



**CREST
NICHOLSON**

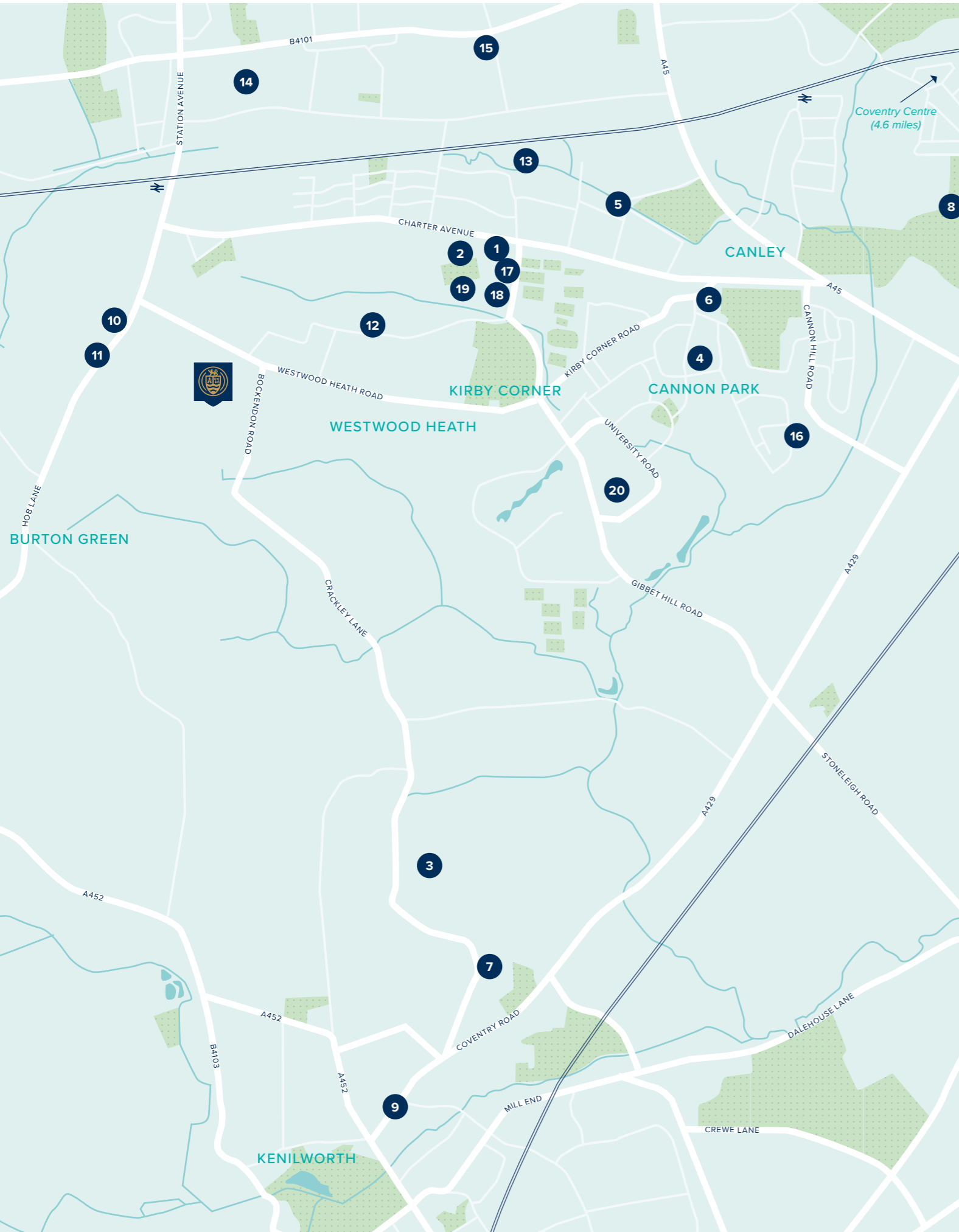
WESTWOOD PARK

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



WESTWOOD PARK

Westwood Heath, West Midlands,
CV4 8GT

For all enquiries please call

02477 284 442

**[crestnicholson.com/developments/
west-midlands/westwood-park](https://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.





**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





- 3 BEDROOM HOMES**
- The Chesham
 - The Redgrave
 - The Seaton
 - Shared Ownership
 - ▲ Social Rent
-
- 4 BEDROOM HOMES**
- The Romsey
 - The Marlborough
 - The Salcombe
 - The Winkfield
 - ✱ Affordable Rent
 - ▲ Social Rent
-
- 5 BEDROOM HOMES**
- The Buckingham
 - The Whixley
 - The Windsor

- 1 BEDROOM HOMES**
- ✱ Affordable Rent
 - ▲ Social Rent
 - The Kenilworth
-
- 2 BEDROOM HOMES**
- The Ashford
 - ✱ Affordable Rent
 - Shared Ownership
 - ▲ Social Rent



THE KENILWORTH

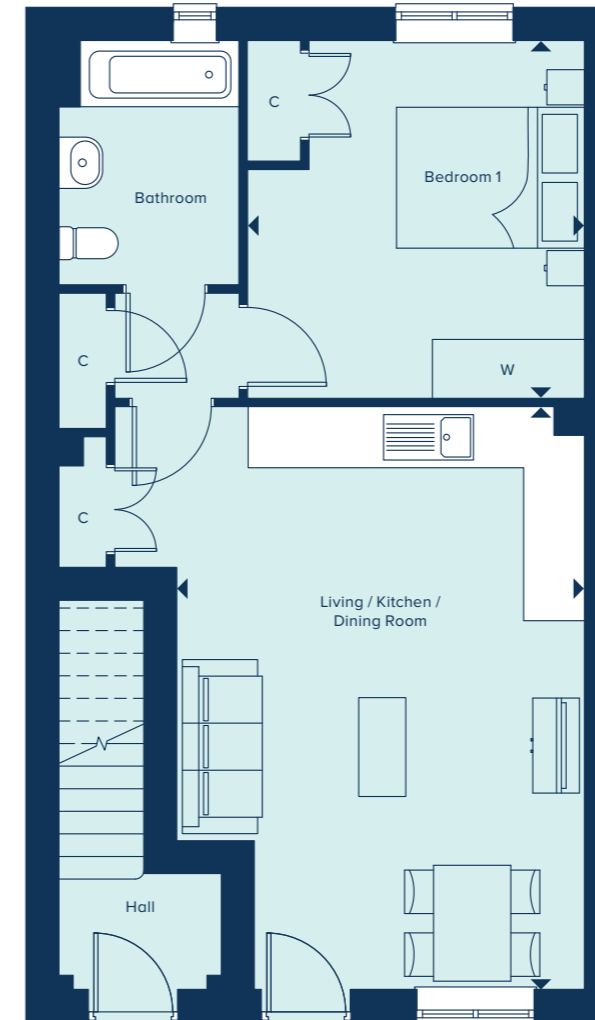
1 Bedroom Home

crestnicholson.com

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



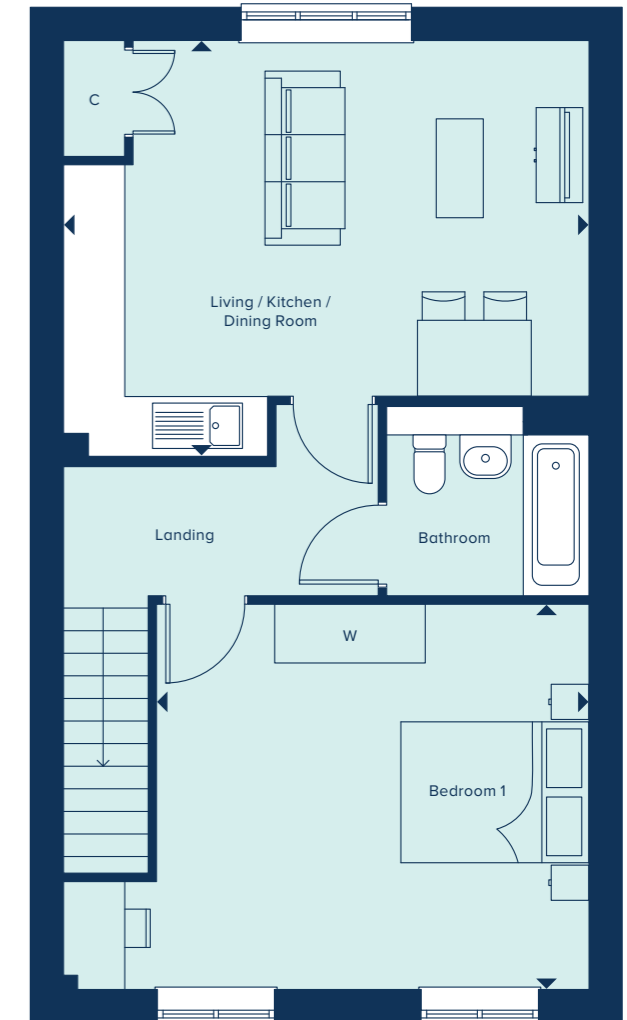
GROUND FLOOR 200, 202 & 204

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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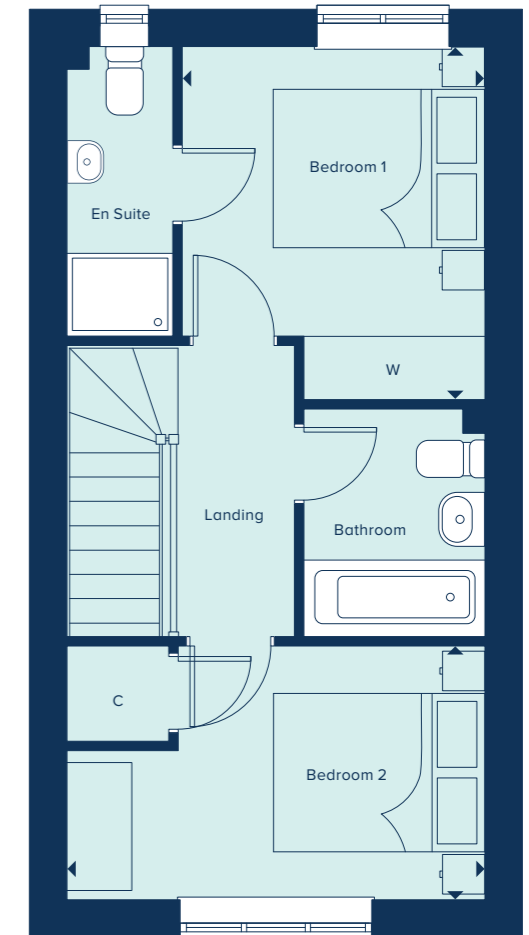
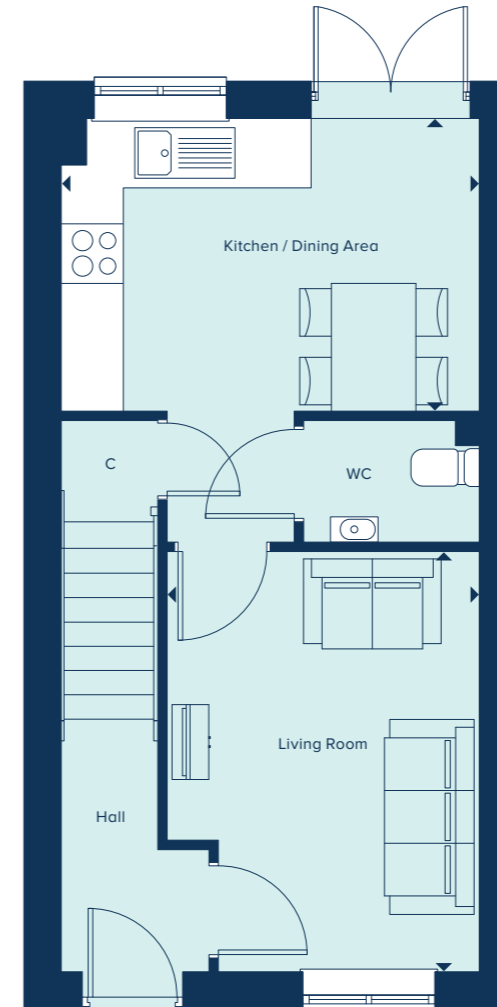
THE ASHFORD
2 Bedroom Home

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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



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

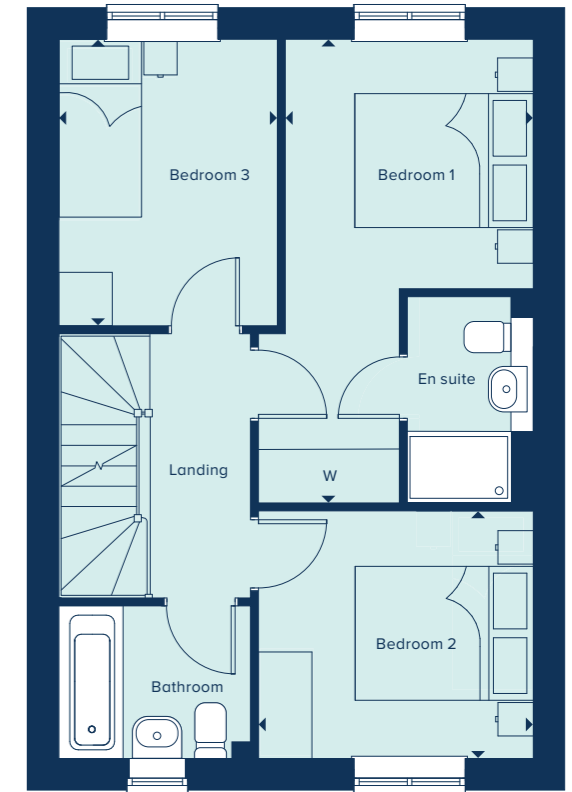
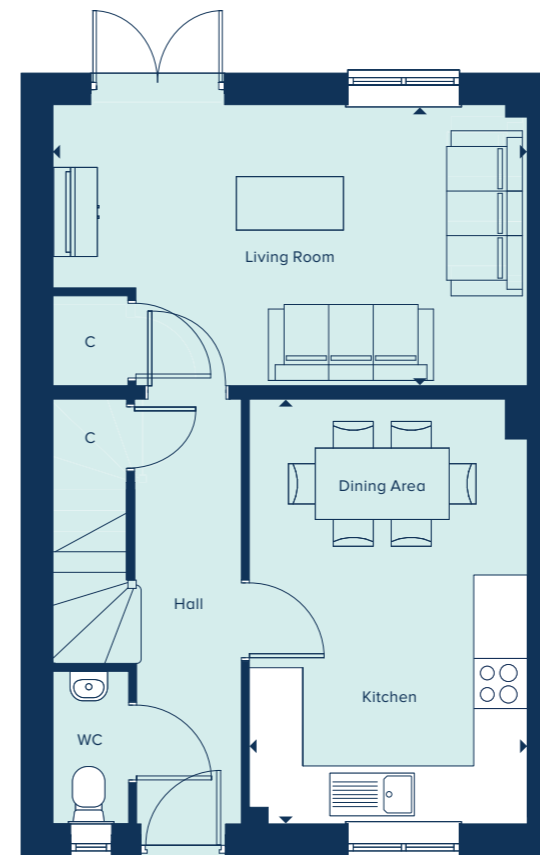
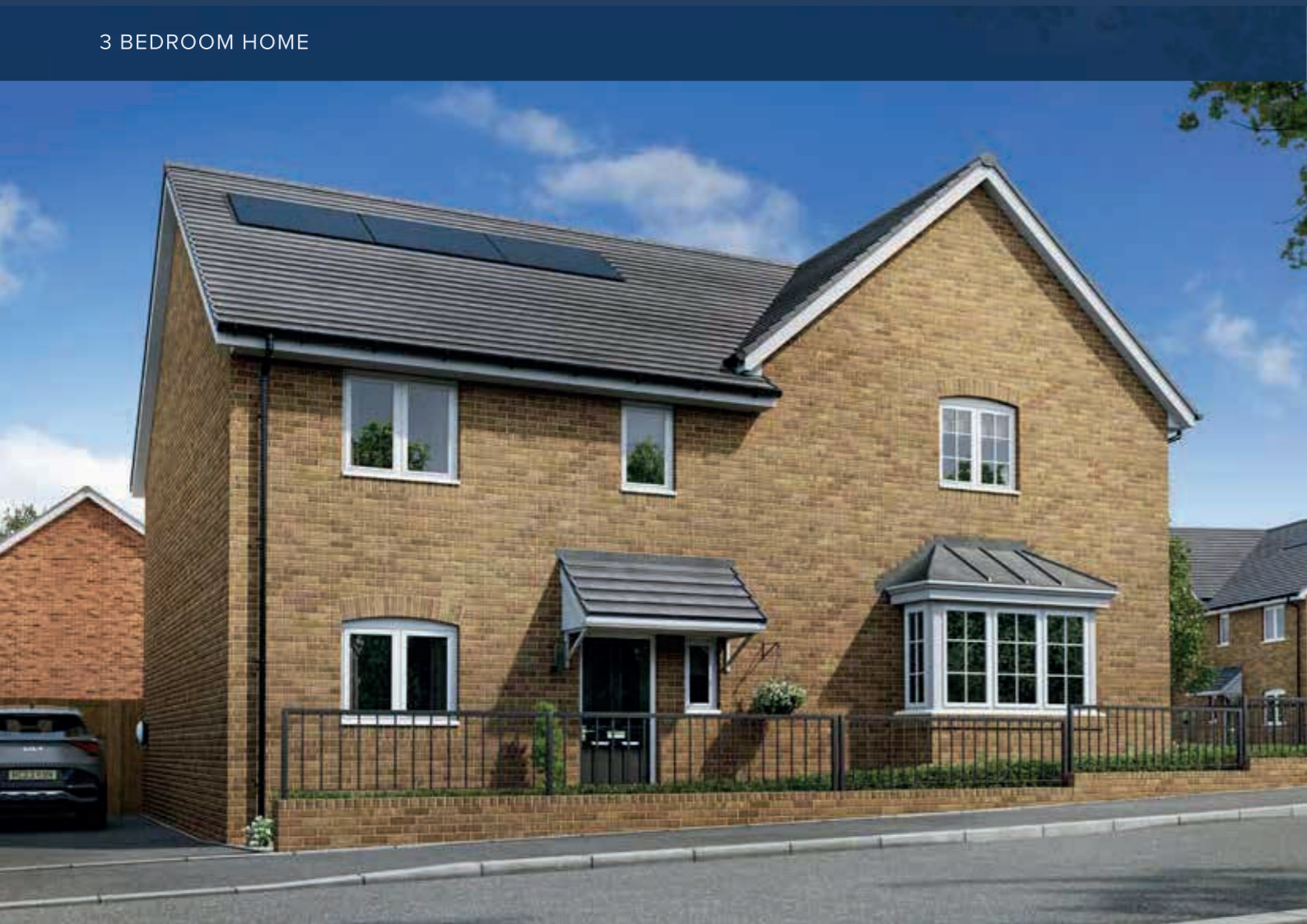
3 Bedroom Home

crestnicholson.com

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



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 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'1"

C Cupboard W Wardrobe

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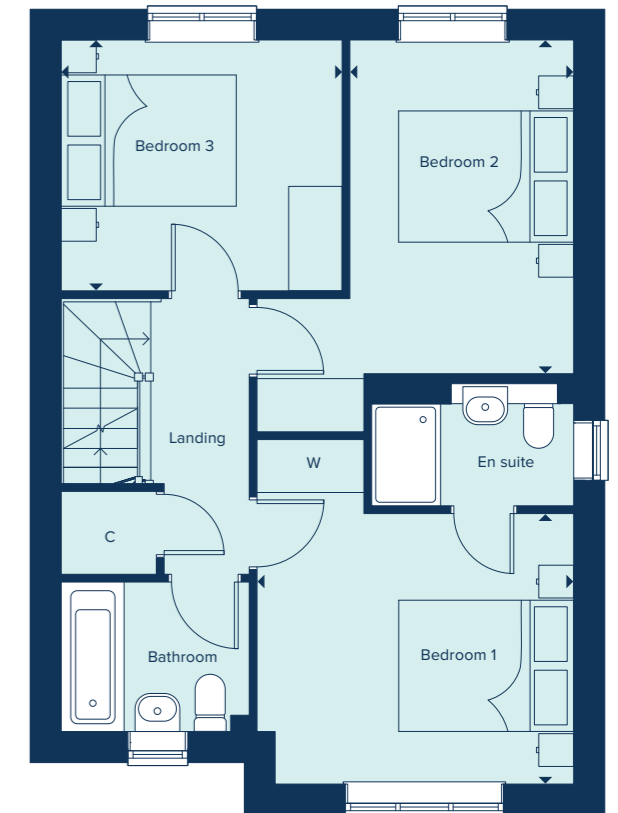
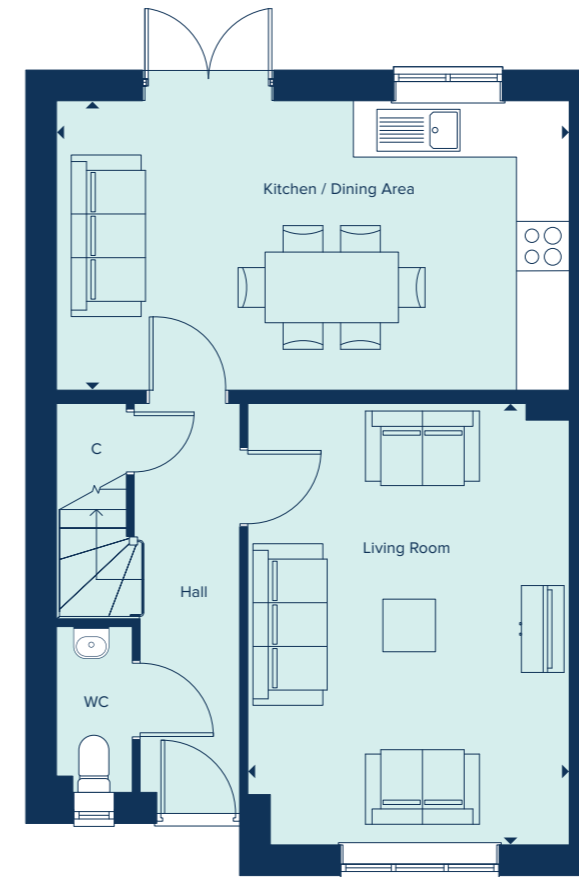
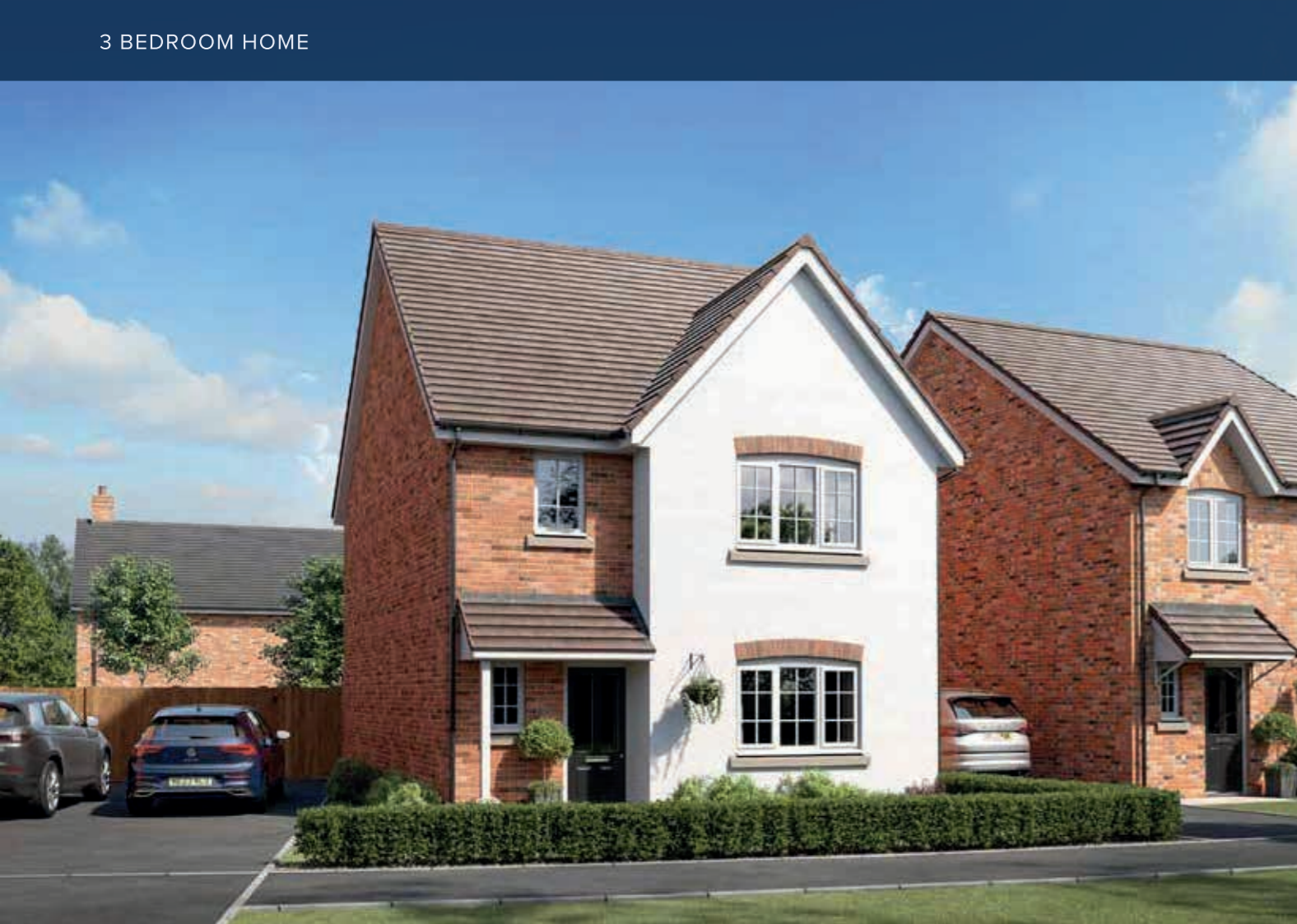
THE SEATON
3 Bedroom Home

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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



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
 PLOTS 209, 231, 244, 248, 249, 261, 340,
 365, 386, 387, 408, 411, 412, 416

4 Bedroom Home

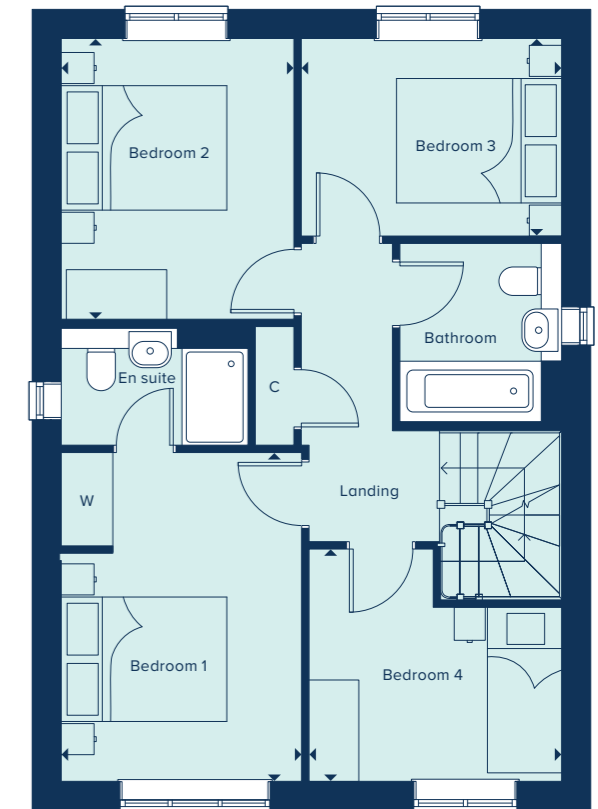
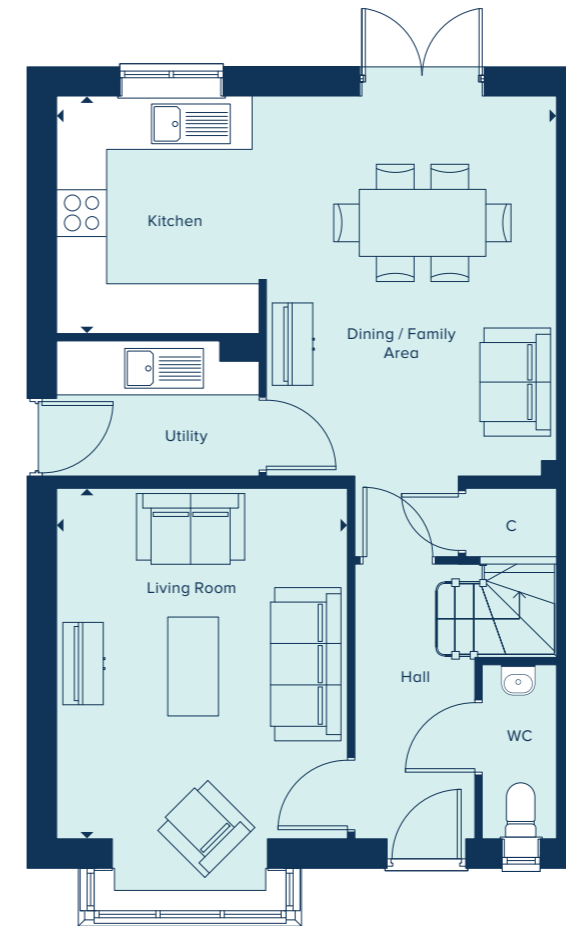
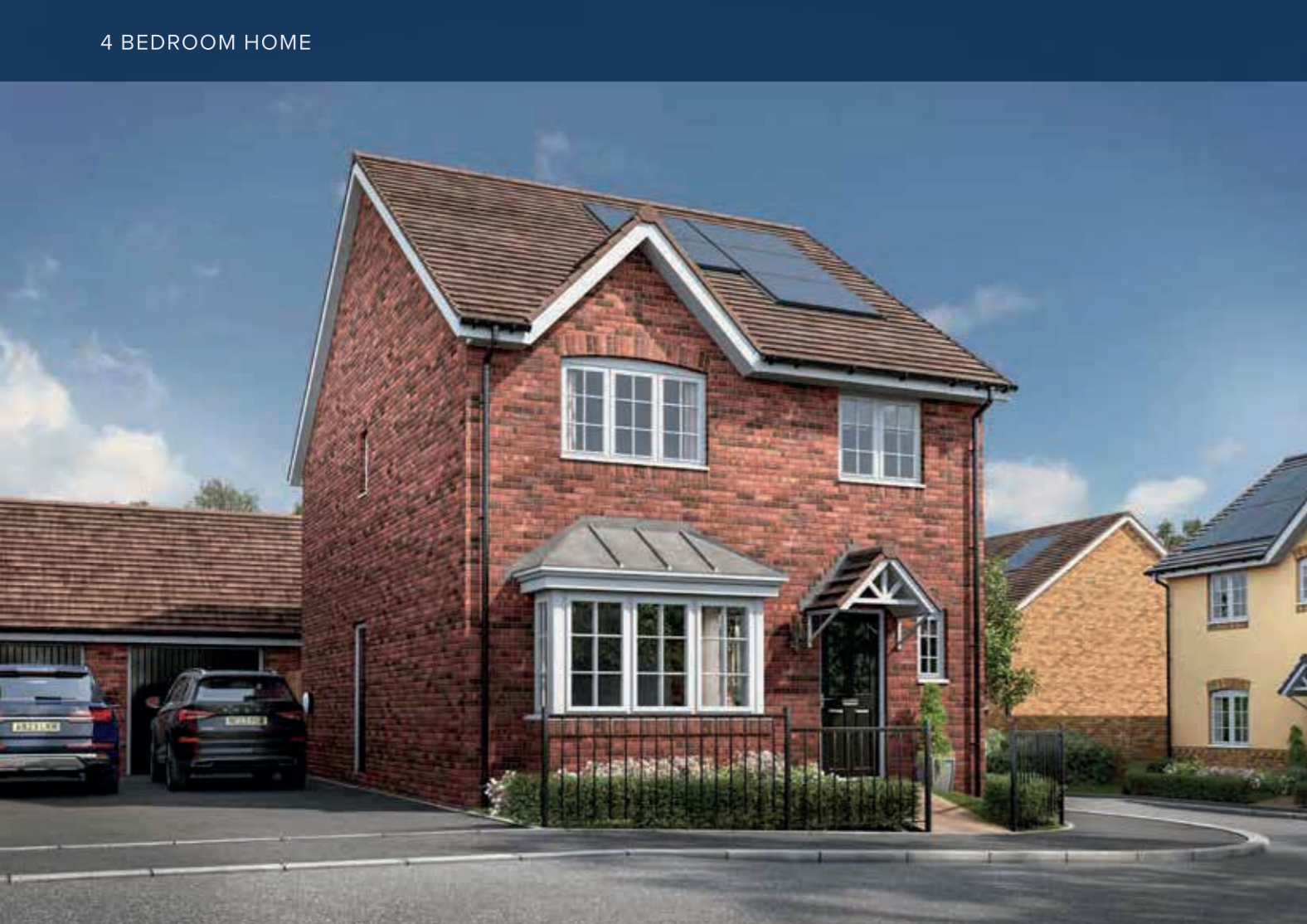
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THE ROMSEY

HOMES 209, 231, 244, 248, 249, 261, 340, 365, 386, 387, 408, 411, 412, 416

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 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

HOMES 217, 243, 246, 289, 310, 322, 328, 331, 362, 375, 393, 401

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

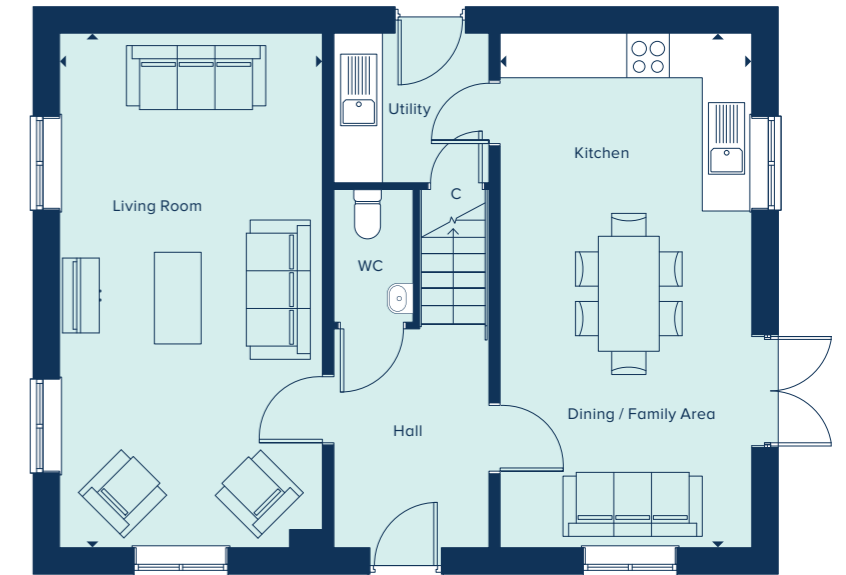


THE MARLBOROUGH
HOMES 217, 243, 246, 289, 310,
322, 328, 331, 362, 375, 393, 401
4 Bedroom Home

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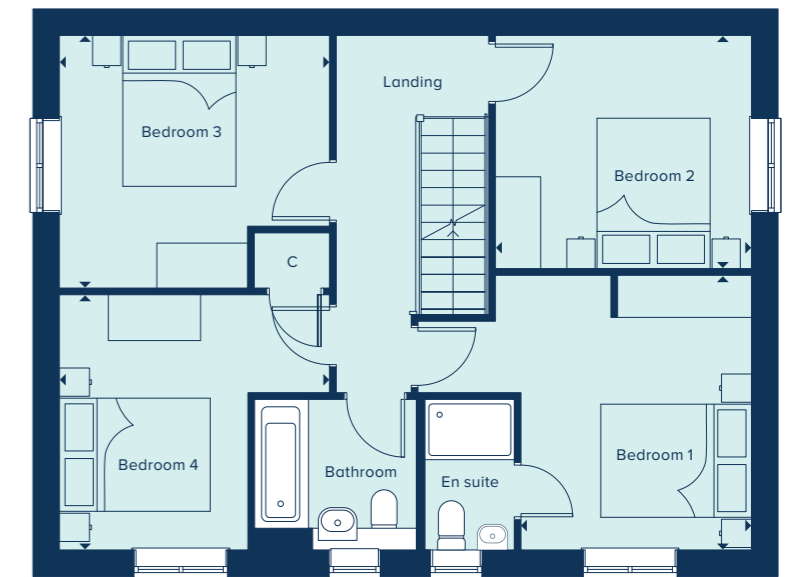
GROUND FLOOR

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		
3.39m 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

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THE SALCOMBE
 HOMES 297, 298, 299, 300, 301, 302, 324, 325, 326, 333
 4 Bedroom Home

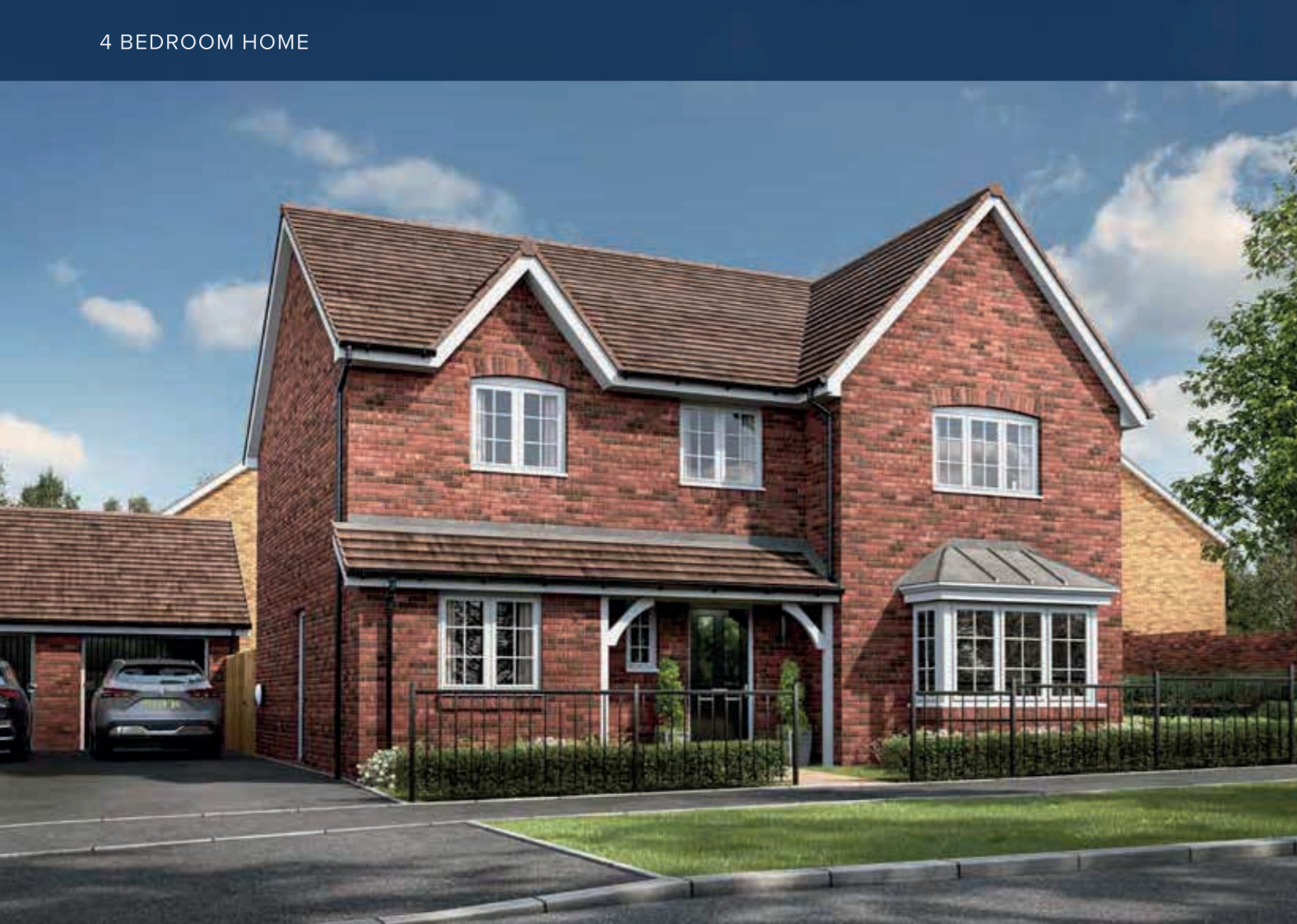
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THE SALCOMBE

HOMES 297, 298, 299, 300, 301, 302, 324, 325, 326, 333

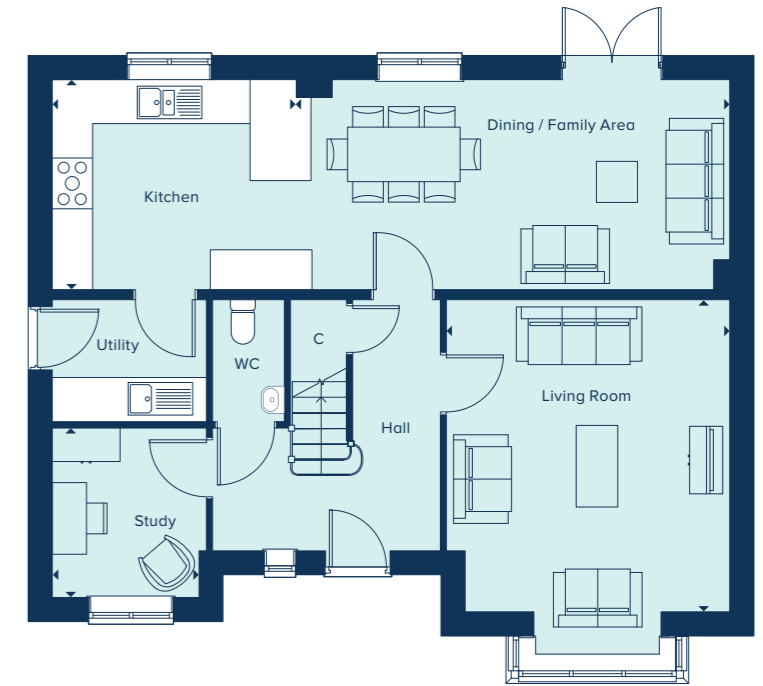
The Salcombe is a stunning four bedroom home with an open plan kitchen, dining and family area perfect for entertaining or relaxing with the family. The separate living space offers a calming place to unwind at the end of the day and the separate study perfect for home working. With four double bedrooms,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

4 BEDROOM HOME



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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THE WINKFIELD
4 Bedroom Home

crestnicholson.com

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

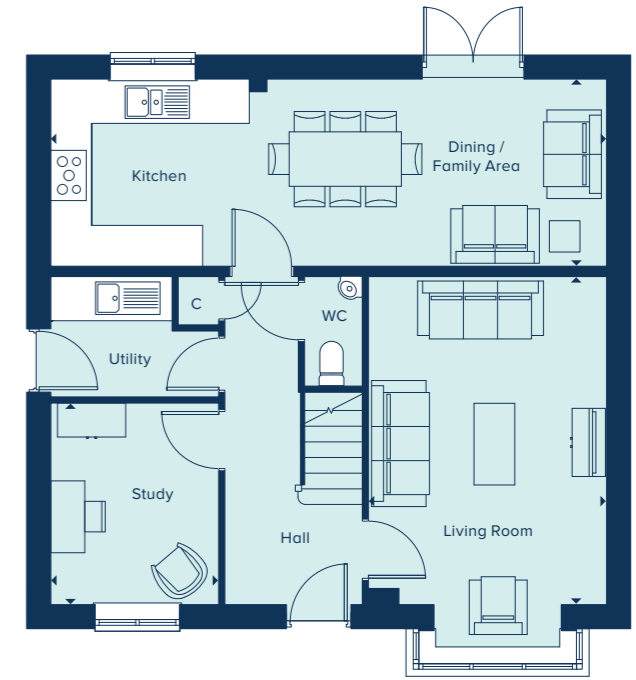


GROUND FLOOR

KITCHEN / DINING / FAMILY AREA
8.16m x 2.75m 26'9" x 9'0"

LIVING ROOM
4.82m x 3.50m 15'10" x 11'6"

STUDY
2.96m x 2.46m 9'8" x 8'1"



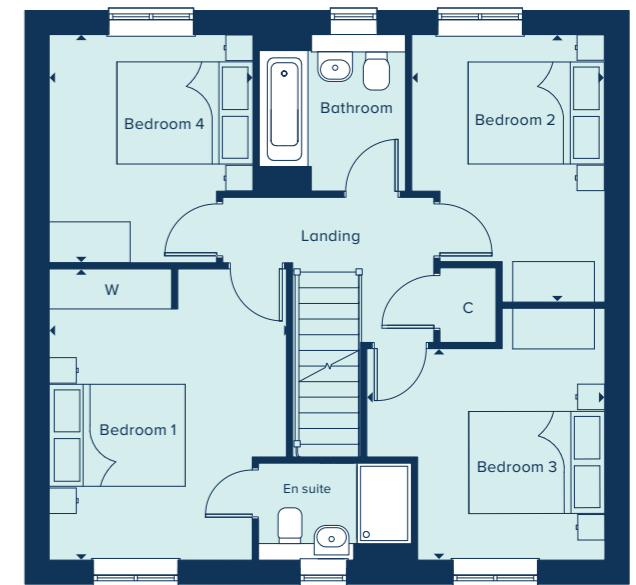
FIRST FLOOR

BEDROOM 1
4.27m x 3.48m 14'0" x 11'5"

BEDROOM 2
3.93m x 2.84m 12'11" x 9'4"

BEDROOM 3
3.50m x 3.10m 11'6" x 10'2"

BEDROOM 4
3.35m x 2.99m 11'0" x 9'10"



C Cupboard W Wardrobe ● Specification

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THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

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



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

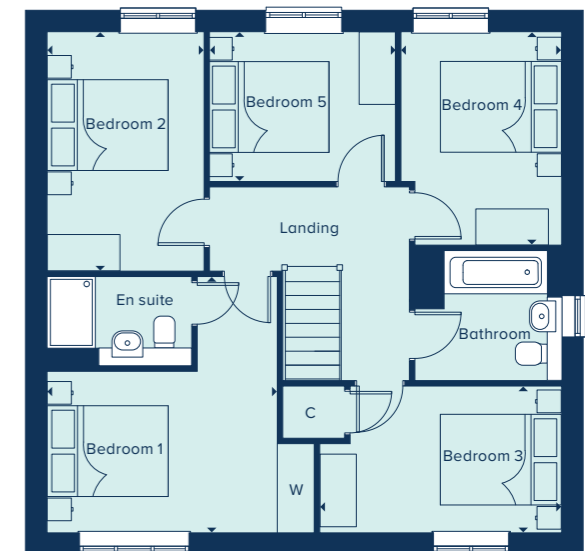
BEDROOM 1
4.23m x 3.77m 13'11" x 12'4"

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

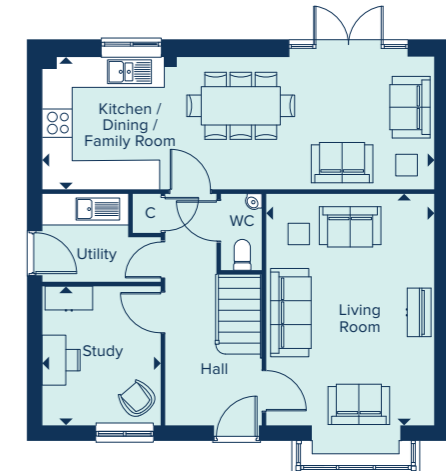
8.16m x 2.74m 26'9" x 9'0"

LIVING ROOM

4.83m x 3.50m 15'10" x 11'6"

STUDY

2.90m x 2.47m 9'6" x 8'1"



FIRST FLOOR

BEDROOM 1

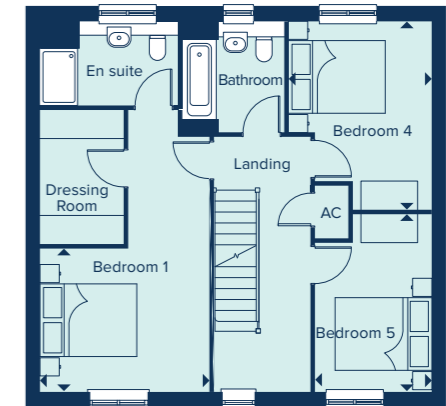
3.54m x 3.01m 11'7" x 9'10"

BEDROOM 4

3.93m x 2.96m 12'10" x 9'8"

BEDROOM 5

3.70m x 2.43m 12'1" x 7'11"



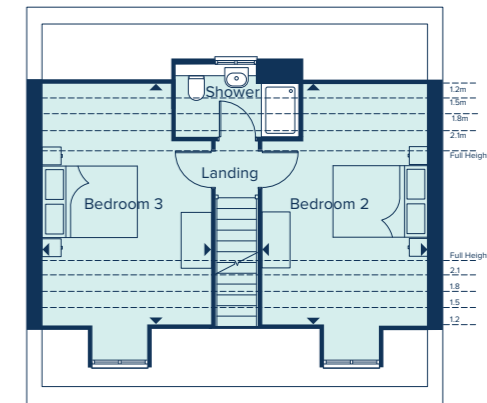
SECOND FLOOR

BEDROOM 2

5.23m x 3.38m 17'1" x 13'0"

BEDROOM 3

5.23m x 3.38m 17'0" x 13'0"



C Cupboard AC Airing Cupboard --- Ceiling Heights

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CREST NICHOLSON AT WESTWOOD PARK 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 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	●	●	●	●	●
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	●	●	●	●	●
Full height tiling around bath with shower and folding bath screen	●	●	●	●	●
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		●	●	●	●

● Homes under 1,350 sqft ● Homes over 1,350 sqft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room. **** No en suite in the Kenilworth

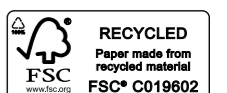


	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL			●	●	
Low energy LED downlighters in white to kitchen	●	●	●	●	●
Low energy LED downlighters in white to bathroom, cloakroom and en suite	●	●	●	●	●
Low energy lighting in all other areas	●	●	●	●	●
TV and data point to living room & 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	●	●	●	●	●
Smart thermostat	●	●	●	●	●
EXTERNAL FINISHES					
Photovoltaic panels	●	●	●	●	●
Electric vehicle charging point	●	●	●	●	●
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 ten year warranty	●	●	●	●	●

***The Windsor has a dressing room with clothes rail

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.

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. 1012144/October 2024.





**CREST
NICHOLSON**

WESTWOOD PARK

Westwood Heath, West Midlands,
CV4 8GT

For all enquiries please call

02477 284 442

**[crestnicholson.com/developments/
west-midlands/westwood-park](https://crestnicholson.com/developments/west-midlands/westwood-park)**



House Type Illustration

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Development Map/Site Plan

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