There are 12 mistakes hidden in the following business letter. Can you find them all?

29. November 2021

Ms Carol Cunningham 25 Maiden Lane Poppet M17 2XD

Dear Madam

thank you for your letter of 26 November. We are pleased informing you that ten of the items you ordered have arrived and are ready to be picked up. Please find inclosed a list of the items.

I am afraid, that we are unable to provide the eleventh item, which is no longer in stock. Please except our apology's for any inconvenience this may cause you.

If you have any further questions, please hesitate to contact us.

Yours faithfully

Mark Burns

Mark Burns Sales Director