



Ribble Court, Waterfall Close, Wilnecote  
Tamworth, B77 5GA

Offers in the Region Of £140,000

# Wilnecote

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Beautifully presented ground floor apartment in a popular and convenient location.

This well-maintained ground floor apartment is set within a sought-after development just off Hedging Lane, offering a perfect blend of comfort, convenience, and ready-to-move-into living.

The property is ideally positioned within easy reach of a wide range of local amenities, including shops in Dosthill and along Hockley Road, well-regarded schools, and excellent public transport links – making it an ideal choice for first-time buyers, downsizers, or investors alike.

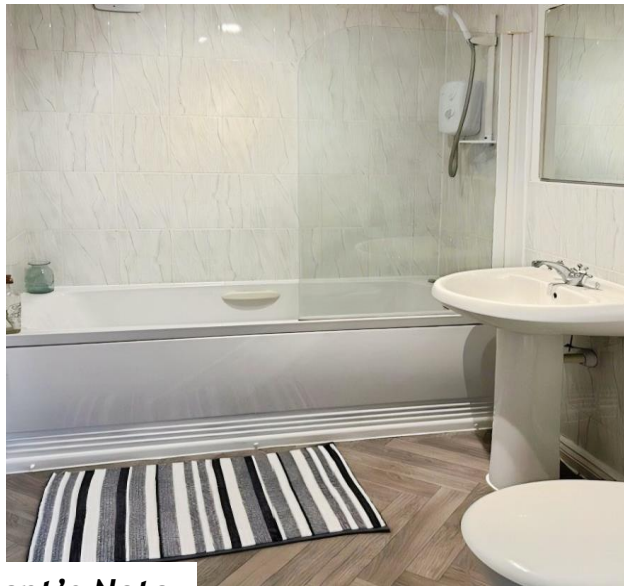
Internally, the home is presented in clean, modern condition throughout. A welcoming entrance hallway leads through to a bright and spacious lounge, finished in neutral tones and offering a comfortable living space. The fitted kitchen is well laid out with ample storage and worktop space, perfectly suited to everyday use.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a second room ideal as a guest bedroom, nursery, or home office. The accommodation is completed by a modern bathroom suite.

Externally, the property benefits from allocated parking, adding further practicality to this already appealing home.

A fantastic opportunity to acquire a low-maintenance home in a well-connected and popular location.





## Property Specification

ATTRACTIVE GROUND FLOOR APARTMENT  
TWO BEDROOMS  
FITTED KITCHEN  
DESIGNATED PARKING SPACE  
IMMACULATE CONDITION THROUGHOUT

Lounge/Diner 17' 10" x 13' 0" (5.43m x 3.96m)

Bedroom 1 12' 8" x 8' 11" (3.86m x 2.72m)

Bedroom 2 12' 8" x 6' 6" (3.86m x 1.98m)

Kitchen 13' 1" x 7' 7" (3.98m x 2.31m)

Bathroom 7' 6" x 5' 5" (2.28m x 1.65m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 20th April 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Electric, Water & drainage  
Council tax band: B

Tenure: Leasehold 107 years remaining  
Ground Rent: £180 per annum  
Service Charge: £1790 per annum

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

