x 9'7"



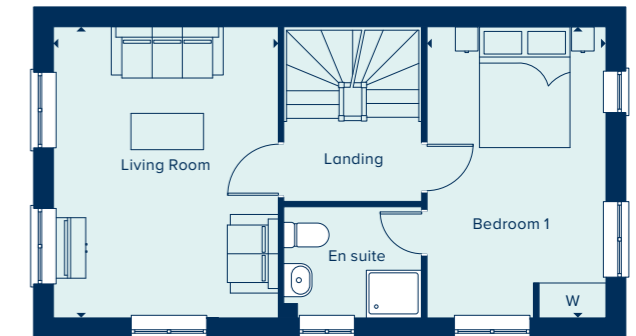
FIRST FLOOR

LIVING ROOM

4.76 x 3.67m 15'8" x 12'1"

BEDROOM 1

4.76m x 2.91m 15'8" x 9'7"



SECOND FLOOR

BEDROOM 2

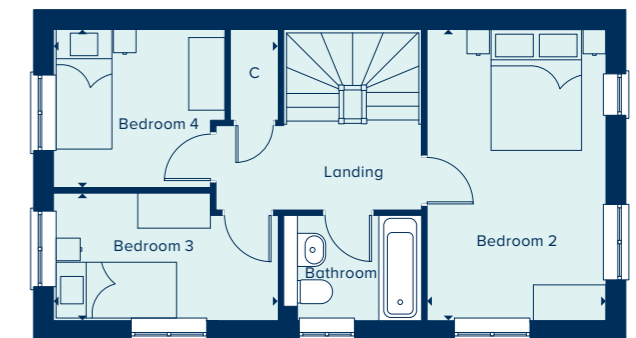
4.76 x 2.91m 15'8" x 9'7"

BEDROOM 3

3.67 x 2.06m 12'1" x 6'9"

BEDROOM 4

2.79m x 2.57m 9'2" x 8'5"



C Cupboard W Wardrobe

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood		•	•	•
Integrated extractor hood	•			
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED downlighters in white to kitchen		•	•	•
LED 4-light spotlight bar in kitchen	•			
Downlighters to bathroom & en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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**CREST
NICHOLSON**

BLYTHE VALLEY PHASE 2

Blythe Valley Park, Solihull,
West Midlands, B90 8AT

For all enquiries please call

0121 756 4365

crestnicholson.com/blythevalley



House Type Illustration

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Development Map/Site Plan

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