



13 Loughmill Road

Pershire, WR10 1QB

Andrew Grant

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Pershore, WR10 1QB

3 Bedrooms 2 Bathrooms 2 Reception Rooms

Spacious semi-detached home in a quiet Pershore location offering versatile living space, a generous garden and excellent potential for customisation.

- Well-proportioned three-bedroom semi-detached family home.
- Versatile reception areas with scope for modernisation.
- Generous rear garden with patio and established borders.
- Driveway, carport and covered side access for multiple vehicles.
- Conveniently located in a peaceful residential cul-de-sac.
- Easy access to local amenities, schools and transport links.

1043 sq ft (96.8 sq m)





The living room

Situated at the front of the property, the living room offers a generous footprint and a large picture window that fills the space with natural light. A perfect family living room or quiet retreat, this room has a welcoming feel and excellent potential for redecoration or redesign to suit your lifestyle.





The kitchen

This practical kitchen offers ample storage and workspace with a layout that includes wall and base units, integrated oven and space for appliances. The generous footprint allows for casual dining or breakfast seating, and with direct access to the dining room, it forms a functional heart of the home with great scope for updating to suit modern needs.





The dining room

Bright and well-sized, the dining room benefits from direct access to both the kitchen and rear garden through French doors, making it ideal for family meals or entertaining. It's positioned to enjoy views of the garden and offers a seamless indoor-outdoor flow, with natural light and space that add to its appeal.





The office / third bedroom

This flexible room overlooks the rear of the property and offers excellent potential as either a third bedroom or dedicated home office. With a large window allowing in plenty of natural light and a door to the garden, it's a practical and adaptable space that can be tailored to suit your needs. Whether used for work, guests or as a hobby room, it provides valuable additional functionality to the home.



The shower room

The shower room on the ground floor adds flexibility and convenience, ideal for guest suite. Practical in design, it provides added functionality to the home's layout. It contains a W.C, wash basin and a shower cubicle.



Master bedroom

This spacious double bedroom overlooks the front of the property and features built-in wardrobes, offering excellent storage. With ample room for additional furnishings, it serves as a calm and comfortable principal bedroom with great natural light through wide windows.





Bedroom two

A second generous double bedroom with views over the rear garden. This room also benefits from full-width fitted wardrobes, allowing you to maximise space while maintaining a clean and tidy layout.





The bathroom

Located upstairs, the bathroom includes a matching suite with a bathtub and wash basin. Part tiled and naturally lit via a rear-facing window, it offers the opportunity for cosmetic updating to modern tastes while providing functional family use.



The garden

The rear garden offers a mix of paved patio and lawn areas, bordered by fencing for privacy. There's ample room for outdoor dining, gardening or potential landscaping projects. The garden is accessible from the house and side entrance, providing a practical and peaceful outdoor space.



Location

Located in a quiet cul-de-sac within the sought-after town of Pershore, the location offers the best of peaceful residential living while remaining close to all essential amenities. Pershore boasts a historic market town charm, with a range of independent shops, eateries, pubs and regular local markets. Excellent schools, healthcare services and leisure facilities are all within easy reach.

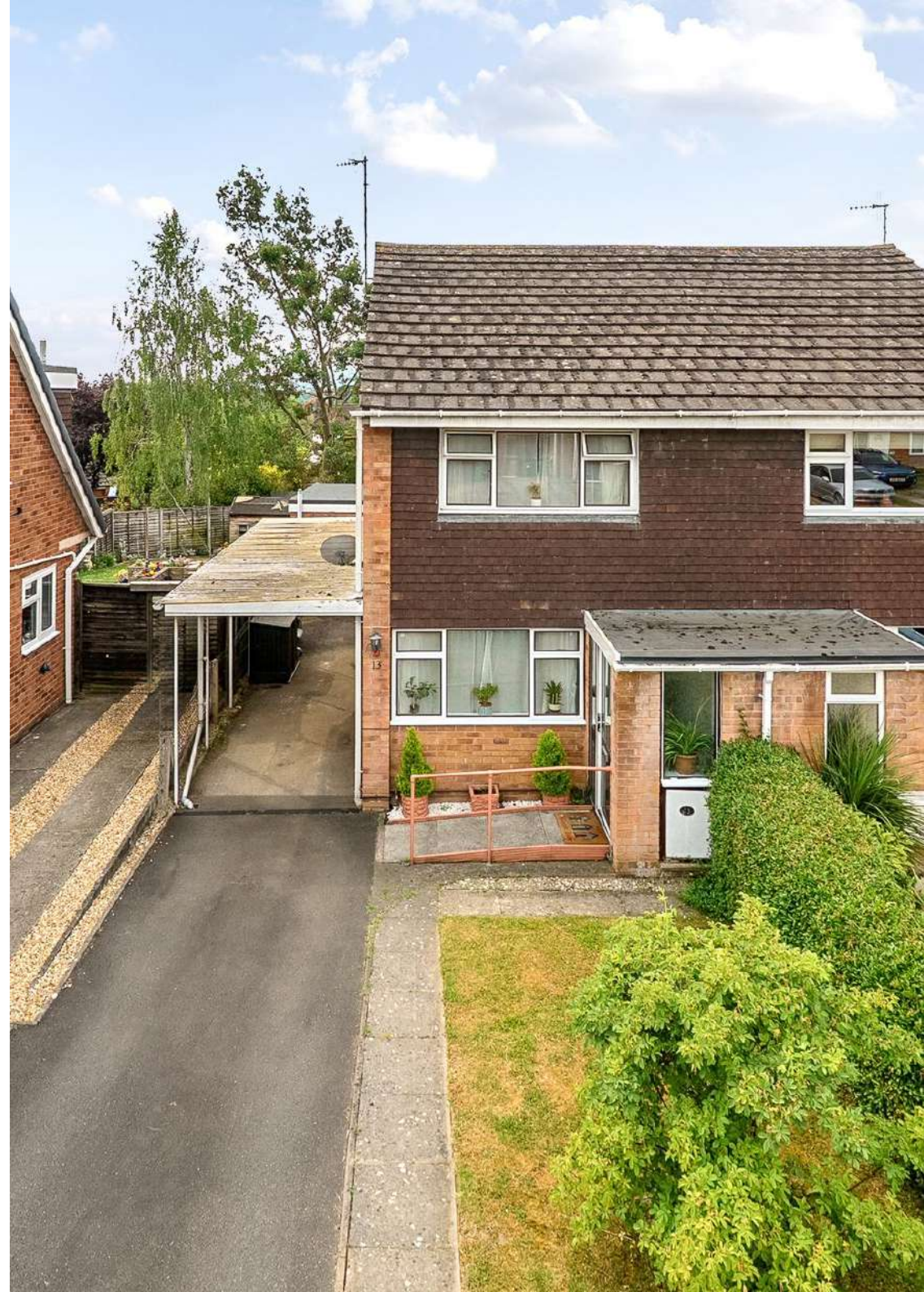
For commuters, the nearby Pershore railway station provides direct links to Worcester and London Paddington. Road connections are also excellent, with the A44 and M5 motorway providing fast access to Worcester, Evesham, Cheltenham and beyond. The area is well-served by public transport and enjoys access to nearby countryside walks and the River Avon, perfect for families, professionals or retirees alike.

Services

This property benefits from all standard mains services.

Council Tax

This property is council tax **band C**



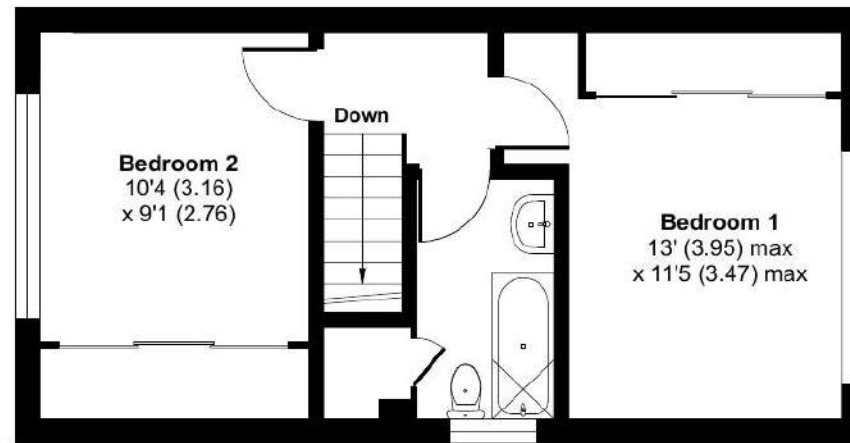
Loughmill Road, Pershore, WR10

Approximate Area = 1043 sq ft / 96.8 sq m

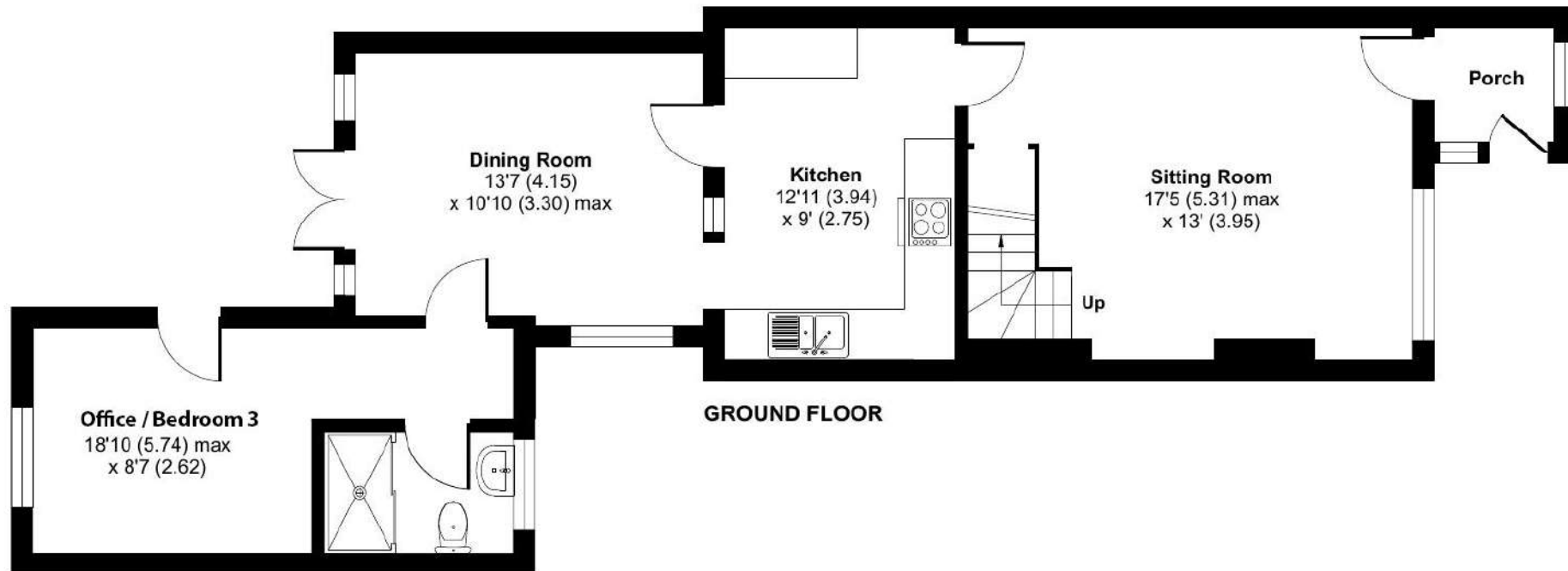
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



GROUND FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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