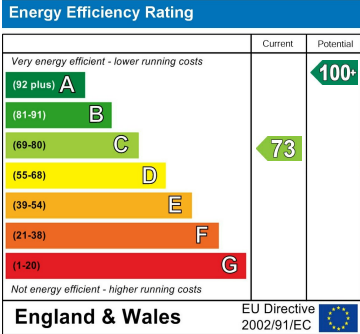
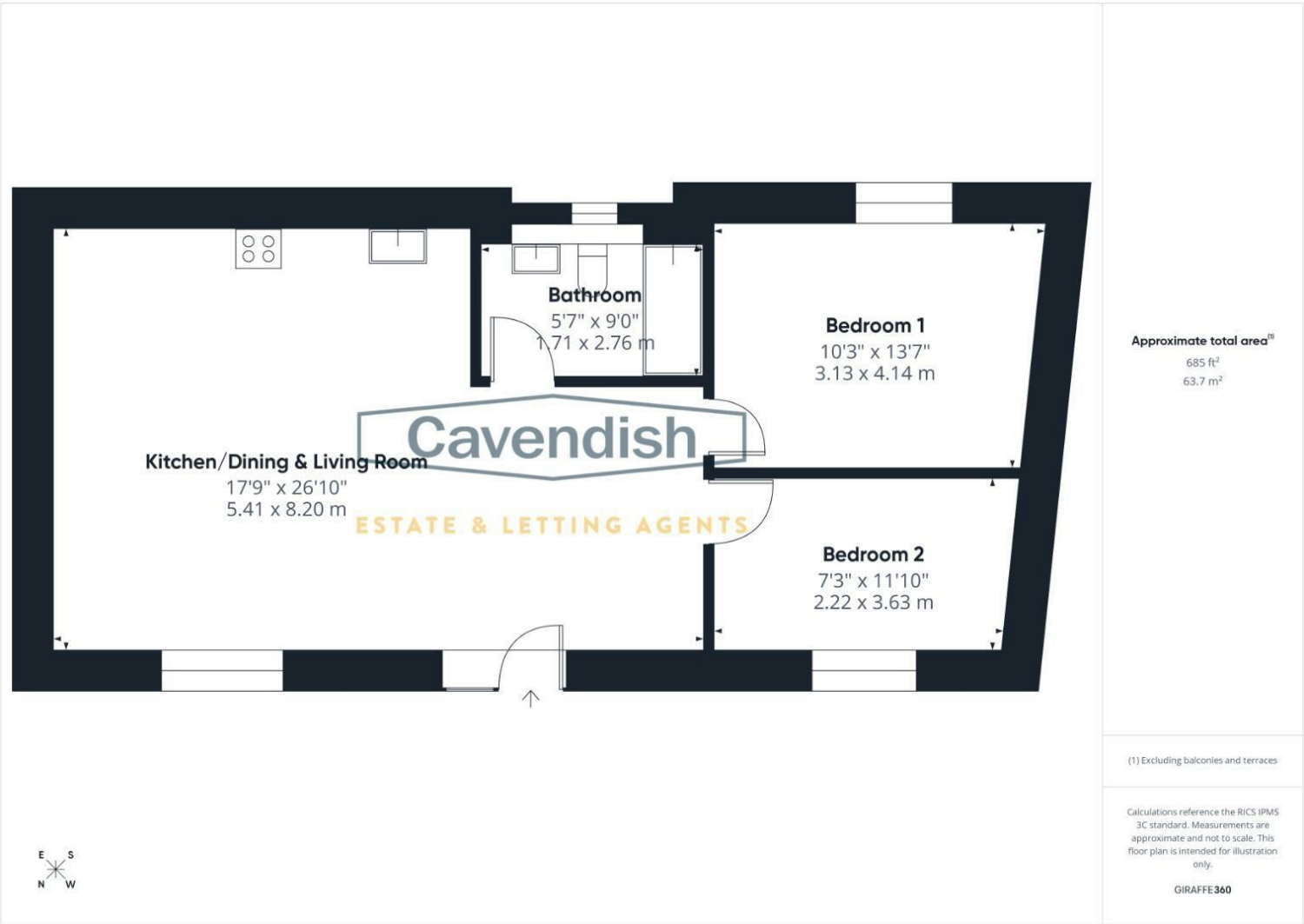


22 William Wild Drive, Mollington, Chester, CH1 6PP



Cavendish

ESTATE AGENTS

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22 William Wild Drive
Mollington, Chester,
CH1 6PP

Price
£275,000

A beautifully presented two-bedroom barn conversion style home, ready to move straight into and forming part of the exclusive Mollington Grange development. Expertly crafted by Bell Developments, this stunning property perfectly blends contemporary living with charming character features. The accommodation centres around an impressive open-plan living room, dining and kitchen area featuring a vaulted ceiling with exposed beams, creating a bright and spacious feel throughout. The stylish kitchen is fitted with a contemporary range of units complemented by quartz worktops and integrated appliances including a hob, oven, dishwasher and fridge/freezer. There are two generously sized bedrooms along with a modern, well-appointed bathroom fitted with a sleek white suite and shower bath. The property also benefits from UPVC double glazing and gas-fired central heating. Externally, the home enjoys an attractive and easy-to-maintain lawned front garden with established shrubbery, together with the added benefit of two allocated parking spaces. Residents of William Wild Drive also have access to the former 'The Oaks' Golf Course, which connects to the Countess Country Park and canal, and is a haven for wildlife. A superb opportunity to acquire a stylish and low-maintenance home within a sought-after development.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

LOCATION



The property forms part of a small development at Mollington Grange and just off the A540 Parkgate Road and close to the village of Mollington. Mollington is a small village, characterised by tree-lined lanes with grass verges and farmland, as well as sizeable family homes. The village is served by St. Oswald's Primary School and there is a village hall. Mollington is ideally located for access to the major commercial centres in the north-west via the M56 and M53, and to North Wales via the A55 Expressway. Chester and Runcorn Stations provide access to the national rail network.

THE ACCOMMODATION
COMPRISES:LIVING ROOM/DINING AREA &
KITCHEN

8.20m x 5.46m narrowing to 3.35m (26'11" x 17'11" narrowing to 11')



A large open-plan living room, kitchen and dining area with a feature vaulted ceiling and three exposed beams, two double radiators with thermostats, a composite entrance door with UPVC double glazed side window and fitted blinds, laminate wood strip flooring, UPVC double glazed window overlooking the front, wall mounted extractor, and electrical consumer unit. Oak panelled doors to bedroom one, bedroom two and the bathroom.



KITCHEN AREA



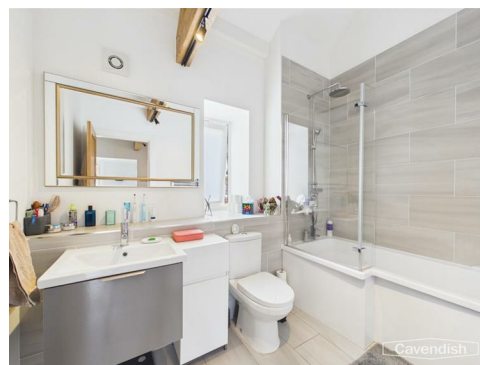
Fitted with a contemporary range of units incorporating drawers and cupboards with quartz worktops and matching upstands. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring AEG touch control induction ceramic electric hob with quartz splashback, chimney style extractor above and built-in electric fan assisted oven and grill. Integrated fridge/freezer and dishwasher, and plumbing and space for washing machine. Wall cupboard housing a Baxi 600 combination condensing gas fired central heating boiler.

BEDROOM ONE
3.94m x 3.12m (12'11" x 10'3")

UPVC double glazed window to rear, double radiator with thermostat, painted beam, mains connected smoke alarm, recessed LED ceiling spotlights, and provision for wall mounted flat screen television.

BEDROOM TWO
3.73m x 2.24m (12'3" x 7'4")

UPVC double glazed window, double radiator with thermostat, recessed LED ceiling spotlights, mains connected smoke alarm, provision for wall mounted flat screen television, painted beam, and access to roof space.

BATHROOM
2.74m x 1.96m (9' x 6'5")

Modern white suite with chrome style fittings comprising: shower bath with mixer tap and wall mounted mixer shower over with canopy style rain shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC; and wash hand basin with mixer tap and storage drawer beneath. Tiled display shelf, extractor, exposed wooden beam, chrome ladder style towel radiator, tiled floor, and UPVC double glazed window with obscured glass.

OUTSIDE



The property forms part of a delightful courtyard development. To the front there are two lawned sections with shrubbery and a block paved pathway to the entrance door. Contemporary outside light, external electric meter cupboard and gas meter cupboard. There are two allocated parking spaces within the courtyard.



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane, follow the Parkgate Road to the roundabout and take the third exit

onto the A540 towards Mollington and Saughall. Follow Parkgate Road out of Chester and shortly after the Mollington Banister hotel turn right into the gated entrance at Mollington Grange. Follow William Wild Drive and take the turning right into the courtyard. The property will then be found on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENT'S NOTES

* Services - mains gas, electricity, and water are connected.
* There is a management charge for the maintenance of the development which is currently £338.09 per year (2026). The last payment was made in February 2026.
* The development is managed by Paramount Estate Management Limited. Tel: 01244 565900 Email: admin@pbem.co.uk
* All of the residents are a member of the management company. We are advised that the residents have access to the former 'The Oaks' Golf Course, which connects to the Countess Country Park and canal, and is a haven for wildlife.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

*ANTI MONEY LAUNDERING
REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner,

Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW