



26 Fulbert Road

Pershore, WR10 1LR

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A spacious semi-detached family home offering versatile living, generous gardens and ample driveway parking in a popular location, with scope for modernisation and further enhancement.

- Spacious semi-detached family home arranged over two floors with three bedrooms and two reception rooms
- Relaxing sitting room with fireplace and separate dining room opening to the garden
- Expansive mature garden with lawns, shrubs and further lawned sections for play and relaxation
- Block paved driveway providing parking for three cars and gated side access to the garden
- Desirable Fulbert Road setting within Pershore, close to amenities, schools, transport links and the popular Abbey Park with its nearby riverside walks, open green spaces and family-friendly recreation areas.

A welcoming hallway leads into a comfortable sitting room and a separate dining room that opens directly onto the rear garden. The well-appointed kitchen provides extensive cabinetry and worktops, with a practical utility area and cloakroom adjacent. Upstairs, two generous double bedrooms and a versatile third bedroom are served by a family bathroom. Outside, the large garden is mainly laid to lawn with mature trees, shrubs and seating areas, while a block-paved driveway at the front offers off-road parking for several vehicles and gated side access to the garden.

1057 sq ft (98.2 sq m)





The living room

This generous sitting room provides a relaxing space for everyday life and entertaining. A feature fireplace with timber surround forms a focal point, complemented by a wide rear-facing window that fills the room with natural light. The room offers ample space for comfortable seating and flows through to the hall.



The dining room

Ideal for family meals and gatherings, the dining room is positioned to the rear of the home. French doors open directly onto the garden, creating a connection between indoors and out and filling the room with views of the greenery.



The kitchen

Designed for practicality, the kitchen features a comprehensive range of wooden cabinets and contrasting worktops. A sink is set beneath the window, and there is space for a freestanding cooker. The room offers good preparation space and leads conveniently to the adjoining utility.





The utility and cloakroom

Serving the ground floor, this useful area combines laundry facilities with a cloakroom. The utility section houses space and plumbing for appliances and has an external door opening to the covered side passage. The separate cloakroom includes a WC and wash basin, finished with tiled splashback and enjoying frosted windows for light and privacy.





The primary bedroom

The principal bedroom is a well-proportioned double room designed for rest. A large front-facing window provides an outlook over the garden and allows plenty of daylight. There is space for freestanding wardrobes and bedside furniture, creating a comfortable retreat at the end of the day.



The second bedroom

Also a generous double room, the second bedroom sits to the rear of the house and overlooks the garden. It features fitted storage in the form of a cupboard and wall shelves, while still offering room for a bed and additional furniture.



The third bedroom

This versatile room can function as a single bedroom, nursery or home office. A window to the front aspect brings in natural light, and fitted shelving is provided for books or display.



The bathroom

The family bathroom is appointed with a three-piece suite comprising a panelled bath with shower over, pedestal basin and WC. Tiled walls ensure easy maintenance and a window provides ventilation and natural light.



The garden

The generous rear garden extends well beyond the back of the house and is mainly laid to lawn. Mature trees, shrubs and hedging create a sense of privacy and there is a level seating area for outdoor dining near the house. A path leads down to further lawned sections with a timber shed and there is gated side access from the driveway, providing a secure family-friendly space.







The driveway and parking

At the front of the property a block-paved driveway offers ample off-road parking for up to three cars. Established planting softens the approach and a gated side entrance leads through to the garden and covered side passage. The driveway provides convenient access to the front door and complements the home's kerb appeal.

Location

Pershore is a historic market town in Worcestershire known for its riverside setting, traditional High Street and annual Plum Festival. The town offers a range of everyday amenities including independent shops, supermarkets, cafés and pubs, as well as sports and leisure facilities. A particular attraction is nearby Abbey Park, a well-regarded green space close to the town centre with open lawns, mature trees, riverside walks, a children's play area and seasonal water play facilities. Schooling is provided by a selection of primary and secondary schools in the area. Pershore enjoys good transport links with a railway station on the main Birmingham–Oxford line and road connections to Worcester, Evesham and the wider motorway network.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and a low risk for surface water flooding.

Council Tax

The Council Tax for this property is Band C



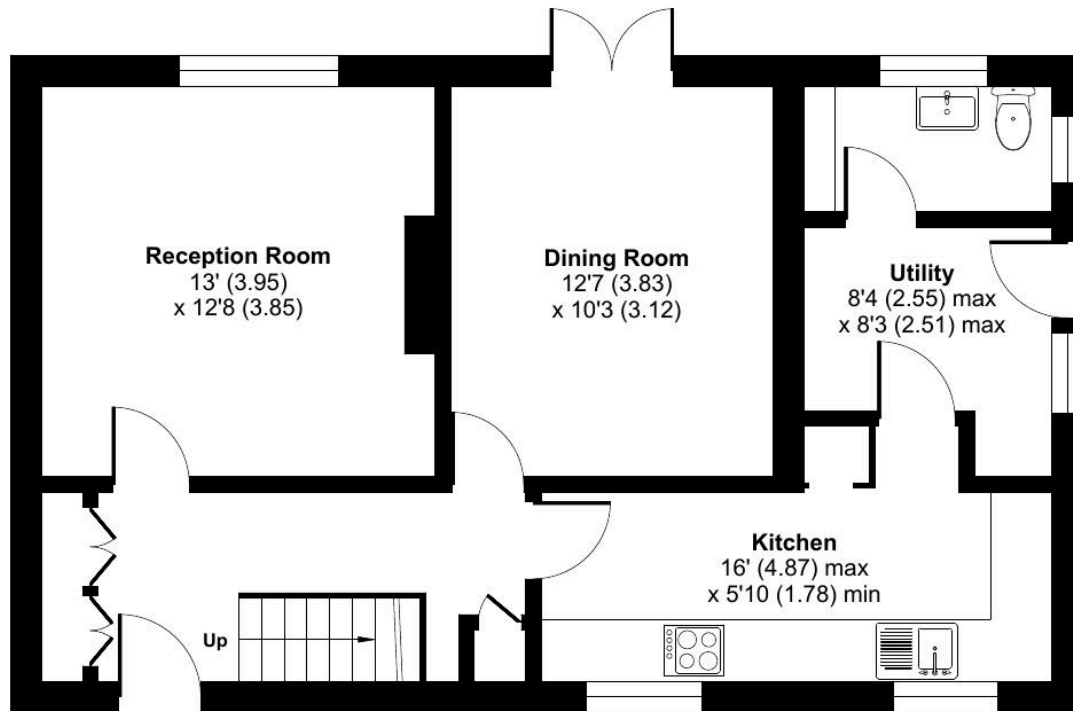
Fulbert Road, Pershore, WR10

Approximate Area = 1057 sq ft / 98.2 sq m

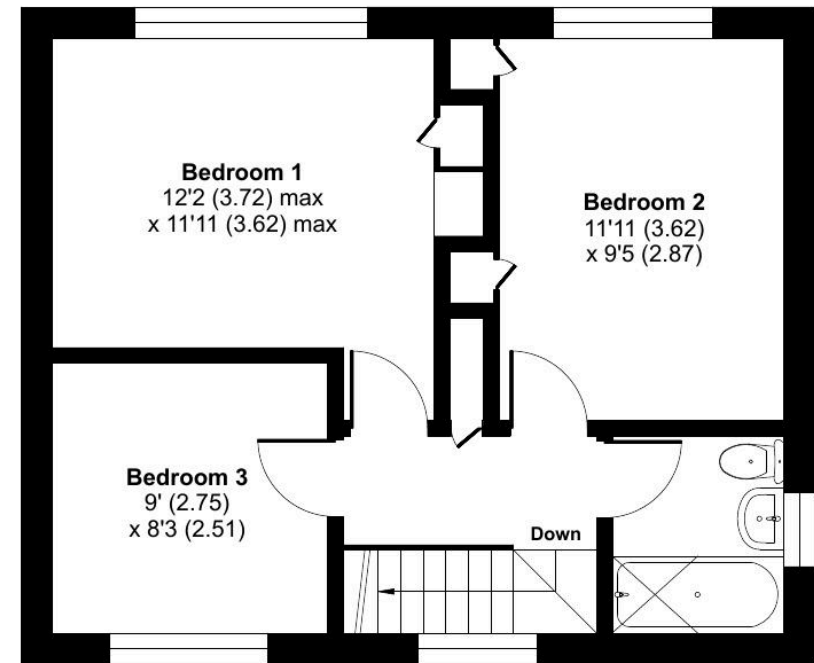
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Andrew Grant. REF: 1457818



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