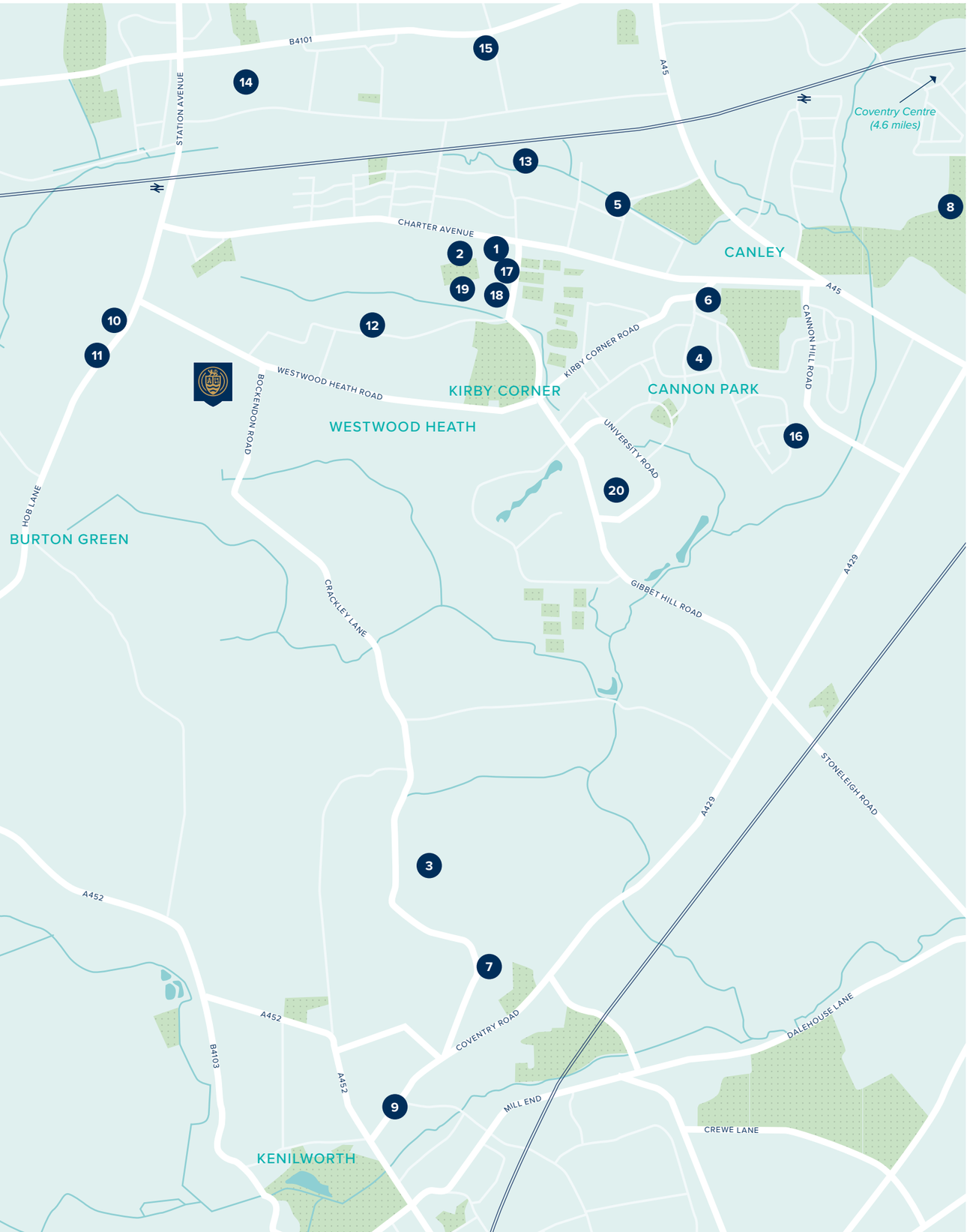
CREST NICHOLSON

# WESTWOOD PARK

## WESTWOOD HEATH • WEST MIDLANDS

Westwood Park brings a fantastic mix of 1, 2, 3, 4 & 5 bedroom homes to this convenient central location, packed full of extraordinary local history and superb modern facilities.

1, 2, 3, 4 & 5 BEDROOM HOMES




## WELCOME TO WESTWOOD HEATH

### Westwood Park benefits from a rural location but also a great range of local amenities and transport links.

#### On your doorstep

The local area, which to the east has been created around the University of Warwick, provides both practicalities and attractions. You'll find shops and other amenities, along with several sports clubs, beautiful parks and some great pubs.

1. Xcel Leisure Centre
2. Ten Shilling Wood
3. Crackley Woods Nature Reserve
4. Tesco Superstore
5. Westwood Medical Centre
6. Aldi Supermarket
7. Kenilworth Tennis, Squash & Croquet Club
8. Hearsall Golf Club
9. The Cross Kenilworth (Restaurant)
10. Hickory's - Burton Green

#### Education

Coventry is a hub for educational excellence. Its technological and manufacturing strength has led to the creation of some highly regarded specialist secondary schools, and there's also a great selection for younger children. The nearby University of Warwick is ranked 61st in the world and 10th in the UK!*

11. Hedgerow Nursery and Out-of-School Club
12. Westwood Day Nursery
13. Charter Primary School
14. Leigh Church of England Academy
15. Templars Primary School
16. Cannon Park Primary School
17. The Westwood Academy
18. WMG Academy for Young Engineers
19. The National Mathematics and Science College
20. University of Warwick (0.7miles)

#### Travel

Westwood Park is just 15 minutes drive from Coventry City centre. The development' s central location results in it being well connected, both by rail and by road.

Tile Hill Train Station - 7 minutes

Coventry Train Station - 21 minutes

Birmingham New Street from Tile Hill - 25 minutes

London Euston from Coventry - 1 hr 5 minutes

Manchester Piccadilly from Coventry - 1 hr 56 minutes

M42 - 25 minutes

Birmingham International Airport - 20 minutes

M6 - 25 minutes

Royal Leamington Spa - 20 minutes

*Correct at time of printing

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**WESTWOOD PARK**

Westwood Heath, West Midlands,
CV4 8GT

For all enquiries please call

**02477 284 442**
**crestnicholson.com/developments/west-midlands/westwood-park**

## A NEW COMMUNITY IN WESTWOOD HEATH.

### Westwood Heath is near to the most central city in England, and with this comes many advantages, including a fascinating history and an inspiring future.

Set in the heart of England,in the beautiful and historic county of the West Midlands, Westwood Park is an exciting new development that really does tick all the boxes.

Living in one of the stunning new homes will give you the chance to explore the many and varied delights the local area has to offer.

Westwood Park is just three miles from the attractive market town of Kenilworth, four miles from the bustling city of Coventry and less than 10 miles to historic Warwick and Royal Leamington Spa. We could go on and on, but we'll let you enjoy your time discovering more of what this region could reveal.

Stepping out your front door you don't have to go far before you arrive at the impressive University of Warwick. Just a mile or so away this academic masterpiece is truly world renowned and consistently ranks in the top ten British universities. Walking around the local streets you will be fascinated by the impressive buildings, attractive parks and water features.

For a busy shopping expedition, you will struggle to beat the superb facilities of nearby Coventry – from modern shopping malls, to out of town parks and all the pubs and trendy restaurants you could wish for. For a more scenic day browsing and window-shopping Kenilworth easily fits the bill. Just an eight minute drive away this is an attractive and historic town with an eclectic mix of boutiques and cafés. Standing proudly over the whole area is the famous Kenilworth Castle, which at 900 years old is brimming with incredible history, and is well worth a tour. Just a little bit further afield are the marvellous towns of Warwick and Leamington Spa. Packed full of great shopping, beautiful ornate buildings and plenty of the feel-good factor these are fantastic places for whiling away your weekends.

Westwood Park is surrounded by excellent transport links, both road, rail and air. Both the M6 and M42 are close by, as are various intercity train stations and Birmingham Airport.

Map locations are approximate. Some journey times include changes. Travel times are approximate only. Source: openstreetmap.org.

1011903/September 2024.

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**WESTWOOD PARK PHASE 2**

# DEVELOPMENT PLAN

An attractive collection of 1, 2, 3, 4 & 5 bedroom homes, located in Westwood Heath, a southwestern suburb of the City of Coventry.

1, 2, 3, 4 & 5 BEDROOM HOMES

**1 BEDROOM HOMES**
- The Kenilworth

**2 BEDROOM HOMES**
- The Ashford

**3 BEDROOM HOMES**
- The Chesham
- The Redgrave
- The Seaton

**4 BEDROOM HOMES**
- The Romsey
- The Marlborough
- The Salcombe
- The Winkfield

**5 BEDROOM HOMES**
- The Buckingham
- The Whixley
- The Windsor

* S.106 shared ownership

● S.106 affordable rented properties

# THE KENILWORTH

Ideal for first time buyers or as an investment property, the Kenilworth is a spacious one-bedroom maisonette which offers flexible living to suit a range of lifestyles. The open plan kitchen, dining and living room creates a versatile space to entertain or simply relax, while the generous double bedroom comes complete with a built-in wardrobe.

## 1 BEDROOM HOME

**THE KENILWORTH**
1 Bedroom Home

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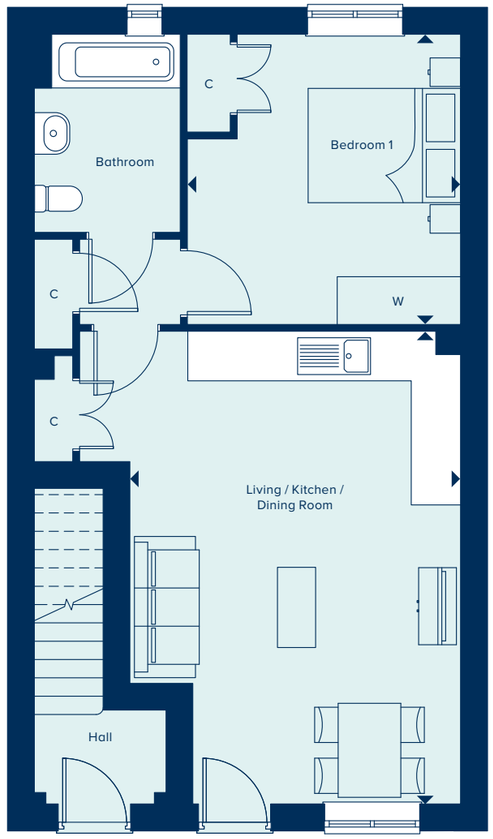


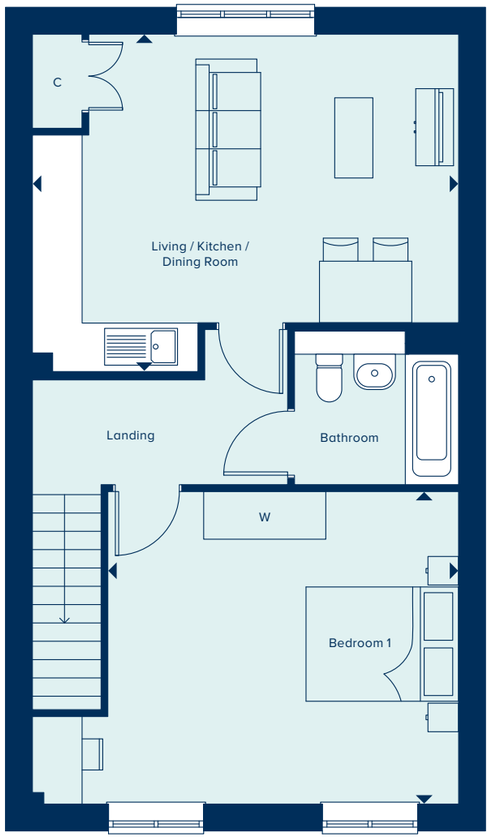


### GROUND FLOOR 200, 202 & 204

| LIVING / KITCHEN / DINING ROOM | |
|---|---|
| 6.19m x 3.80m | 20'4" x 12'6" |
| **BEDROOM 1** | |
| 3.80m x 3.58m | 12'6" x 11'9" |

### FIRST FLOOR 201, 203 & 205

| LIVING / KITCHEN / DINING ROOM | |
|---|---|
| 5.58m x 3.78m | 18'3" x 12'5" |
| **BEDROOM 1** | |
| 4.60m x 4.09m | 15'1" x 13'5" |

**C** Cupboard **W** Wardrobe

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# THE ASHFORD

The Ashford is a generously sized two bedroom home. Downstairs, there is an open plan kitchen and dining room, with French doors opening out into the rear garden, plus a separate living room. Upstairs, features double bedrooms and bathroom. The main bedroom includes an en suite shower room and built-in wardrobe.

## 2 BEDROOM HOME

**THE ASHFORD**
2 Bedroom Home

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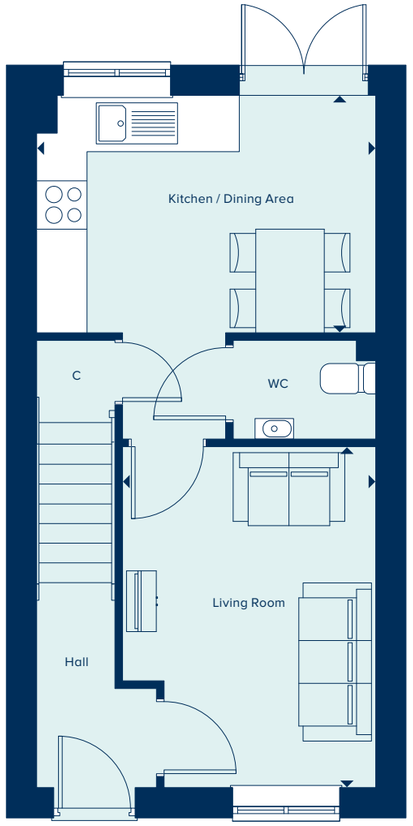


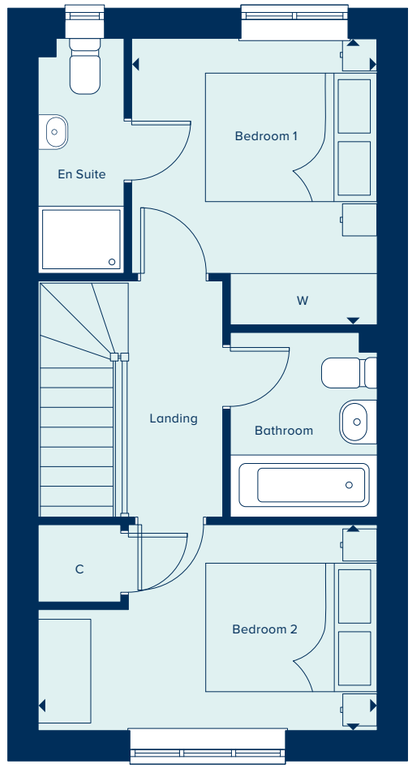


### GROUND FLOOR

**KITCHEN / DINING AREA**

| | |
|---|---|
| 3.95m x 2.76m | 12'11" x 9'1" |

**LIVING ROOM**

| | |
|---|---|
| 3.97m x 2.95m | 13'0" x 9'8" |

### FIRST FLOOR

**BEDROOM 1**

| | |
|---|---|
| 3.33m x 2.86m | 10'11" x 9'4" |

**BEDROOM 2**

| | |
|---|---|
| 3.95m x 2.40m | 12'11" x 7'10" |

C Cupboard W Wardrobe

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# THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs bedroom one benefits from an en suite shower room and built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

## 3 BEDROOM HOME

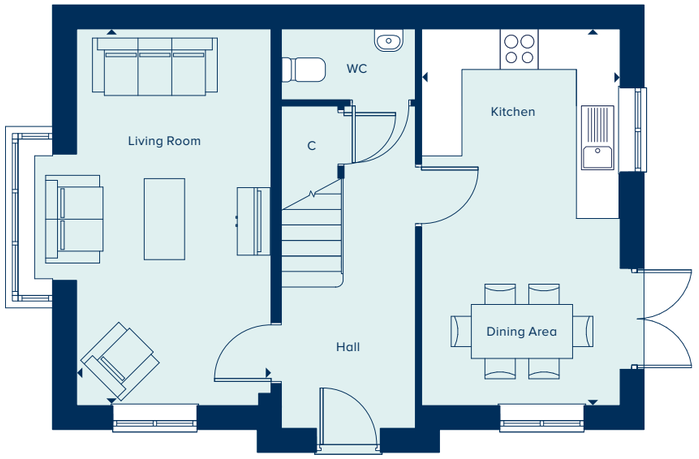
**THE CHESHAM**
3 Bedroom Home

**crestnicholson.com**

## GROUND FLOOR

| KITCHEN / DINING AREA | |
|---|---|
| 5.56m x 2.95m | 18'3" x 9'8" |

| LIVING ROOM | |
|---|---|
| 5.59m x 2.87m | 18'4" x 9'5" |

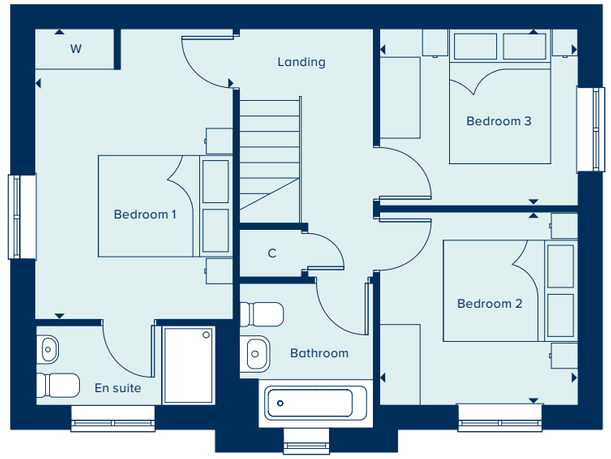



## FIRST FLOOR

| BEDROOM 1 | |
|---|---|
| 4.29m x 2.95m | 14'1" x 9'8" |

| BEDROOM 2 | |
|---|---|
| 2.91m x 2.98m | 9'5" x 9'8" |

| BEDROOM 3 | |
|---|---|
| 2.95m x 2.62m | 9'8" x 8'7" |




**C** Cupboard **W** Wardrobe

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# THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

## 3 BEDROOM HOME

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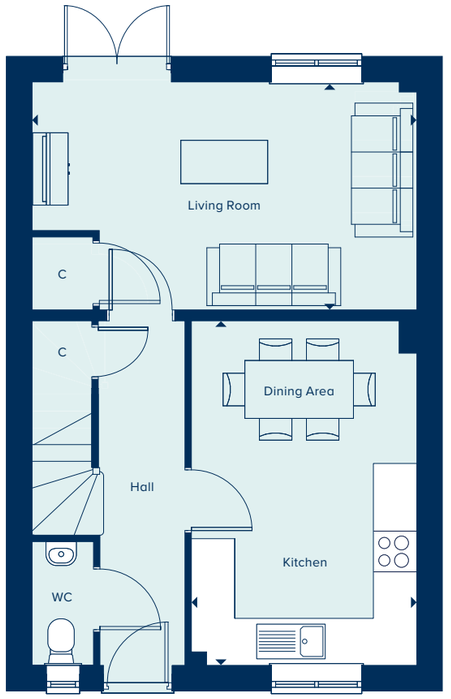
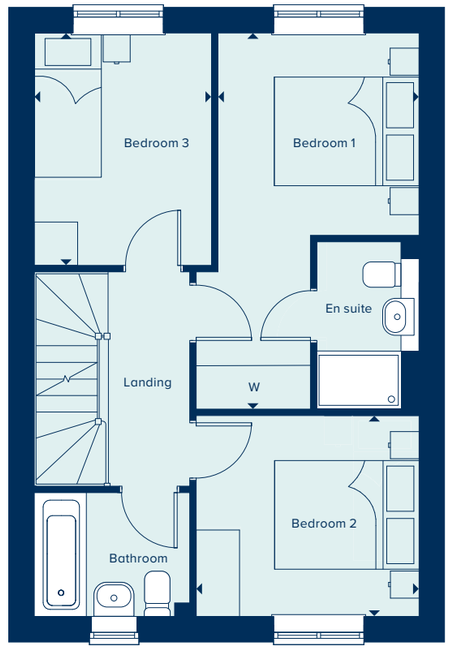
**THE REDGRAVE**
3 Bedroom Home

**crestnicholson.com**




### GROUND FLOOR

| KITCHEN / DINING AREA | |
|---|---|
| 4.75m x 3.11m | 15'7" x 10'3" |

| LIVING ROOM | |
|---|---|
| 5.31m x 3.15m | 17'5" x 10'4" |

### FIRST FLOOR

| BEDROOM 1 | |
|---|---|
| 5.19m x 2.82m | 17'0" x 9'3" |

| BEDROOM 2 | |
|---|---|
| 3.07m x 2.77m | 10'1" x 9'1" |

| BEDROOM 3 | |
|---|---|
| 3.21m x 2.40m | 10'6" x 7'11" |

**C** Cupboard **W** Wardrobe

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# THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen and dining room which provides direct access to the garden – and consequently views and natural light. Another is the generous bedroom one, which benefits from an en suite and built-in wardrobe. Each of the three bedrooms are generously proportioned and the house also includes convenient storage space.

## 3 BEDROOM HOME

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**THE SEATON**
3 Bedroom Home

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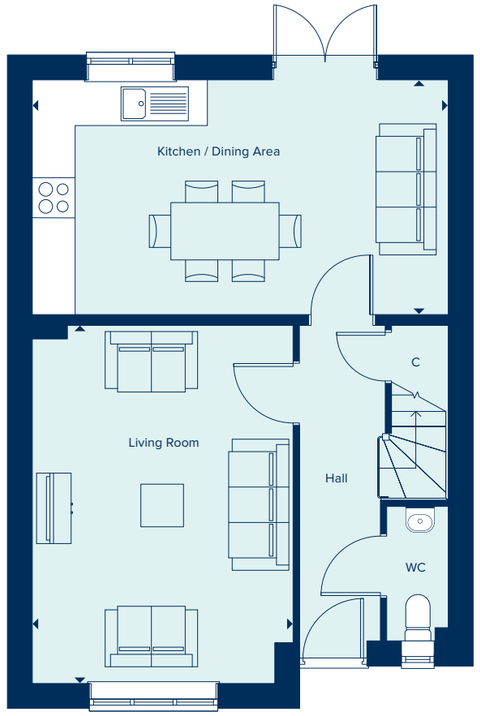


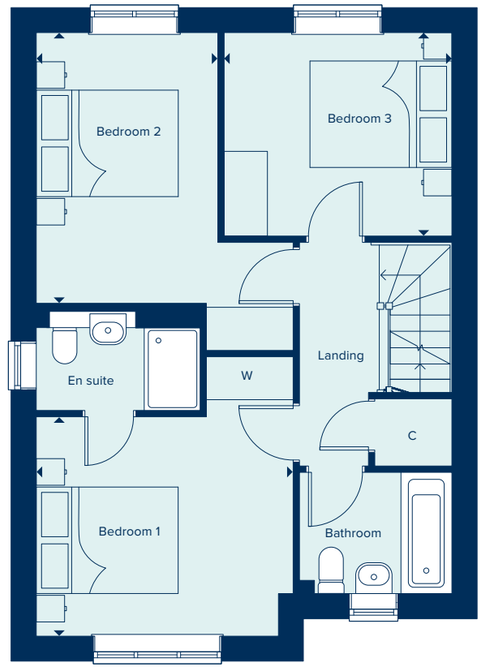


### GROUND FLOOR

| KITCHEN / DINING AREA | |
|---|---|
| 5.86m x 3.31m | 19'3" x 10'10" |

| LIVING ROOM | |
|---|---|
| 5.05m x 3.67m | 16'7" x 12'1" |

### FIRST FLOOR

| BEDROOM 1 | |
|---|---|
| 3.62m x 3.30m | 11'11" x 10'10" |

| BEDROOM 2 | |
|---|---|
| 3.81m x 2.56m | 12'5" x 8'4" |

| BEDROOM 3 | |
|---|---|
| 3.21m x 2.87m | 10'6" x 9'5" |

**C** Cupboard **W** Wardrobe

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# THE ROMSEY

The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile open plan kitchen and dining area provides ample space for relaxation and is ideally suited to family life. Upstairs are generously sized bedrooms and two bathrooms (one en suite shower room). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME

**THE ROMSEY**
4 Bedroom Home

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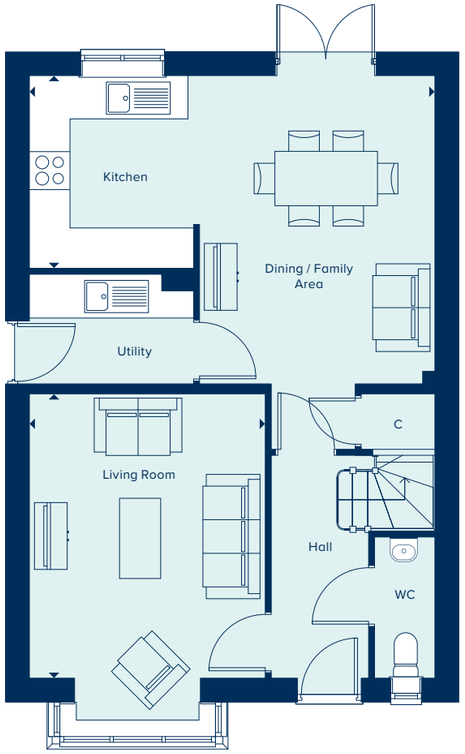


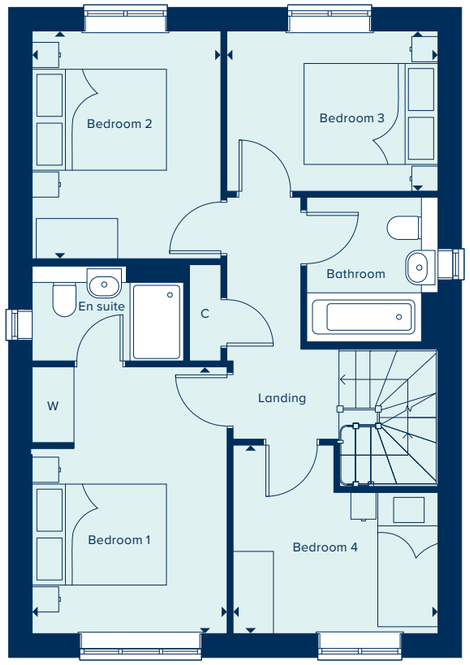


## GROUND FLOOR

| KITCHEN / DINING / FAMILY AREA | |
|---|---|
| 6.04m x 4.58m | 19'9" x 15'0" |

| LIVING ROOM | |
|---|---|
| 4.23m x 3.51m | 13'10" x 11'6" |

## FIRST FLOOR

| BEDROOM 1 | |
|---|---|
| 3.96m x 2.89m | 13'0 x 9'6" |

| BEDROOM 2 | |
|---|---|
| 3.38m x 2.80m | 11'1" x 9'2" |

| BEDROOM 3 | |
|---|---|
| 3.14m x 2.38m | 10'3" x 7'8" |

| BEDROOM 4 | |
|---|---|
| 3.05m x 2.80m | 10'0" x 9'2" |

C Cupboard W Wardrobe ● Specification

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# THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open plan kitchen and dining area with utility room and a spacious, light filled living room. Upstairs are four double bedrooms, with bedroom one benefiting from an en suite shower room.

## 4 BEDROOM HOME

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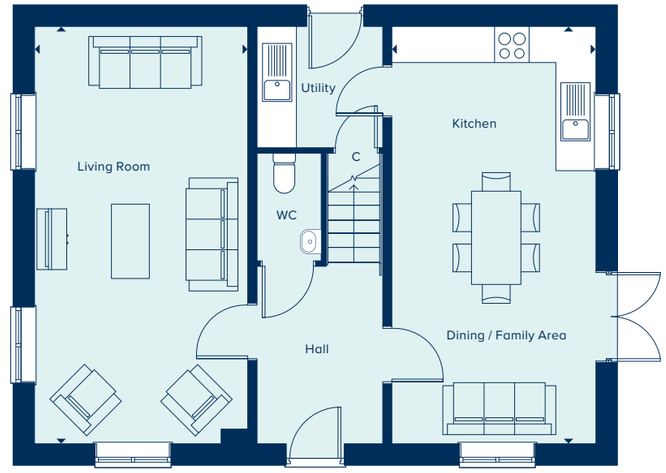
**THE MARLBOROUGH**
4 Bedroom Home

**crestnicholson.com**

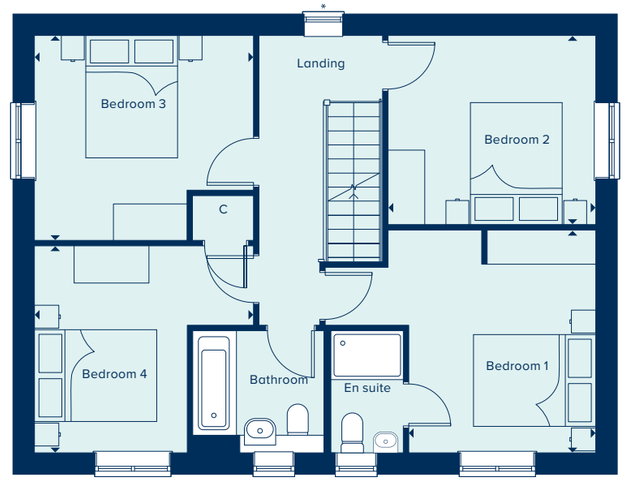
## GROUND FLOOR

| | |
|---|---|
| DINING / FAMILY AREA | |
| 4.46m x 3.33m | 14'7" x 10'11" |
| KITCHEN | |
| 3.33m x 2.35m | 10'11" x 7'9" |
| LIVING ROOM | |
| 6.82m x 3.49m | 22'4" x 11'5" |




## FIRST FLOOR

| | |
|---|---|
| BEDROOM 1 | |
| 3.63m x 3.05m | 11'11" x 10'0" |
| BEDROOM 2 | |
| 3.39m x 3.09m | 11'2" x 10'2" |
| BEDROOM 3 | |
| 3.58m x 3.35m | 11'9" x 11'0" |
| BEDROOM 4 | |
| 3.38m x 2.50m | 11'1" x 8'2" |




C Cupboard W Wardrobe ● Specification * Window to selected homes only. Please speak with a sales executive for further information.

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# THE SALCOMBE

The Salcombe is a stunning four bedroom home with an open plan kitchen, dining and family area perfect for entertaining or relaxing with the family. The separate living space offers a calming place to unwind at the end of the day and the separate study perfect for home working. With four double bedrooms, bedroom one and two benefit from an en suite, the perfect home for a growing family.

4 BEDROOM HOME

**THE SALCOMBE**
4 Bedroom Home

**crestnicholson.com**

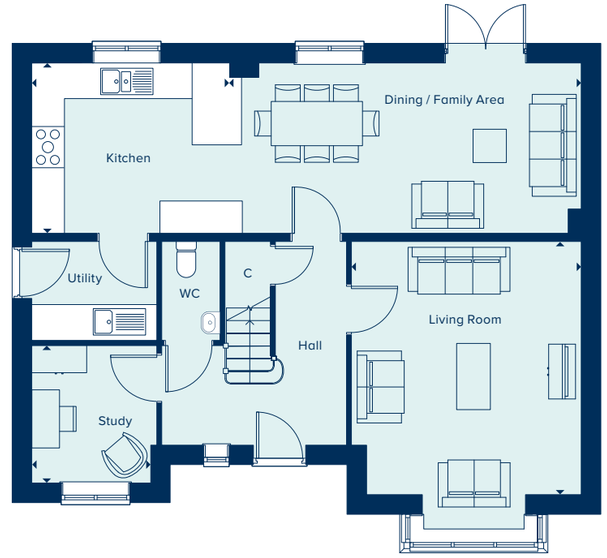
## GROUND FLOOR

| DINING / FAMILY AREA | |
|---|---|
| 6.38m x 3.09m | 20'11" x 10'1" |

| KITCHEN | |
|---|---|
| 3.60m x 3.09m | 11'9" x 10'1" |

| LIVING ROOM | |
|---|---|
| 4.60m x 4.17m | 15'1" x 13'8" |

| STUDY | |
|---|---|
| 2.49m x 2.26m | 8'2" x 7'5" |




## FIRST FLOOR

| BEDROOM 1 | |
|---|---|
| 3.89m x 3.10m | 12'9" x 10'2" |

| BEDROOM 2 | |
|---|---|
| 3.15m x 3.12m | 10'4" x 10'3" |

| BEDROOM 3 | |
|---|---|
| 3.40m x 3.10m | 11'2" x 10'2" |

| BEDROOM 4 | |
|---|---|
| 3.73m x 2.97m | 12'3" x 9'9" |

**C** Cupboard **W** Wardrobe **AC** Airing Cupboard ● Specification

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CREST NICHOLSON

# THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

4 BEDROOM HOME

CREST NICHOLSON

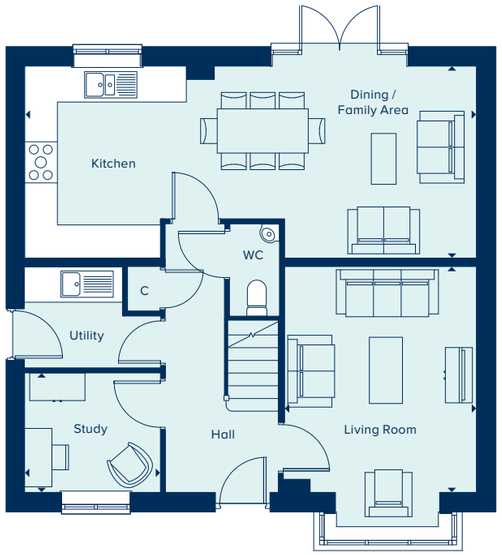
**THE WINKFIELD**

4 Bedroom Home

**crestnicholson.com**

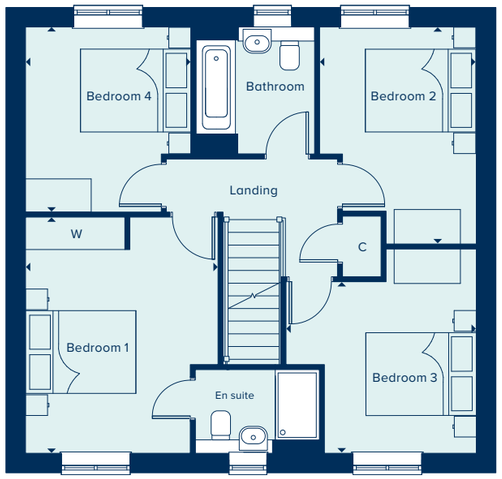
## GROUND FLOOR

| | |
|---|---|
| KITCHEN / DINING / FAMILY AREA | |
| 8.17m x 3.47m | 26'9" x 11'4" |
| LIVING ROOM | |
| 4.10m x 3.45m | 13'5" x 11'4" |
| STUDY | |
| 2.47m x 2.17m | 8'1" x 7'1" |




## FIRST FLOOR

| | |
|---|---|
| BEDROOM 1 | |
| 4.28m x 3.48m | 14'0" x 11'5" |
| BEDROOM 2 | |
| 3.93m x 2.84m | 12'11" x 9'4" |
| BEDROOM 3 | |
| 3.45m x 3.11m | 11'4" x 10'2" |
| BEDROOM 4 | |
| 3.35m x 3.00m | 11'0" x 9'10" |




C Cupboard W Wardrobe ● Specification

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# THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the main bedroom enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

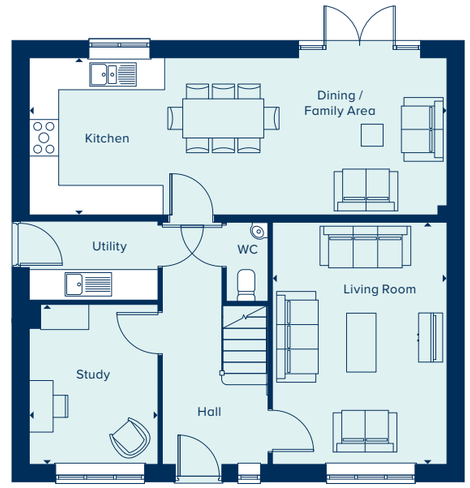
5 BEDROOM HOME

**THE BUCKINGHAM**
5 Bedroom Home

**crestnicholson.com**

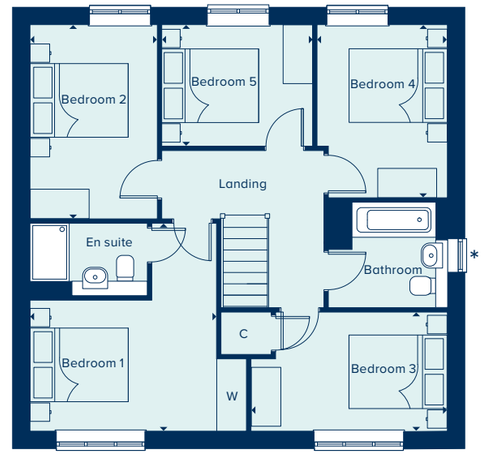
## GROUND FLOOR

| KITCHEN / DINING / FAMILY AREA | |
|---|---|
| 8.50m x 3.20m | 27'11" x 10'6" |
| **LIVING ROOM** | |
| 4.93m x 3.55m | 16'2" x 11'8" |
| **STUDY** | |
| 3.25m x 2.60m | 10'8" x 8'6" |




## FIRST FLOOR

| BEDROOM 1 | |
|---|---|
| 4.23m x 3.77m | 13'11" x 12'4" |
| **BEDROOM 2** | |
| 3.95m x 2.59m | 13'0" x 8'6" |
| **BEDROOM 3** | |
| 4.00m x 2.42m | 13'1" x 7'11" |
| **BEDROOM 4** | |
| 3.52m x 2.66m | 11'7" x 8'8" |
| **BEDROOM 5** | |
| 3.07m x 2.47m | 10'1" x 8'1" |




C Cupboard W Wardrobe * Window to certain plots

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# THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms,  bathroom, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay window to the living room provides elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and dressing room.

5 BEDROOM HOME

**THE WINDSOR**
5 Bedroom Home

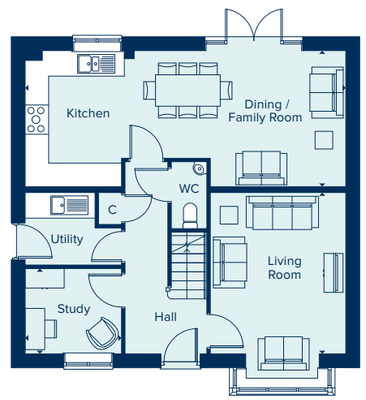
**crestnicholson.com**

## GROUND FLOOR

| KITCHEN / DINING / FAMILY ROOM | |
|---|---|
| 8.17m x 3.46m | 26'9" x 11'4" |

| LIVING ROOM | |
|---|---|
| 4.11m x 3.45m | 13'6" x 11'4" |

| STUDY | |
|---|---|
| 2.46m x 2.18m | 8'1" x 7'2" |

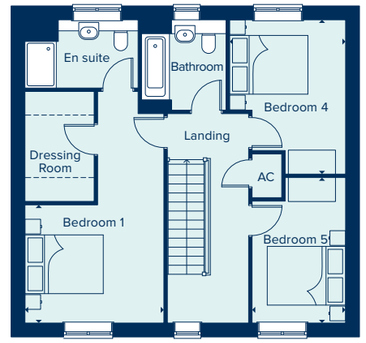



## FIRST FLOOR

| BEDROOM 1 | |
|---|---|
| 3.54m x 3.01m | 11'7" x 9'10" |

| BEDROOM 4 | |
|---|---|
| 3.93m x 2.96m | 12'10" x 9'8" |

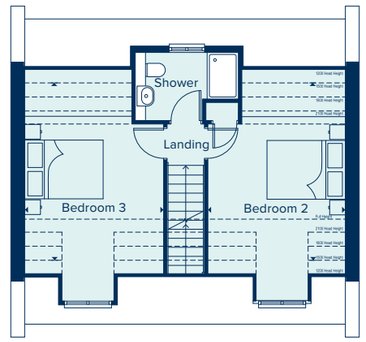
| BEDROOM 5 | |
|---|---|
| 3.71m x 2.38m | 12'2" x 7'10" |




## SECOND FLOOR

| BEDROOM 2 | |
|---|---|
| 4.52m x 3.50m | 14'10" x 11'6" |

| BEDROOM 3 | |
|---|---|
| 4.52m x 3.54m | 14'10" x 11'7" |




**C** Cupboard **AC** Airing Cupboard --- Ceiling Heights

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# SPECIFICATION FOR HOMES 200 - 425

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

| | 1 Bedroom Home | 2 & 3 Bedroom Home | 4 Bedroom Home ● | 4 Bedroom Home ● | 5 Bedroom Home |
|---|---|---|---|---|---|
| **KITCHEN** | | | | | |
| Choice of soft close fitted kitchen complete with laminate worksurface 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 | • | • | • | • | • |
| Energy efficient integrated fridge/freezer | • | • | • | • | • |
| Energy efficient integrated dishwasher | | | •* | • | • |
| Energy efficient integrated washing machine | • | • | •** | •** | |
| Single bowl granite sink and drainer in Arctic white | • | • | • | | |
| 1.5 bowl granite sink and drainer in Arctic white | | | | • | • |
| Aquafocus chrome mixer tap | • | • | • | • | • |
| **BATHROOM, EN SUITE AND CLOAKROOM** | | | | | |
| Contemporary white sanitaryware | • | • | • | • | • |
| Soft close toilet seats | • | • | • | • | • |
| Chrome mixer taps with shower fittings | • | • | • | • | • |
| Full height tiling around bath with shower and folding bath screen | • | • | • | • | • |
| Full height tiling to enclosed shower cubicle | • | • | • | • | • |
| Half height tiling to walls where other sanitaryware is fitted | • | • | • | • | • |
| Heated chrome towel rail to bathrooms and en suites | • | • | • | • | • |
| Tiled splashback to basin in cloakroom | • | • | • | • | • |
| **UTILITY ROOM** | | | | | |
| Sink to utility rooms *** | • | • | • | • | • |
| External door to utility rooms *** | • | • | • | • | • |

● Homes under 1350 sq ft ● Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room ***Refer to technical drawings

| | 1 Bedroom Home | 2 & 3 Bedroom Home | 4 Bedroom Home ● | 4 Bedroom Home ● | 5 Bedroom Home |
|---|---|---|---|---|---|
| **ELECTRICAL** | | | | | |
| Low energy LED downlighters in white to kitchen | • | • | • | • | • |
| Low energy LED downlighters in white to bathroom, cloakroom and en suite | • | • | • | • | • |
| Low energy lighting in all other areas | • | • | • | • | • |
| TV and data point to living room and TV point to bedroom 1 | • | • | • | • | • |
| Telecommunications to the home including fibre for broadband capabilities | • | • | • | • | • |
| USB double socket to kitchen, bedroom 1 and lounge | • | • | • | • | • |
| **DECORATION** | | | | | |
| White emulsion to all rooms and ceilings | • | • | • | • | • |
| White gloss to window boards, skirting and architraves. Staircase with oak handrails and newel caps | • | • | • | • | • |
| **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 bedroom 1 with soft close sliding mirror fronted doors | • | • | • | • | • |
| **HEATING** | | | | | |
| Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure | • | • | • | • | • |
| Smart thermostat | • | • | • | • | • |
| **EXTERNAL FINISHES** | | | | | |
| Front gardens to be landscaped | • | • | • | • | • |
| Photovoltaics panels (PV) | • | • | • | • | • |
| Electric vehicle charging point (EV) | • | • | • | • | • |
| 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 ten year warranty | • | • | • | • | • |

● Homes under 1350 sq ft ● Homes over 1350 sq ft

Crest Nicholson follows warranty provider 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

**WESTWOOD PARK PHASE 2**

# DEVELOPMENT PLAN

An attractive collection of 1, 2, 3, 4 & 5 bedroom homes, located in Westwood Heath, a southwestern suburb of the City of Coventry.

1, 2, 3, 4 & 5 BEDROOM HOMES