



**CREST
NICHOLSON**

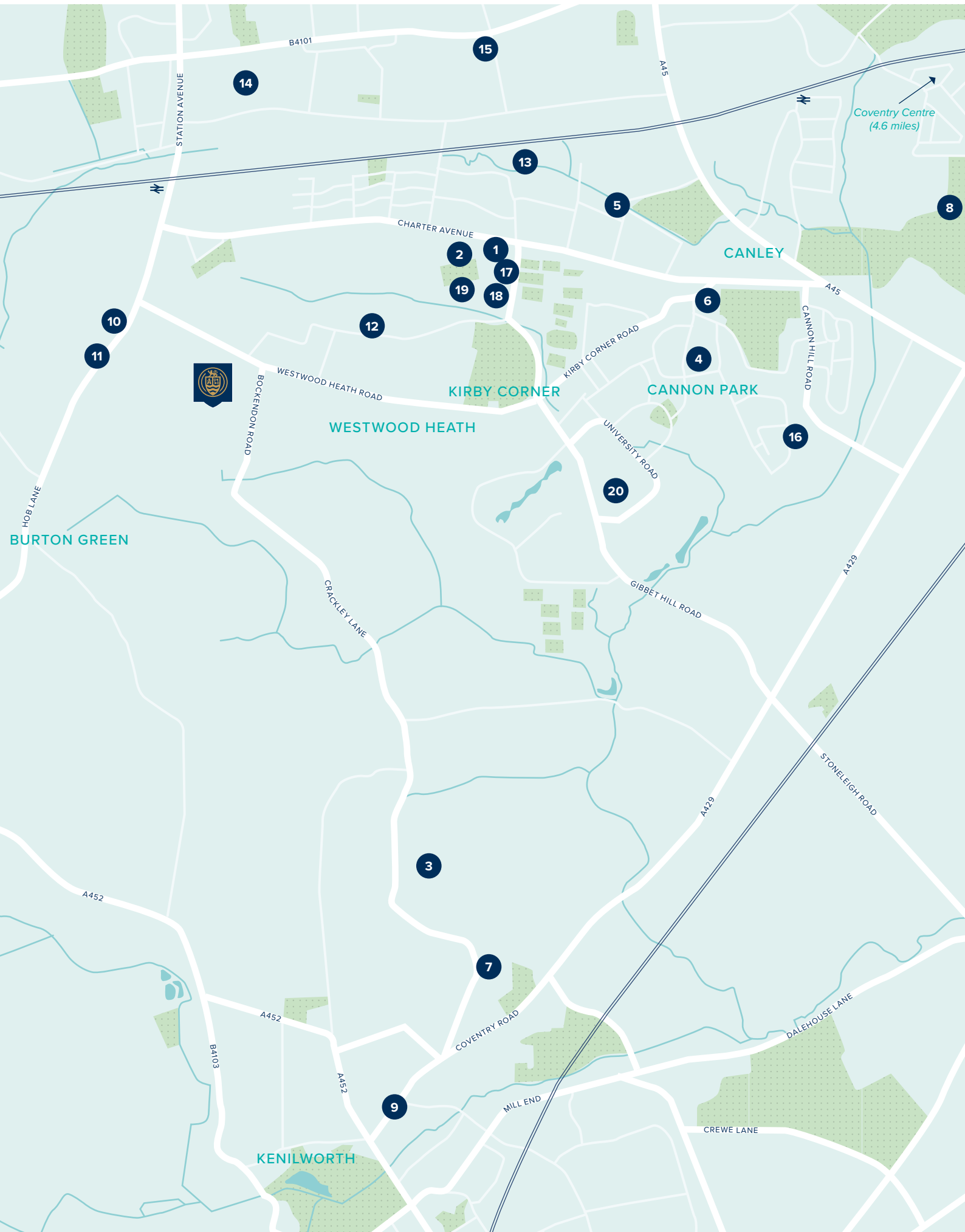
WESTWOOD PARK

WESTWOOD HEATH • WEST MIDLANDS

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

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



WESTWOOD PARK

Westwood Heath, West Midlands,
CV4 8GT

For all enquiries please call

Nick Yan
+852 9064 8554
n.yan@myproptech.com

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.





**CREST
NICHOLSON**

WESTWOOD PARK

DEVELOPMENT PLAN

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

2, 3, 4 & 5 BEDROOM HOMES







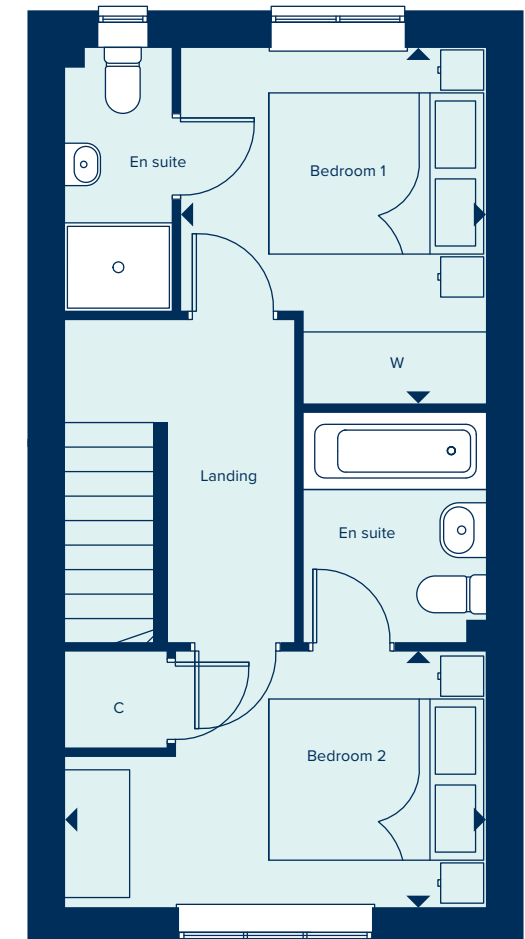
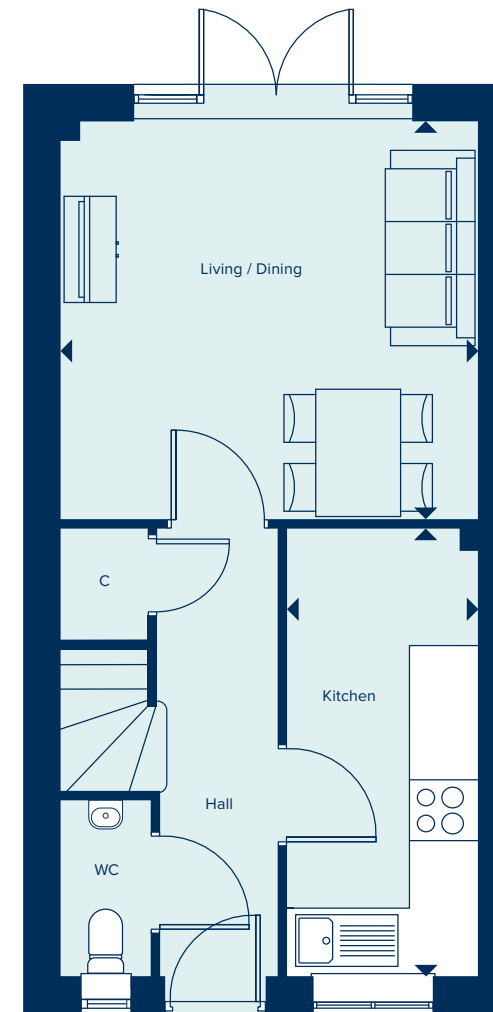
THE ASHTEAD
2 Bedroom Home

crestnicholson.com

THE ASHTEAD

The Ashtead is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both having en suites. Downstairs, a combined living and dining room provides an entertainment space – which benefits from ample natural light, supplied through full height French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



GROUND FLOOR

LIVING / DINING

3.94m x 3.75m 12'11" x 12'3"

KITCHEN

4.21m x 1.81m 13'10" x 5'11"

FIRST FLOOR

BEDROOM 1

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

BEDROOM 2

3.94m x 2.39m 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

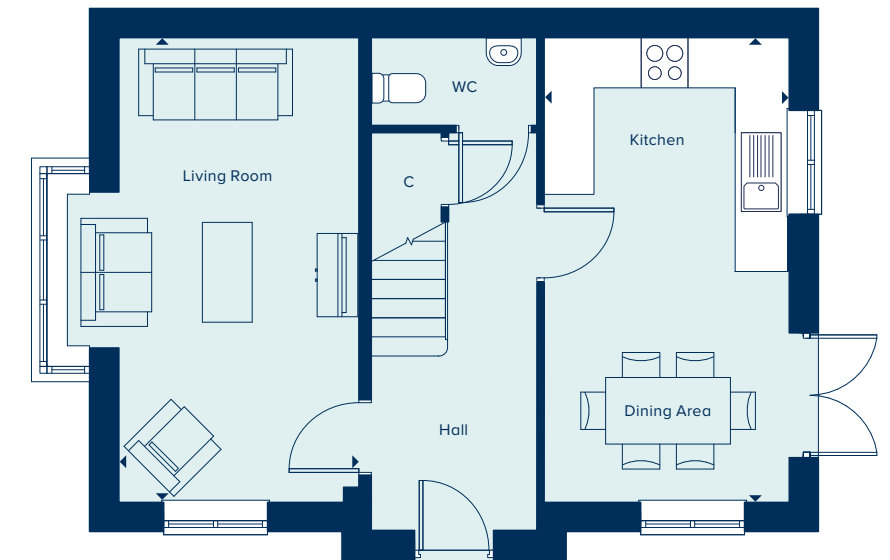
GROUND FLOOR

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

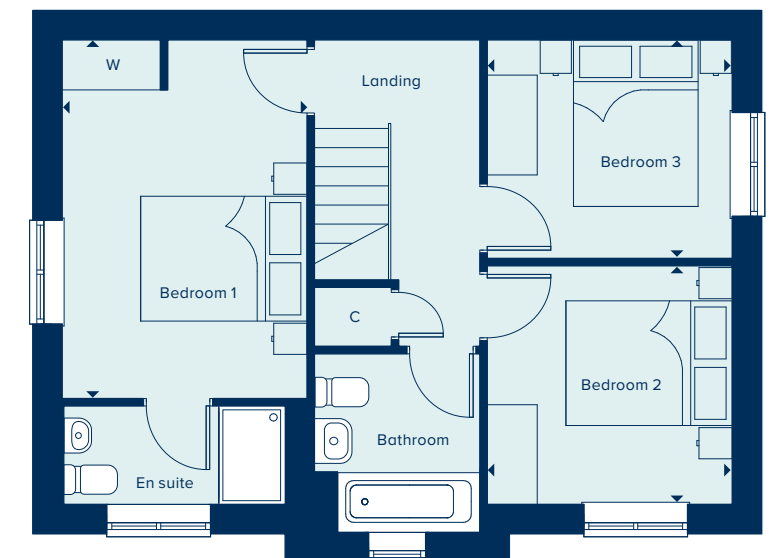
4.29m x 2.95m 14'1" x 9'8"

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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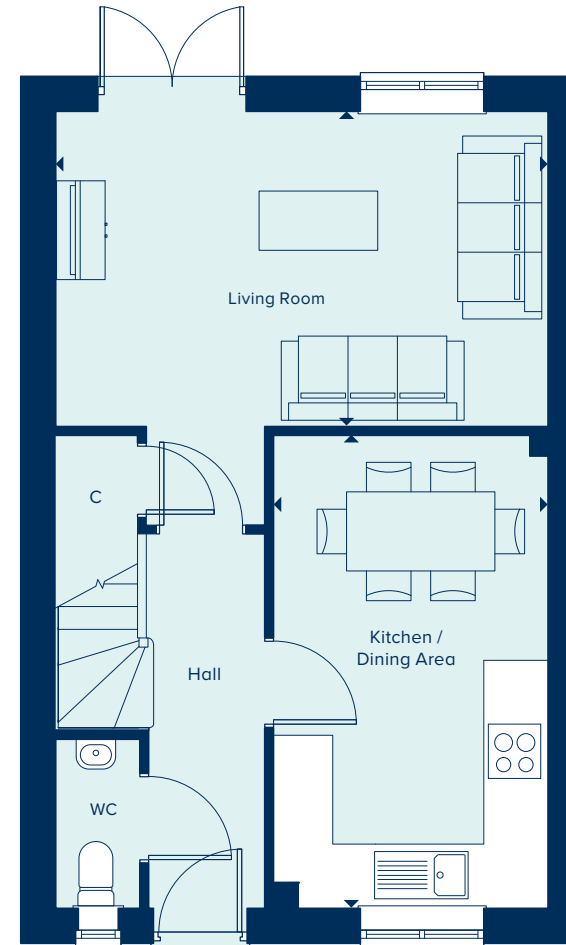
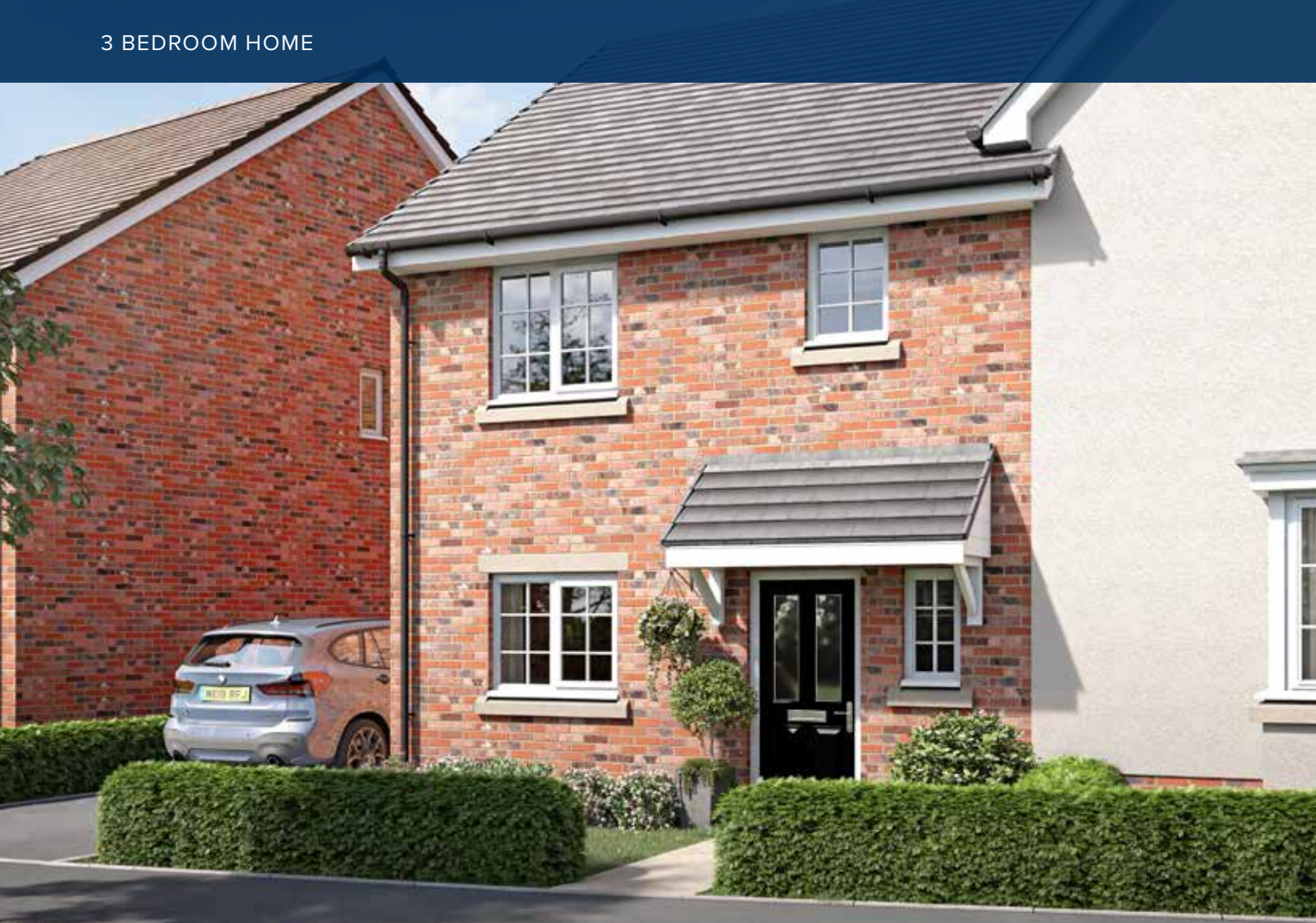
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open plan kitchen and dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, bedroom 1 has the benefit of an en suite shower room and two further bedrooms share a family bathroom.

3 BEDROOM HOME



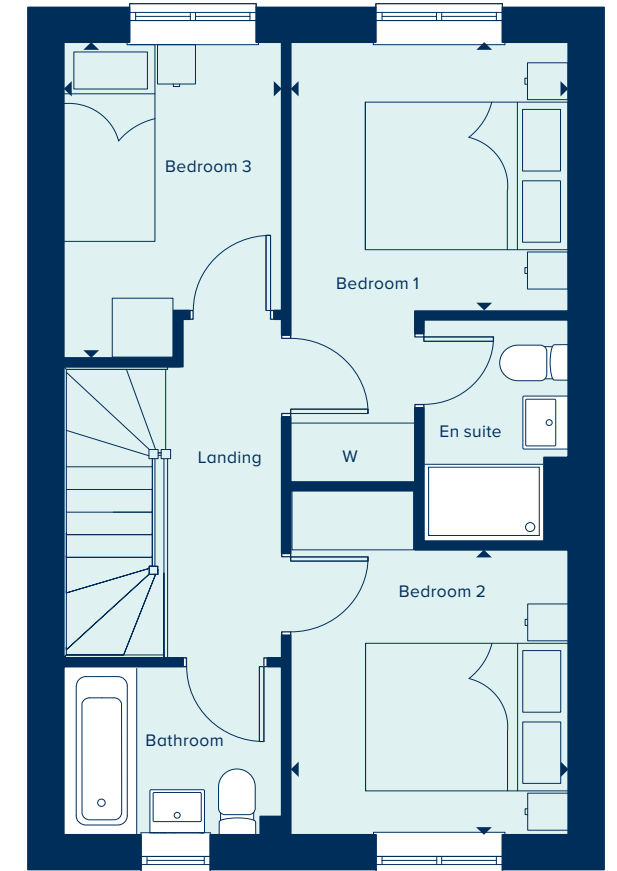
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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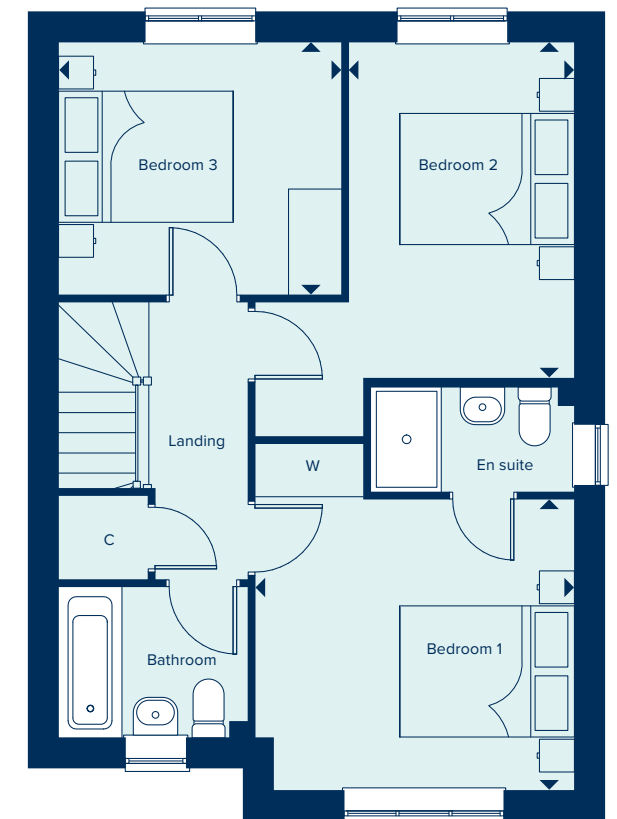
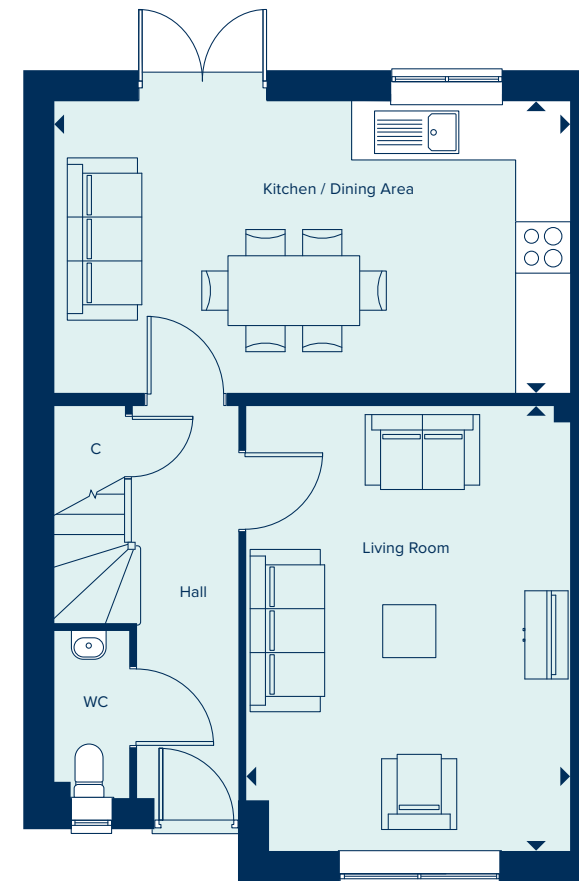
THE SEATON
3 Bedroom Home

crestnicholson.com

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



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

2.56m x 3.81m 8'4" x 12'5"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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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



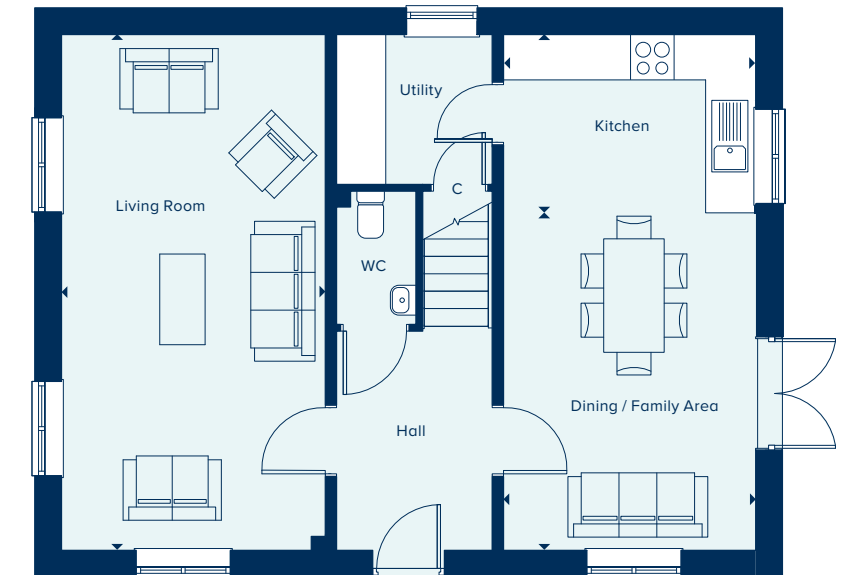
THE MARLBOROUGH

4 Bedroom Home

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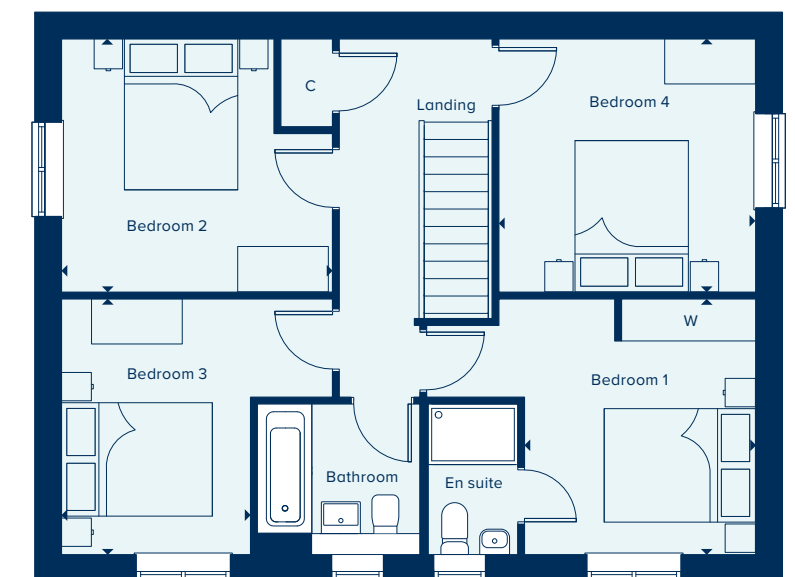
GROUND FLOOR

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



C Cupboard W Wardrobe ● Specification

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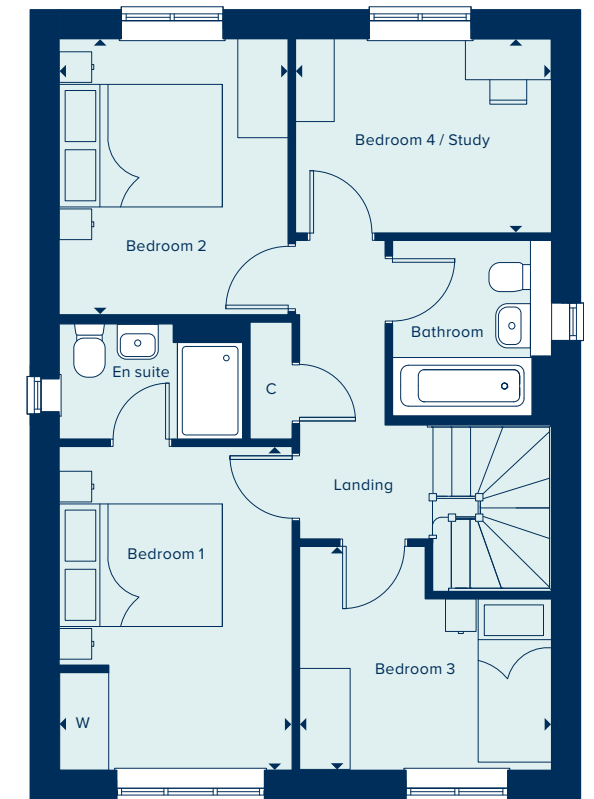
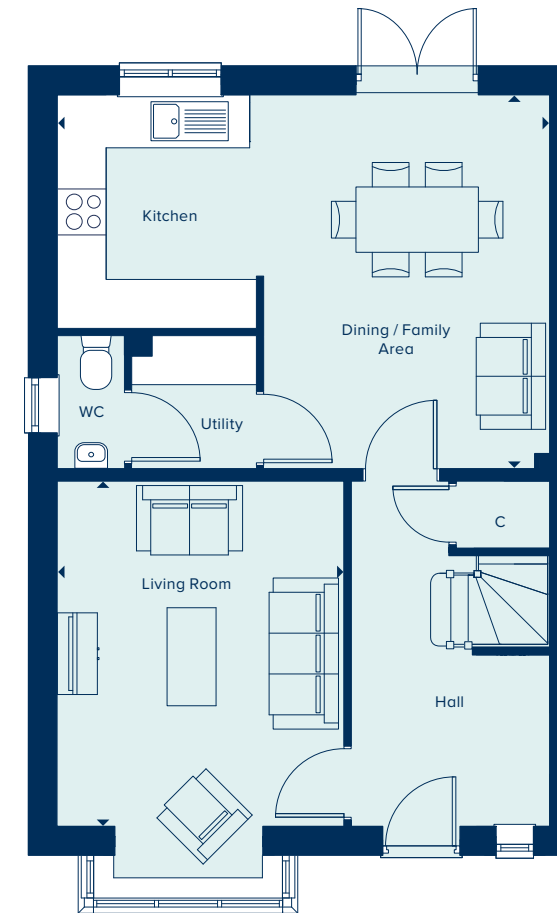
THE ROMSEY
4 Bedroom Home

crestnicholson.com

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



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.04m x 4.58m 19'9" x 15'0"

LIVING ROOM

4.23m x 3.51m 11'6" x 13'10"

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

3.13m x 2.38m 10'3" x 7'9"

BEDROOM 4 / STUDY

3.13m x 2.42m 10'3" x 7'9"

C Cupboard W Wardrobe ● Specification

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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 HOMES



THE SALCOMBE
4 Bedroom Home

crestnicholson.com

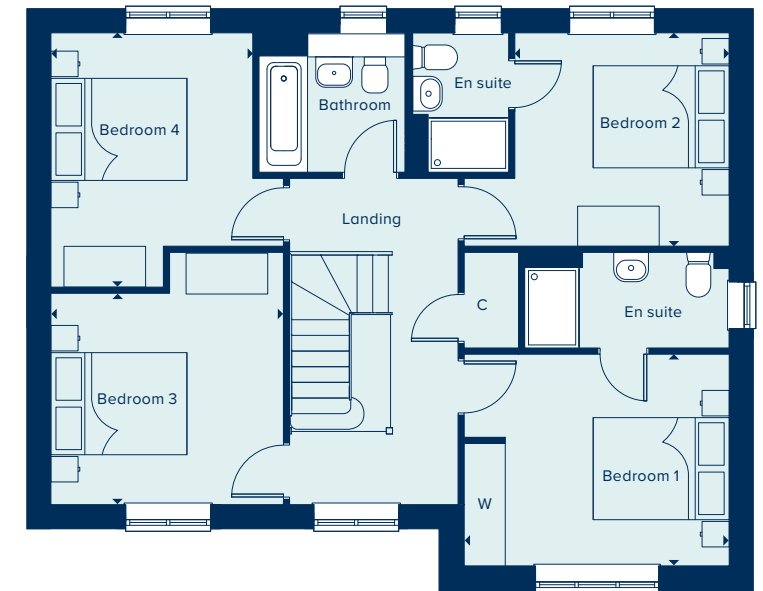
GROUND FLOOR

DINING / FAMILY AREA		
6.38m x 3.07m	20'11" x 10'1"	
KITCHEN		
3.58m x 3.07m	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 • Specification

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THE WALTON

PLOT 100 ONLY

The Walton can accommodate a large family and provides ample space to entertain. Set across three storeys, at the heart of the home is a generous open plan kitchen, dining and family area. An additional living room and study on the ground floor are bright and airy thanks to attractive bay windows. Upstairs, bedroom one includes an en suite shower room and dressing area. There are four further bedrooms, which share a family bathroom and shower room.

5 BEDROOM HOME



THE WALTON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

DINING / FAMILY AREA

4.75m x 2.74m 15'7" x 9'0"

LIVING ROOM

4.83m x 3.73m 15'10" x 12'3"

KITCHEN

3.53m x 3.23m 11'7" x 10'7"

STUDY

2.39m x 2.36m 7'10" x 7'9"



FIRST FLOOR

BEDROOM 1

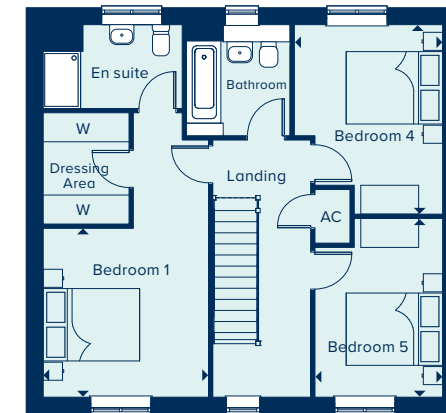
3.51m x 3.43m 11'6" x 11'3"

BEDROOM 4

3.91m x 3.07m 12'10" x 10'1"

BEDROOM 5

3.71m x 2.64m 12'2" x 8'8"



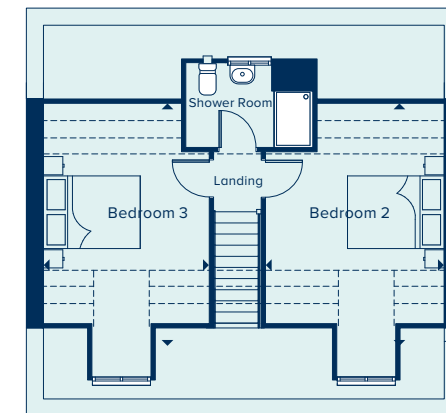
SECOND FLOOR

BEDROOM 2

4.55m x 3.68m 14'11" x 12'1"

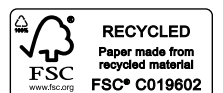
BEDROOM 3

4.55m x 3.43m 14'11" x 11'3"



AC Airing Cupboard C Cupboard W Wardrobe ----- Lowered Ceiling

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THE WHIXLEY

The Whixley offers flexible and generous living spaces. The home features four double bedrooms and one single, with bedroom one benefiting from an en suite and built-in wardrobe. Other features are the open plan kitchen, dining and family area plus the separate living room is flooded with light from the elegant bay window.

5 BEDROOM HOMES



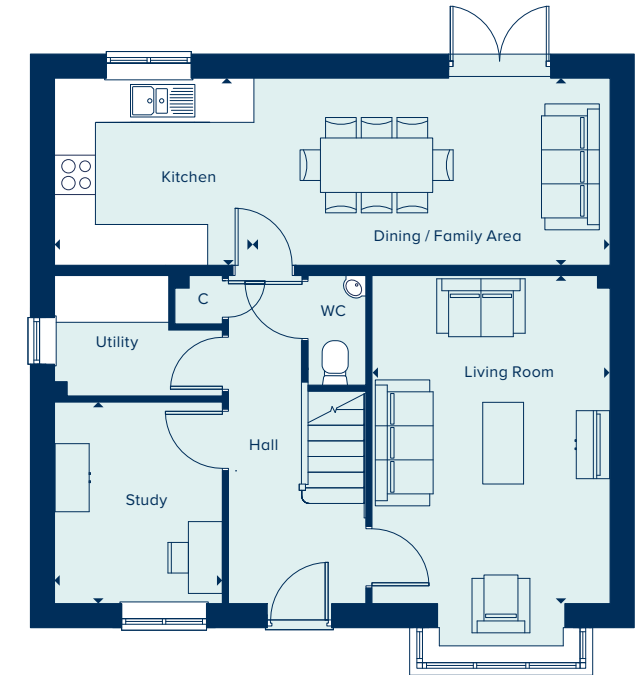
THE WHIXLEY

5 Bedroom Home

crestnicholson.com

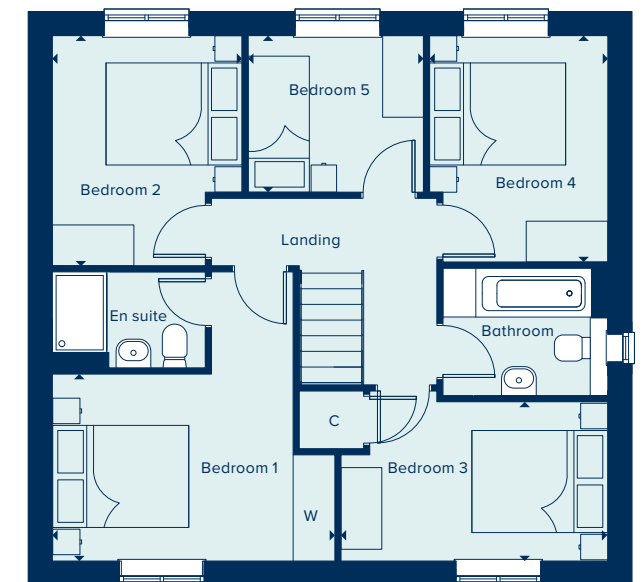
GROUND FLOOR

DINING / FAMILY AREA		
5.25m x 2.75m		17'2" x 9'0"
KITCHEN		
2.92m x 2.75m		9'7" x 9'0"
LIVING ROOM		
4.82m x 3.50m		15'10" x 11'6"
STUDY		
2.96m x 2.47m		9'8" x 8'1"



FIRST FLOOR

BEDROOM 1		
4.15m x 2.75m		13'6" x 9'0"
BEDROOM 2		
3.38m x 2.79m		11'1" x 9'2"
BEDROOM 3		
3.92m x 2.34m		12'9" x 7'7"
BEDROOM 4		
3.32m x 2.62m		10'8" x 8'6"
BEDROOM 5		
2.58m x 2.30m		8'5" x 7'6"



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 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 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	•	•	•	•
Soft close toilet seats (main bathroom only)		•	•	•
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	•	•	•	•

*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 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and 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 Premier Guarantee ten year warranty	•	•	•	•

Crest Nicholson follows Premier Guarantee 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.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011013/July 2023





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House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

Development Map/Site Plan

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this site map is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. This site map does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. STU9034/January 2023.

