



verhuur, verkoop & vastgoedbeheer



Scan the QR code and view  
this object on [rotsvast.nl](http://rotsvast.nl)

Vlagtweddestraat 29 5036 VM Tilburg



# Features



145m<sup>2</sup>

160m<sup>2</sup>

513m<sup>3</sup>

Energy label A

€ 469.000,- k.k.

Year built 2008



Rotsvast Tilburg

T: +3140-2440244  
E: [tilburg@rotsvast.nl](mailto:tilburg@rotsvast.nl)  
[www.rotsvast.nl](http://www.rotsvast.nl)

# Features

## Transfer

Price: €469.000,-

Status: Onder bod

Offered since: 10 January 2026

Acceptance: As of date

## Build

Property type: Single-family house

Construction type: Residential house

Year built: 2008

Roof type: Gable roof

## Surface areas and volumes

Plot area: 160 m<sup>2</sup>

Volume: 513 m<sup>3</sup>

External storage: 7 m<sup>2</sup>

## Layout

Number of bedrooms: 5

Number of floors: 3 woonlagen

Facilities: Mechanical ventilation

Energy label: A

Heating: Stadsverwarming

Hot water: Electric boiler (owned)

Cadastral municipality: Tilburg

Ownership: Full ownership

Main garden: Back garden

Main garden area: 75m<sup>2</sup>

Main garden location: Noordoost

## Facilities

Parking facilities: Public parking

Garage types: No garage

# Description

## DON'T MISS THIS RARE OPPORTUNITY FOR FAMILIES!

Step inside your new home at Vlagtweddestraat 29 in Tilburg — a modern, beautifully maintained family house with energy label A, plenty of space and a warm, comfortable vibe. Book your viewing today before it's gone.

### Ground Floor

The hallway features an attractive tiled floor that creates a sense of atmosphere and luxury. In the hall, you will find the meter cupboard, a closet containing the heating unit, and the staircase to the first floor.

The toilet, equipped with a wall-mounted WC and a small basin, is also accessible from the hall.

The garden-facing living room, with floor-to-ceiling windows, offers plenty of flexibility for arranging both a seating and dining area.

Under the stairs is a practical storage space, accessible from the living room through a door.

At the front of the house is the open kitchen, overlooking the quiet street and the abundant greenery opposite.

The kitchen consists of two timeless wall units, one of which includes the oven. Along the longer wall you will find the sink area, ceramic hob, and stainless steel extractor hood.

### First Floor

At the rear of the house are two bedrooms, including the master bedroom.

This master bedroom offers ample space for wardrobes and a large double bed.

The other bedroom is ideal as a children's room or, for example, as a home office.

A third bedroom is located at the front and is also generously sized.

The light, neutral colour schemes of the bedrooms create a good base for furnishing and styling the rooms to your own taste.

The spacious bathroom is also located at the front, with three large windows overlooking the tall trees across the street. While showering, you can enjoy the view. The rest of this comfortable bathroom is equipped with a nice bathtub, a second toilet, a separate shower and a practical washbasin unit.

### Second Floor

The second floor offers an impressive amount of space! A fixed staircase leads to a large separate bedroom with a spacious dormer window at the rear. The landing provides additional space and storage across the full width of the house, neatly concealed behind a panel.

### Garden

In the front garden, just like the neighbours, there is a low beech hedge that requires little maintenance. The largely paved back garden is designed with large concrete tiles, lawn, and wooden fencing. At the back of the garden, you will find the (bicycle) storage shed and an extra-wide gate (120 cm) that leads to the alley.

## LIVING IN THE HEART OF TILBURG

Tilburg isn't just a city — it's a place that instantly feels like home. It strikes that perfect balance between urban buzz and relaxed everyday living. You've got creative hotspots, friendly cafés, cultural events and green spaces all mixed into one. Whether you're exploring the Spoorpark, wandering around the Piushaven, or diving into the city's music and food festivals, Tilburg always has something

going on.

Living on the Vlagtweddestraat means you enjoy a calm, family-oriented neighborhood while still being just minutes from everything the city has to offer.

## MODERN, ENERGY-EFFICIENT & MOVE-IN READY

This home is in excellent condition and has a modern finish throughout. With its A-rated energy label, the house is environmentally friendly and wallet-friendly — perfect for anyone looking to reduce energy costs without sacrificing comfort or style. The layout is smart and spacious, offering the ideal setting for family life.

## NEIGHBOURHOOD & AMENITIES

One of the biggest perks of this location? Everything you need is practically around the corner. Schools, daycare centers, supermarkets, drugstores and convenience shops — all are easy to reach by foot or bike. The area is designed for families who want a quiet, safe environment without giving up easy access to daily essentials.

## SPORTS, NATURE & LEISURE

If you love staying active, you'll feel right at home here. Tilburg has a great range of sports facilities — football clubs, tennis courts, gyms and more. And on the weekends, you can unwind in nearby parks and green areas or hop on your bike for a relaxed ride through the city.

It's truly a neighborhood where you can balance work, family life and leisure without any hassle.

## EASY ACCESS & GREAT CONNECTIONS

Commuting is a breeze from this location. By car, you're quickly on the road to cities like Breda, Eindhoven and 's-Hertogenbosch. Public transport is also well arranged — with train connections, local bus routes within walking distance and safe cycling routes throughout the area. Whether you travel daily or just occasionally, getting around couldn't be easier.

## IN SHORT

Living in Tilburg means enjoying comfort, convenience and a relaxed lifestyle — and this home on Vlagtweddestraat 29 delivers all of that and more. Modern, energy-efficient, well-maintained and perfectly suited for families.

If you've been looking for a place where life feels easy and everything is nearby... this is it.

Don't wait. Book your viewing now and see for yourself why this could be your next home.

# Media



# Media



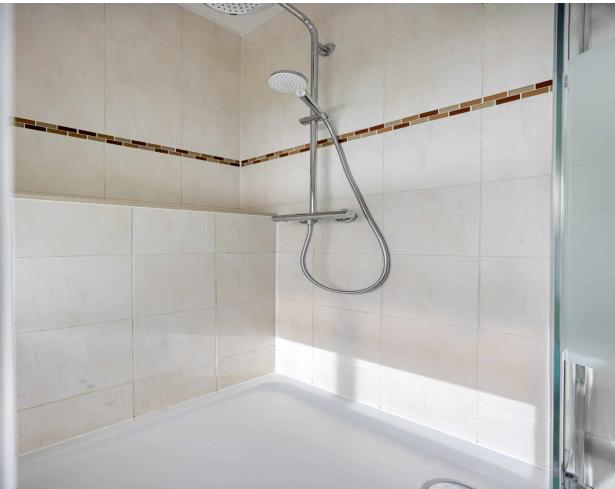
# Media



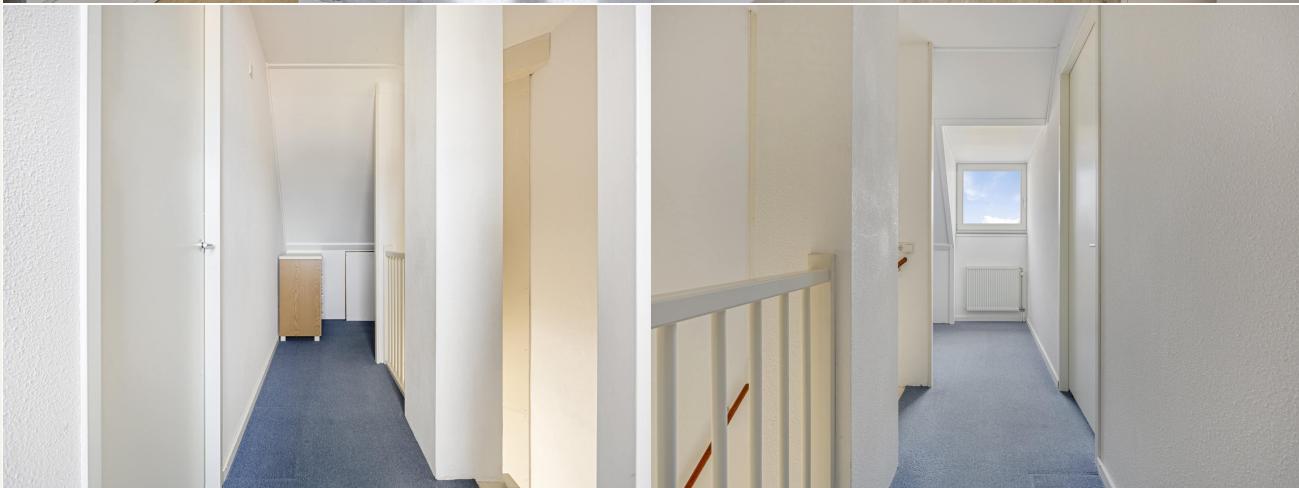
# Media



# Media



# Media



# Media



# Media





ITSVAST  
a & vastgoedbeheer



Rotsvast Rotsvast

[www.rotsvast.nl](http://www.rotsvast.nl)

# ROTSVAST

verhuur, verkoop & vastgoedbeheer