



CREST
NICHOLSON

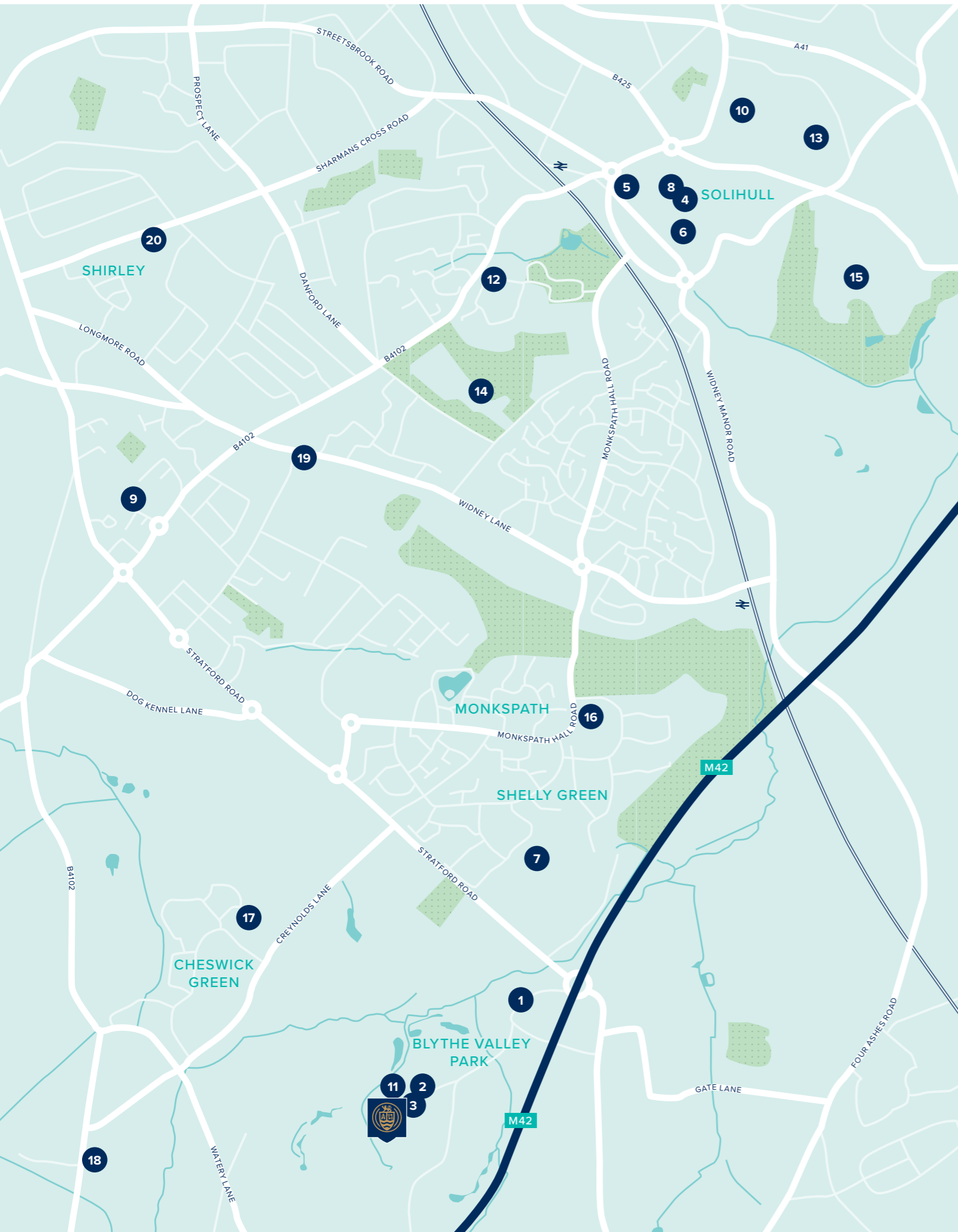
BLYTHE VALLEY PHASE 2

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.

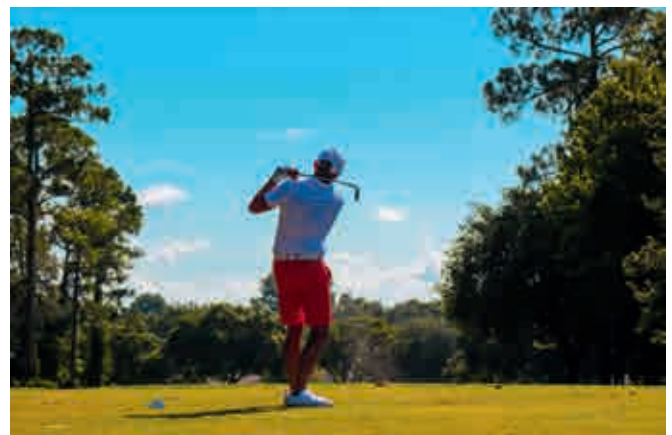
A good range of everyday amenities, including a coffee shop, gym/health spa and plenty of open green spaces are conveniently located right on your doorstep at Blythe Valley. Set in the attractive Blythe Valley Park, Blythe Valley is a delightful development for you and your family to call home.

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
NICHOLSON**

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

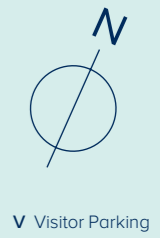
- The Sabino
- The Westerleigh
- The Vitali
- The Somerton
- The Tanika

5 BEDROOM HOMES

- The Caelio
- The Cara

Apartments

Bromford Homes





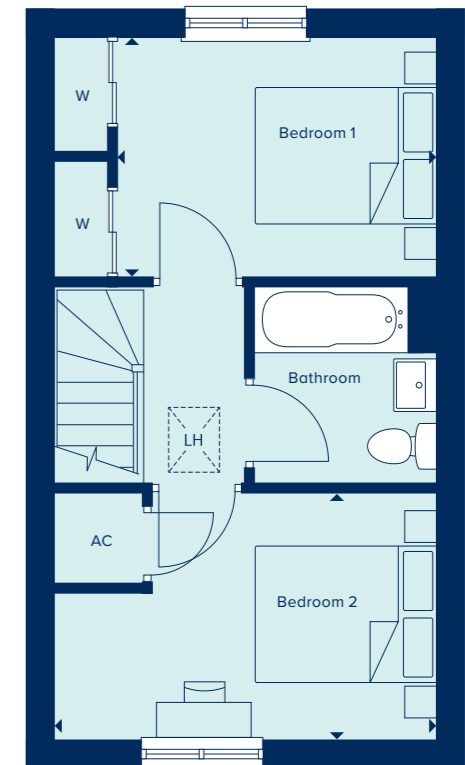
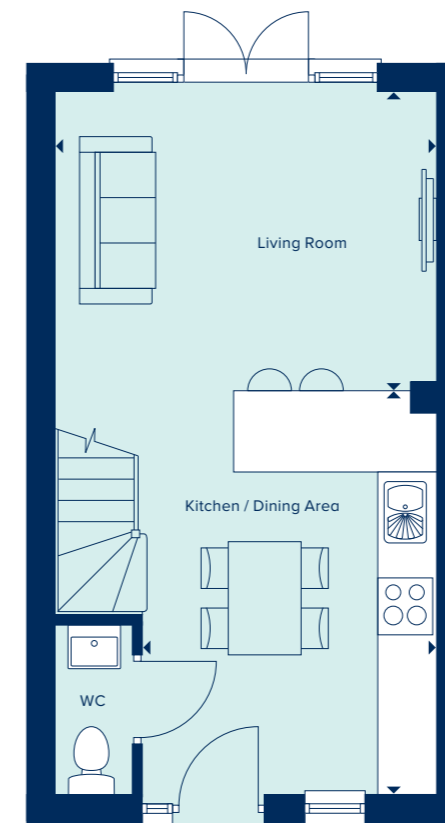
THE ADRIANO
2 Bedroom Home

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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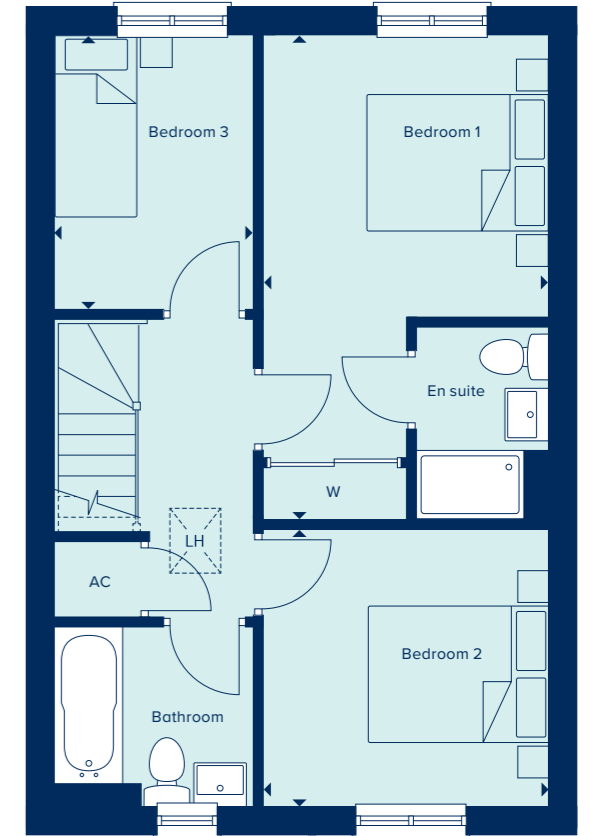
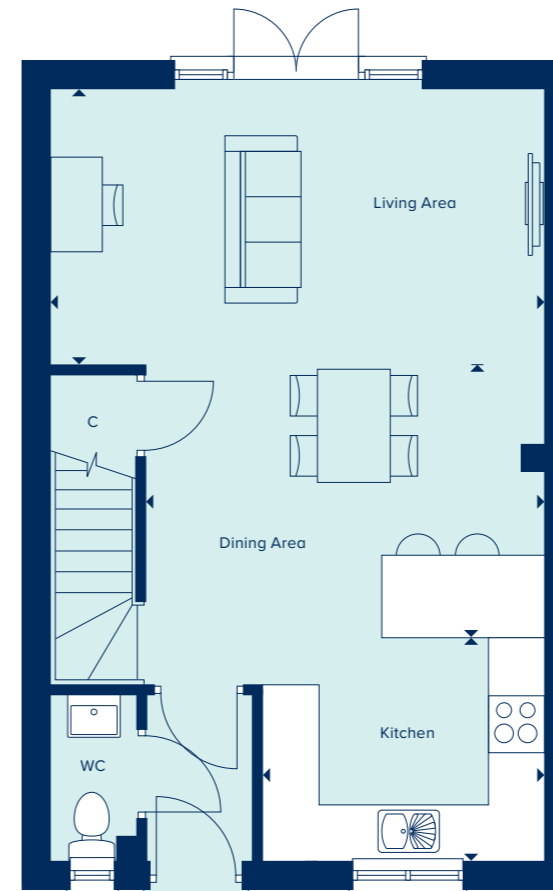
THE HARTLEY
3 Bedroom Home

crestnicholson.com

THE HARTLEY

A beautiful 3 bedroom home with an open-plan kitchen/dining/living area, with French doors leading out to the garden, and an en suite for bedroom 1.

3 BEDROOM HOME



GROUND FLOOR

LIVING AREA

5.40m x 3.00m 17'9" x 9'10"

DINING ROOM

4.39m x 3.51m 14'5" x 11'6"

KITCHEN

3.08m x 1.93m 10'1" x 6'4"

FIRST FLOOR

BEDROOM 1

5.31m x 3.12m 17'5" x 10'3"

BEDROOM 2

3.12m x 3.02m 10'3" x 9'11"

BEDROOM 3

3.00m x 2.16m 9'10" x 7'1"

AC Airing Cupboard C Cupboard LH Loft Hatch W Fitted Wardrobe

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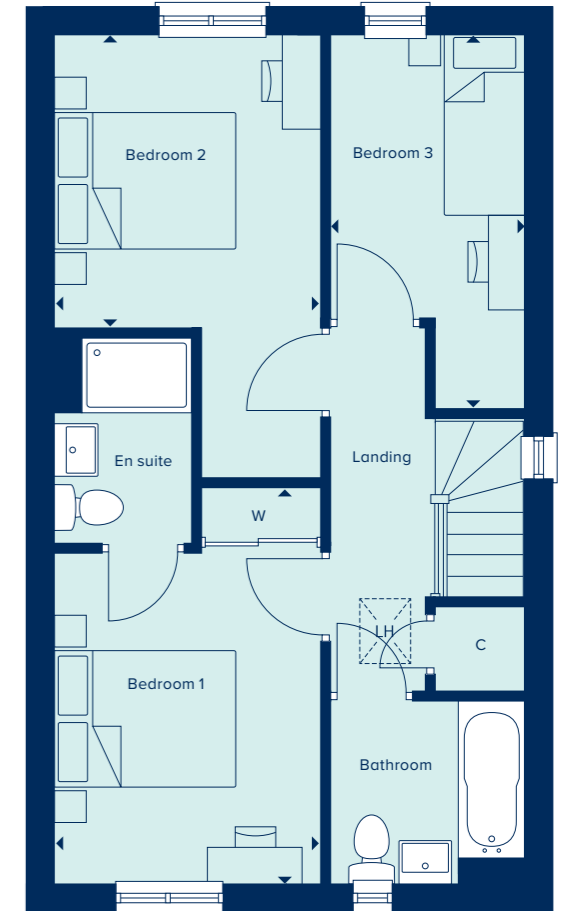
THE PAVEL
3 Bedroom Home

crestnicholson.com

THE PAVEL

A well-designed 3 bedroom family home, with an extensive, open-plan living/dining room, a well-appointed kitchen and good-sized bedrooms, bedroom 1 with en suite.

3 BEDROOM HOME



GROUND FLOOR

LIVING / DINING AREA

6.21m x 5.19m 20'5" x 17'0"

KITCHEN

3.02m x 2.65m 9'11" x 8'8"

FIRST FLOOR

BEDROOM 1

3.63m x 2.92m 11'11" x 9'7"

BEDROOM 2

3.24m x 2.92m 10'7" x 9'7"

BEDROOM 3

3.13m x 2.15m 10'3" x 7'0"

C Cupboard LH Loft Hatch W Fitted Wardrobe

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THE LARIA
3 Bedroom Home

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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



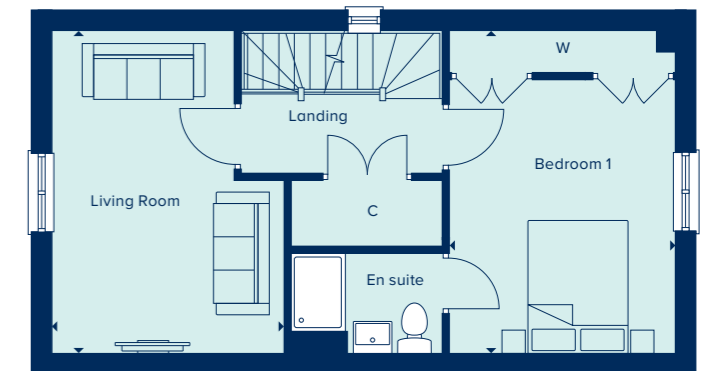
GROUND FLOOR

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"



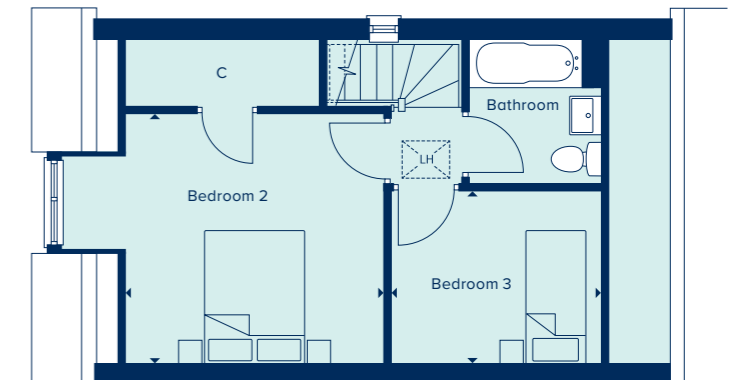
FIRST FLOOR

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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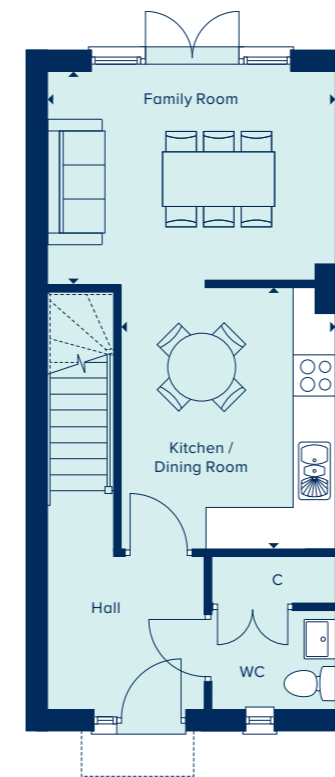
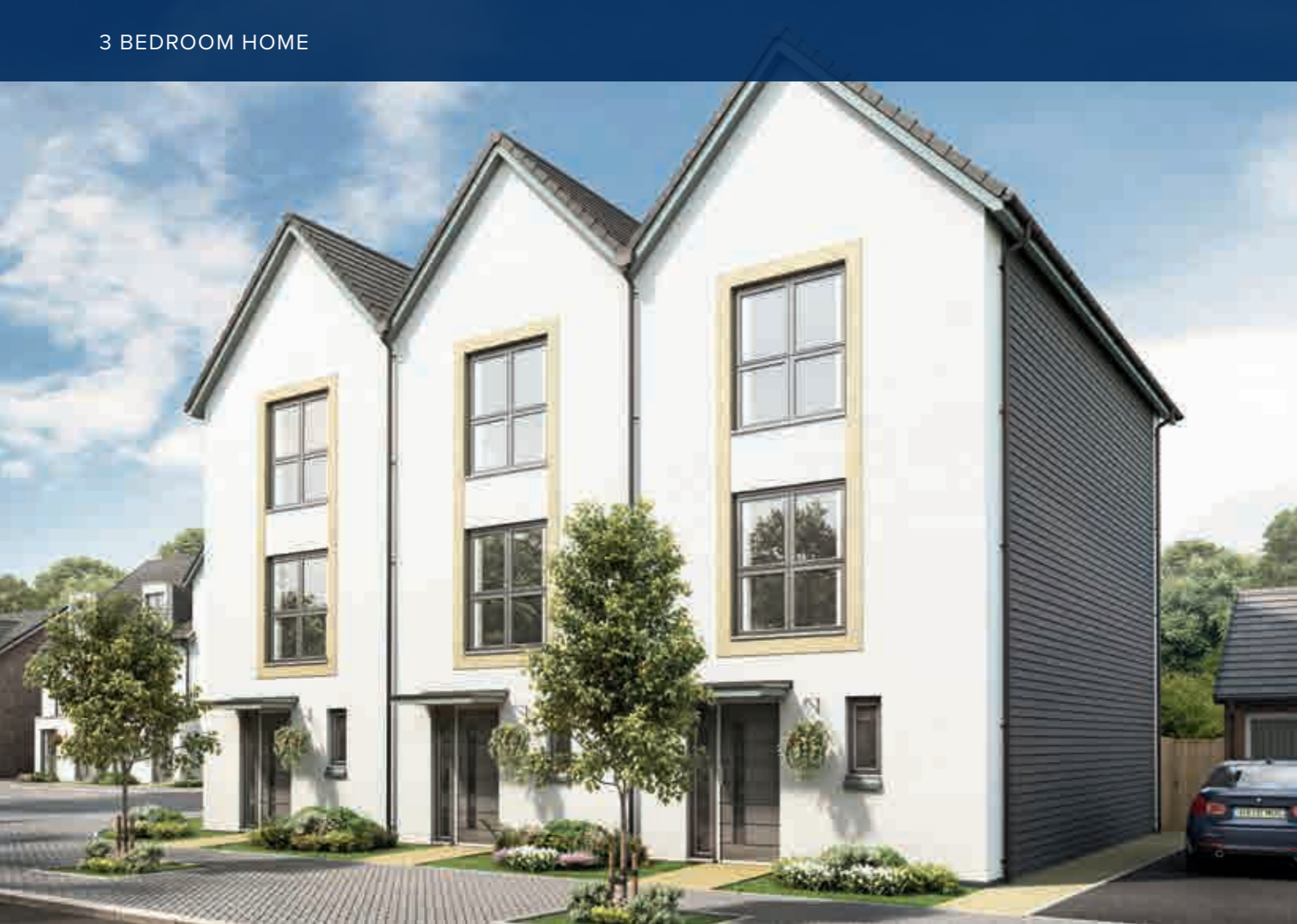
THE LAVENA
3 Bedroom Home

crestnicholson.com

THE LAVENA

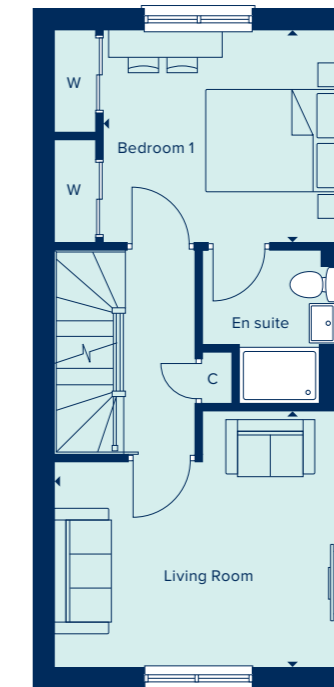
A well-appointed 3 bedroom family home, featuring a spacious, open-plan kitchen/dining/family room, complete with French doors out to the garden and an upstairs living room.

3 BEDROOM HOME



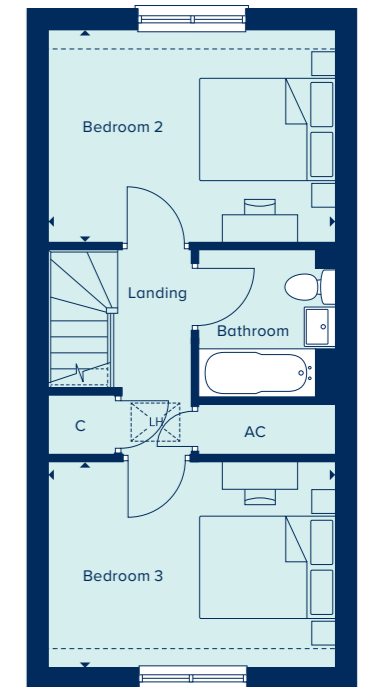
GROUND FLOOR

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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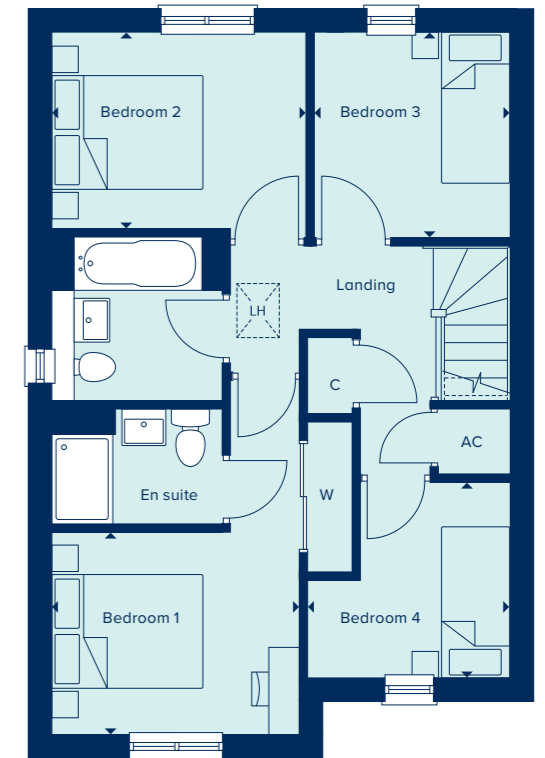
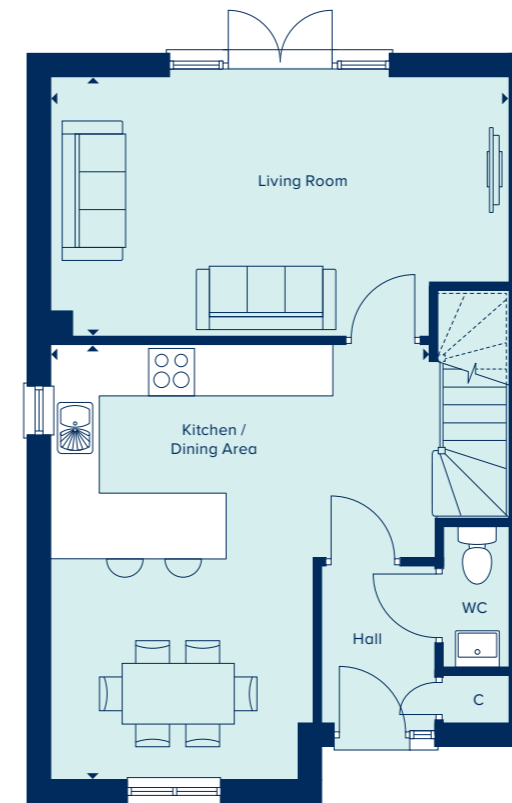
THE SABINO
4 Bedroom Home

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

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THE WESTERLEIGH

4 Bedroom Home

crestnicholson.com

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



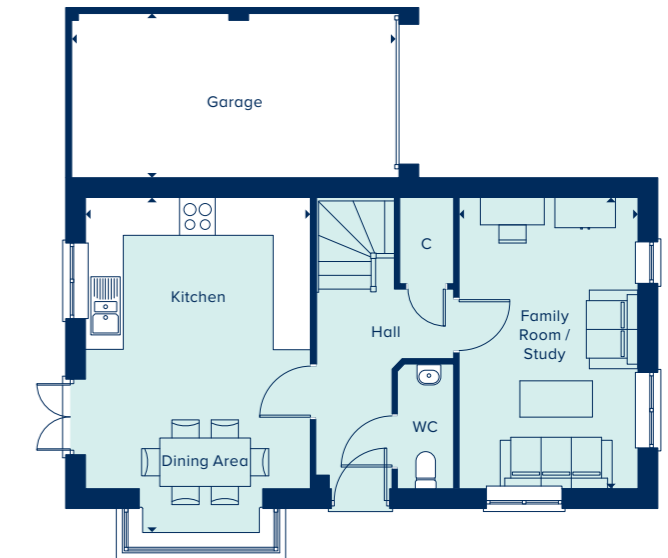
GROUND FLOOR

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"



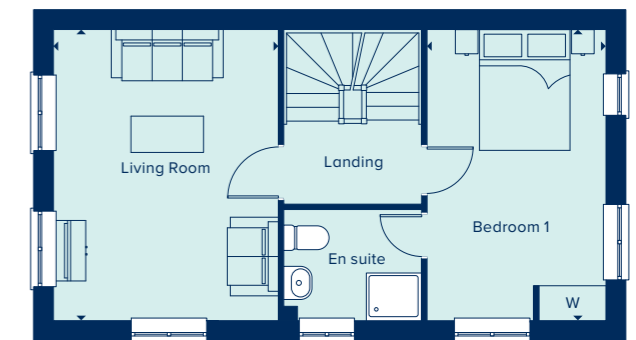
FIRST FLOOR

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

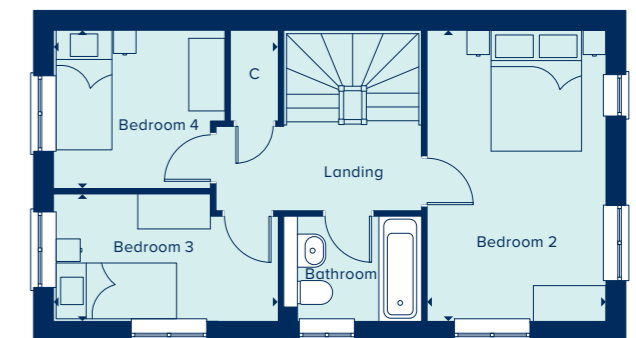
4.76 x 2.91m 15'8" x 9'7"

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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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 master 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 SOMERTON

4 Bedroom Home

crestnicholson.com

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

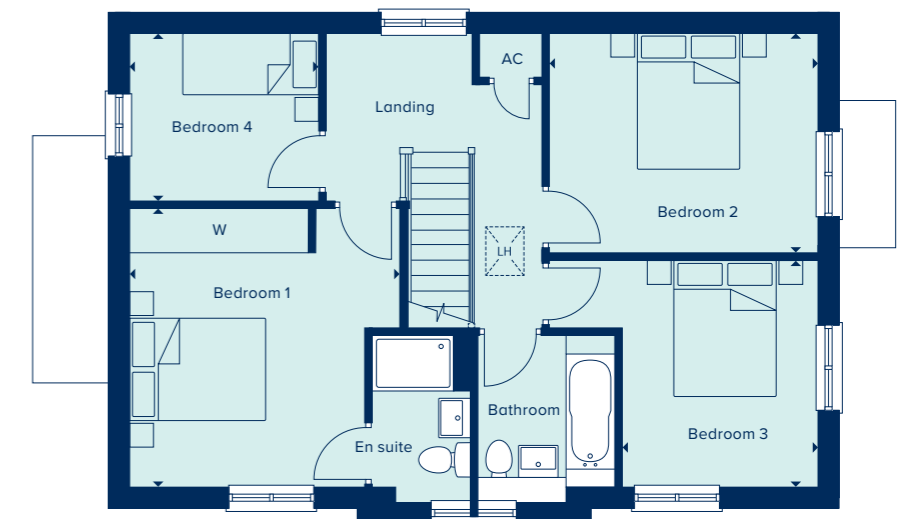
3.92m x 3.18m 12'11" x 10'5"

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 TANIKA

A wonderful 4 bedroom home with an extensive kitchen/dining area running the width of the house with French doors to the garden, with a living room and separate study.

4 BEDROOM HOME

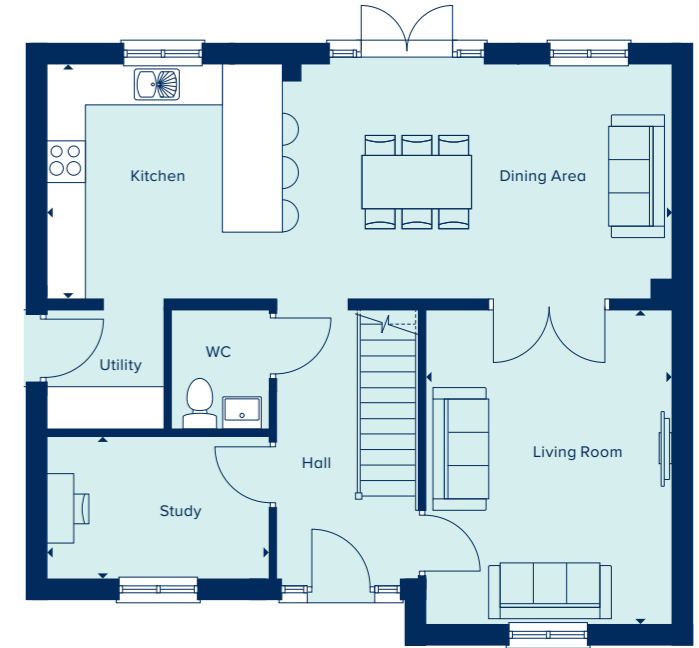


THE TANIKA
4 Bedroom Home

crestnicholson.com

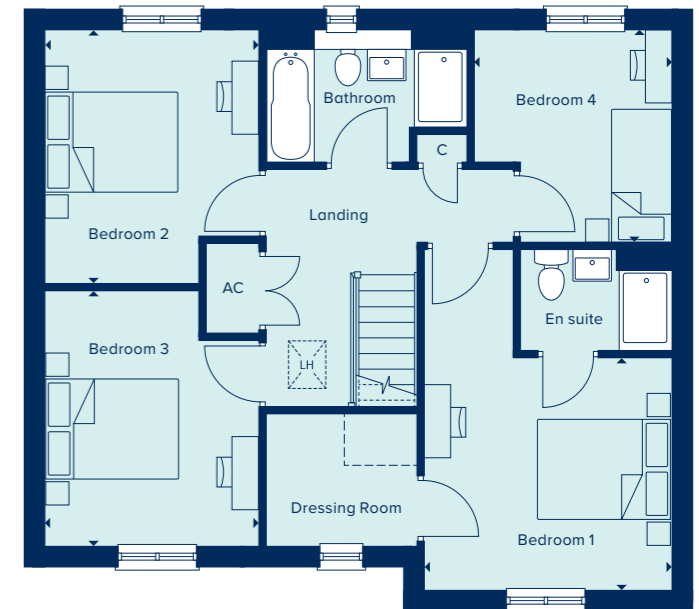
GROUND FLOOR

LIVING ROOM	4.71m x 3.70m	15'5" x 12'1"
KITCHEN / DINING AREA	9.40m x 3.54m	30'10" x 11'7"
STUDY	3.34m x 2.13m	10'11" x 7'0"



FIRST FLOOR

BEDROOM 1	5.11m x 3.70m	16'9" x 12'1"
BEDROOM 2	3.81m x 3.21m	12'6" x 10'6"
BEDROOM 3	3.81m x 3.21m	12'6" x 10'6"
BEDROOM 4	3.19m x 2.94m	10'5" x 9'8"



AC Airing Cupboard C Cupboard LH Loft Hatch

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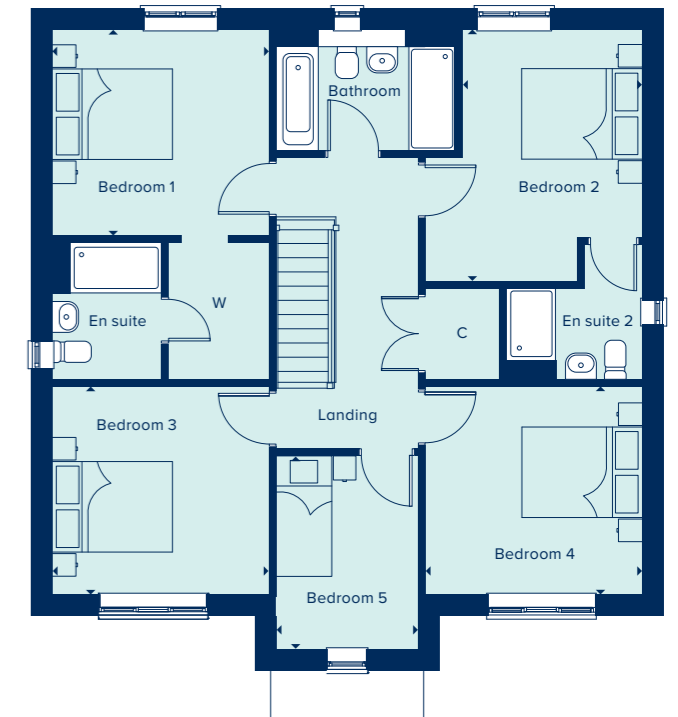
THE CAELIO
5 Bedroom Home

crestnicholson.com

THE CAELIO

The Caelio is a five bedroom property which features generously sized living spaces. An open plan kitchen, dining and family room occupies the rear of the house and benefits from two sets of double doors leading into the garden. A separate living room and a convenient study or home office are also located on the ground floor. The first floor accommodates the five bedrooms (two of which are en suite) and family bathroom. This is an exceptionally well-lit house, with large windows and many of the rooms benefiting from dual aspect.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

6.20 x 5.06m 20'4" x 16'7"

FAMILY ROOM

3.81 x 3.55m 12'6" x 11'8"

LIVING ROOM

5.41 x 3.55m 17'9" x 11'8"

STUDY

3.55 x 2.12m 11'8" x 6'11"

FIRST FLOOR

BEDROOM 1

3.58 x 3.41m 11'9" x 11'2"

BEDROOM 2

4.16 x 2.97m 13'7" x 9'9"

BEDROOM 3

3.58 x 3.45m 11'9" x 11'3"

BEDROOM 4

3.59 x 3.45m 11'9" x 11'3"

BEDROOM 5

3.20 x 2.35m 10'6" x 7'8"

C Cupboard W Wardrobe *Plot specific floor plans may vary. Please ask our Sales Executives for more information

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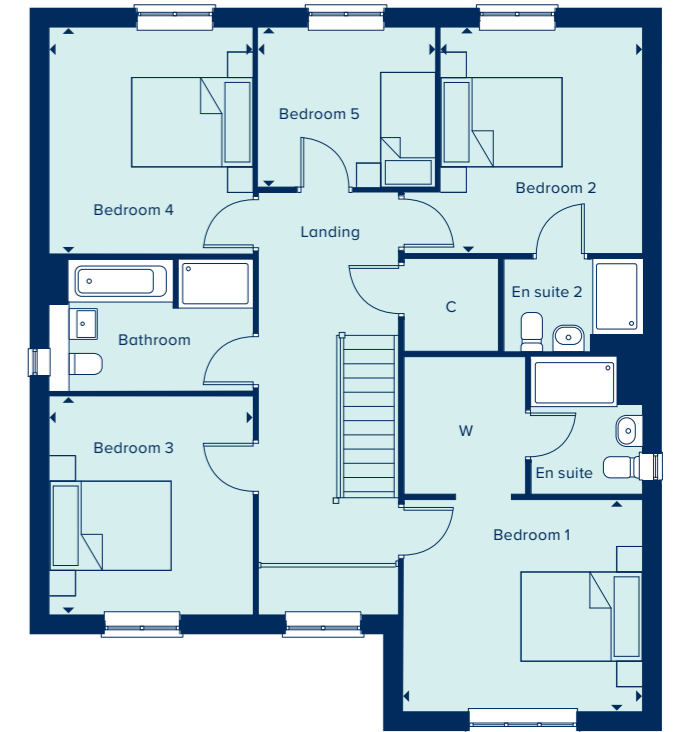
THE CARA
5 Bedroom Home

crestnicholson.com

THE CARA

The Cara is a generously proportioned family home with ample space for flexible uses, including a large open plan kitchen, dining and living area which offers several views, together with access, into the garden. A separate living room, study, utility room and wc are also located on the ground floor. Above are five bedrooms, two of which are en suite, and a family bathroom. The master bedroom has the added attraction of a fitted walk-in wardrobe.

5 BEDROOM HOME



GROUND FLOOR

FAMILY / DINING AREA

5.84 x 4.49m 19'2" x 14'9"

KITCHEN

5.21 x 3.90m 17'1" x 12'9"

LIVING ROOM

5.90 x 3.90m 19'4" x 12'9"

STUDY

3.32 x 3.03m 10'10" x 9'11"

FIRST FLOOR

BEDROOM 1

3.90 x 3.49m 12'9" x 11'5"

BEDROOM 2

3.70 x 3.28m 12'1" x 10'9"

BEDROOM 3

3.56 x 3.32m 11'8" x 10'10"

BEDROOM 4

3.71 x 3.7m 12'2" x 10'10"

BEDROOM 5

3.02 x 2.60m 9'11" x 8'6"

C Cupboard W Wardrobe *Plot specific floor plans may vary. Please ask our Sales Executives for more information

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +	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	•	•	•	•
Integrated extractor hood	•			
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	•	•	•	•
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 Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +	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 master 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 master 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	•	•	•	•

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease.





**CREST
NICHOLSON**

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Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. 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 Crest Nicholson reserves the right to amend the specification and layout as necessary and without notice at its absolute discretion. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask Sales Executive for further details. STU8983/February 2021.

