

## WESTWOOD PARK, NEAR COVENTRY, WEST MIDLANDS, ENGLAND

2, 3, 4 & 5 BEDROOM HOUSES PRICES FROM £300,000



### ADDRESS

Westwood Park, Westwood Heath, West Midlands, CV4 8NS

### LOCATION

Set in a semi-rural location, Westwood Heath is a mile west of the University of Warwick, near the attractive market town of Kenilworth, and close to the busy city of Coventry. Located in the centre of the country, Coventry is well connected by road and rail. Trains to London take 1 hour, trains to Birmingham take 20 minutes.

- Equidistance between London and Manchester
- 4 miles west of Coventry (9<sup>th</sup> largest city in England)
- 10 miles to Birmingham airport (direct flights to Europe, the Middle East, North America, and the Caribbean)
- Coventry awarded UK City of Culture 2021
- At the heart of the UK motorway network with easy access to M1, M5, M6, M69, M40, M42 and M45
- Three trains an hour to London.
- Coventry is the leading vehicle design, development and powertrain centre in the UK
- Over 67,000 students attend two universities in Coventry (University of Warwick and University of Coventry).
- Coventry HongKongers established in April 2023, to help newly arrived Hong Kong immigrants adjust and thrive in Find out more [here](#).





MyPropTech



**DEVELOPER**

**Crest Nicholson** is one of the UK’s largest housebuilders. Their award-winning developments feature attractive homes with high quality specification. Crest Nicholson build each property using careful methods of construction and a keen eye for detail.

**Crest Nicholson – Westwood Park**

Phase 1. Current phase of 129 houses. Estimated completion by Q4 2024.

Phase 2 – 295 homes. Anticipated to begin construction 2024, first completions 2024

Phase 3 – In planning

**Planning Permission Number:**

W/21/1280 and W/21/0427



**ESTIMATED COMPLETION**

Immediate occupation to Winter 2023/2024.

**EDUCATION**

5 Independent schools within 5 miles

University of Coventry (13,000 international students)

University of Warwick (9,500 international students)

**Primary Schools**

Within 1 mile radius: 1 primary schools ranked as ‘Good’ by Ofsted.

Within 2 mile radius: 3 Primary schools ranked ‘Good’ by Ofsted.

**Developer Solicitor**

Wilkins Chapman

Malcolm Edwards

**New Home Warranty**

Premier Guarantee

**ESTATE CHARGES**

Estimated £175 p.a.

**Payment Terms**

£1,000 reservation fee

10% due on exchange of contracts, balance due on completion

**Secondary Schools**

Within 1 mile radius: 1 senior school ranked as ‘Good’ by Ofsted

Within 2.5 mile radius: 4 senior schools ranked as ‘Good’ by Ofsted

**Recommended Purchaser solicitor**

Riseam Sharples

Mike Ellis

## Development Plan



### Further Information

For further information, please contact:

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## PRICE LIST

Westwood Park, Westwood Heath, West Midlands, CV4 8NS

Plot	Type	Name	Floor	Bedrooms	Bathroom	Area (ft <sup>2</sup> )	Parking	Est. Completion	Est. Estate / Service Charge (p.a.)	Price (£)	Price (£) per ft <sup>2</sup>	Tenure	Reservation Fee (£)	% Due on Exchange	% Due on completion
103	Detached	The Walton	Ground, 1 <sup>st</sup> , 2 <sup>nd</sup>	5	3.5	1,855	Double garage and 4 parking spaces	Completed	175	660,000	356	Freehold	1,000	10	90
106	Detached	The Marlborough	Ground, 1 <sup>st</sup>	4	2.5	1,347	Single garage and 2 parking spaces	Autumn 2023	175	537,500	399	Freehold	1,000	10	90
117	Semi-detached	The Ashted	Ground, 1 <sup>st</sup>	2	2.5	685	2 parking spaces	Winter 2023	175	300,000	438	Freehold	1,000	10	90
114	Semi-detached	The Hatfield	Ground, 1 <sup>st</sup>	3	2.5	864	2 parking spaces	Winter 2023/2024	175	380,000	440	Freehold	1,000	10	90
113	Semi-detached	The Chesham	Ground, 1 <sup>st</sup>	3	2.5	997	2 parking spaces	Winter 2023/2024	175	412,000	413	Freehold	1,000	10	90
93	Detached	The Seaton	Ground, 1 <sup>st</sup>	3	2.5	1,043	2 parking spaces	Completed	175	435,000	417	Freehold	1,000	10	90
58	Detached	The Seaton	Ground, 1 <sup>st</sup>	3	2.5	1,043	2 parking spaces	Autumn 2023	175	437,500	419	Freehold	1,000	10	90
110	Detached	The Seaton	Ground, 1 <sup>st</sup>	3	2.5	1,043	2 parking spaces	Autumn / Winter 2023	175	437,500	419	Freehold	1,000	10	90
115	Detached	The Seaton	Ground, 1 <sup>st</sup>	3	2.5	1,043	2 parking spaces	Winter 2023/2024	175	440,000	422	Freehold	1,000	10	90
34	Detached	The Romsey	Ground, 1 <sup>st</sup>	4	2.5	1,176	Single garage and 2 parking spaces	Completed	175	475,000	404	Freehold	1,000	10	90
39	Detached	The Romsey	Ground, 1 <sup>st</sup>	4	2.5	1,176	Single garage and 2 parking spaces	Completed	175	480,000	408	Freehold	1,000	10	90
109	Detached	The Romsey	Ground, 1 <sup>st</sup>	4	2.5	1,176	Single garage and two parking spaces	Autumn / Winter 2023	175	485,000	412	Freehold	1,000	10	90
59	Detached	The Marlborough	Ground, 1 <sup>st</sup>	4	2.5	1,347	Single garage and 2 parking spaces	Autumn 2023	175	535,000	397	Freehold	1,000	10	90
56	Detached	The Marlborough	Ground, 1 <sup>st</sup>	4	2.5	1,347	Single garage and 2 parking spaces	Autumn 2023	175	535,000	397	Freehold	1,000	10	90
33	Detached	The Whixley	Ground, 1 <sup>st</sup>	5	2.5	1,371	Single garage and 2 parking spaces	Completed	175	540,000	394	Freehold	1,000	10	90
57	Detached	The Romsey	Ground, 1 <sup>st</sup>	4	2.5	1,176	Single garage and 2 parking spaces	Autumn 2023	175	485,000	412	Freehold	1,000	10	90

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